

South Texas College  
Board of Trustees  
Facilities Committee  
NAH West & Simulation Center Building B, Conference Room 3.203 (3<sup>rd</sup> Floor)  
Nursing and Allied Health Campus  
Tuesday, October 19, 2021  
@ 4:30 PM  
McAllen, Texas

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

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### **Approval of Facilities Committee Meeting Minutes**

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

1. September 14, 2021 Facilities Committee Meeting

# **Meeting Minutes**

## **Facilities Committee Meeting**

### **September 14, 2021**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, September 14, 2021 @ 4:30 PM  
MINUTES**

The Facilities Committee Meeting was held on Tuesday, September 14, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:46 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

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

Members absent: None

Also present: Dr. Ricardo J. Solis, Dr. David Plummer, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. Martin Villarreal, and Mr. Andrew Fish.

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the August 10, 2021 Facilities Committee meetings were approved as written. The motion carried.

**Review and Recommend Action as Necessary on the Master Plan for  
the Renovations at the Technology Campus Emerging Technologies  
Building A and Advanced Technical Careers Building B**

Approval of the proposed master plan for the Renovations at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building would be requested at the September 28, 2021 Board meeting.

**Purpose**

The master plan for Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B would provide the basis for the schematic drawings to be designed, based on the Owner's project program and design meetings with College staff.



## Justification

Approval of the master plan for the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B was necessary for the project team to move forward with the project planning and design.

## Scheduling Priority

This project was requested by the Division of Business, Public Safety, and Technology. The project has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees.

This project was scheduled as educational and non-educational improvements to redesign and reprogram Emerging Technologies Building A & Advanced Technical Careers Building B to accommodate the current and future instructional and operational needs of the campus.

## Background

On July 23, 2019, the Board approved contracting architectural services with EGV Architects to prepare a master plan of the renovations proposed at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B and to design and prepare plans for Phase I construction of the Building B Cafeteria and Atrium Areas renovation. EGV Architects met and worked with College departments at the campus, including staff from the Division of Business, Public Safety, and Technology, and have developed a master plan to address both present and future stakeholder needs and expectations.

The master plan consisted of seven (7) phases as developed by EGV Architects. The architect prepared a presentation of the master plan to include phases to accommodate continued operation of the facilities, spatial layouts, and estimated budgets for each phase.

## Master Plan Phases

Below are descriptions of the proposed phases of the master plan.

Technology Campus Emerging Technologies Building A & Advanced Technical Careers Building B Master Plan Phases					
Phase	Description	Square Feet	Estimated Construction Cost	Total Estimated Project Cost	Estimated Timeline
Phase 1	Welding Lab Expansion	6,020 SF	\$1,204,000	\$1,879,805	FY 22
	Athletic Field & Relocation of Basketball Courts	N/A	285,000		

Phase 2	Renovation of Welding and Heating Ventilation Air Conditioning & Refrigeration (HVAC-R) Labs	25,926 SF	3,629,640	4,700,384	FY 23
Phase 3	Relocation and Renovation of Library, Student Activities, and Cafeteria	17,549 SF	3,428,375	4,439,746	FY 26
Phase 4	Relocation and Renovation of Automotive Classrooms	4,459 SF	356,720	461,952	FY27
Phase 5	Renovation of Atrium, Multipurpose Rooms, and Student Services	13,677 SF	2,650,540	3,432,449	FY27
Phase 6	Relocation and Renovation of Architectural and Engineering Design Technology Labs	5,193 SF	778,950	1,008,740	FY28
Phase 7	Exterior Improvements to West and East Facades and Sidewalk and Entrance Improvements	N/A	464,680	601,761	FY28
<b>Total</b>		<b>72,824 SF</b>	<b>\$12,797,905</b>	<b>\$16,524,837</b>	

### Enclosed Documents

The proposed master plan from EGV Architects was provided in the packet for the Committee's review and information.

### Presenters

Representatives from EGV Architects attended the Facilities Committee meeting to address any questions related to the proposed additional services.

The Committee asked about the timing of the proposed phases. Administration confirmed that the timing was structured intentionally, as items in earlier phases would need to be completed to open spaces that would subsequently be renovated in later phases.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed master plan for the Renovations at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B as presented. The motion carried.

## **Review and Recommend Action as Necessary on Contract Amendment with EGV Architects, Inc. for Removal of the Technology Campus Advanced Technical Careers Building B Cafeteria and Atrium Areas Project from Scope of Work**

Approval on a contract amendment to remove the design of construction documents for the Technology Campus Advanced Technical Careers Building B Cafeteria and Atrium Areas from the scope of contract with EGV Architects, Inc. would be requested at the September 28, 2021 Board meeting.

### **Purpose**

College Administration requested Board approval to amend the contract with EGV Architects, Inc. for this project.

### **Justification**

A contract amendment was required to remove the design of construction documents for the Technology Campus Advanced Technical Careers Building B Cafeteria and Atrium Areas renovations from the scope of the current contract because additional and current priorities and project requirements had changed.

### **Background**

On July 23, 2019, the Board of Trustees approved contracting architectural services with EGV Architects, Inc. to master-plan the renovations at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B and to design and prepare plans for the planned Phase I construction of the Building B Cafeteria and Atrium Areas.

The master plan developed by EGV Architects, Inc. called for seven (7) phases of construction to redesign and reprogram areas of the Technology Campus. If the master plan is approved as presented, the first phase would involve an expansion to the Welding Lab instead of the Building B Cafeteria and Atrium Areas renovations as previously proposed and approved.

The existing basketball courts were currently located where the Phase 1 Welding Lab Expansion was proposed to be located. College staff would conduct a study to assess the needs for the construction of an athletic field and the relocation of the existing basketball courts.

The cafeteria and atrium renovations currently within the scope of the contract with EGV Architects, Inc. were planned in Phase 3 and Phase 5 of the master plan, respectively.

<b>Phase I Construction for Technology Campus Buildings A and B Renovations</b>	
<b>Phase I - Original Scope of Work</b>	<b>Phase I - Master Plan</b>
Building B Cafeteria Renovation*	Welding Lab Expansion
Building B Atrium Renovation**	Athletic Field and Relocation of Basketball Courts***

\* Phase 3 as outlined in the Master Plan

\*\* Phase 5 as outlined in the Master Plan

\*\*\* Pending study by College staff

Due to the altered timeline and plans for starting these renovations, Administration and College staff recommended removing the design of construction documents from the scope of the current contract with EGV Architects, Inc. and soliciting architectural services for the first phase as outlined in the master plan.

The following table shows the design budget with the current contract scope:

<b>Master Plan of the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Design Budget with Current Contract Scope</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Design Budget Amount	\$128,500
Scope of Contract:	
Master Plan Fixed Fee	58,500
Building B Cafeteria and Atrium Design (8.5%)	63,750
Contracted Amount	122,250
<b>Total Design Variance</b>	<b>\$6,250</b>

The following table shows the contract amount with the design of the Technical Careers Building B Cafeteria and Atrium removed from the scope of the current contract:

<b>Master Plan of the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Revised Contract Amount</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Contracted Amount	\$122,250
Building B Cafeteria and Atrium Design (8.5%) Removal of Scope	(63,750)
<b>Total Revised Contract Amount</b>	<b>\$58,500</b>

To date, the architect had been paid \$46,800. If the contract was revised as recommended, the remaining balance owed to the architect was \$11,700.

### **Funding Source**

Funds for the Phase I of the Renovations at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Project 2019-010C were budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2021 - 2022.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of a contract amendment to remove the design of construction documents for the Technology Campus Advanced Technical Careers Building B Cafeteria and Atrium Areas from the scope of contract with EGV Architects, Inc. as presented. The motion carried.

### **Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building**

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building will be requested at the September 28, 2021 Board meeting.

### **Purpose**

The Facilities Committee was asked to recommend approval of the solicitation of architectural services for a welding lab expansion building as per Phase I of the master plan designed by EGV Architects.

The existing basketball courts were currently located where the Phase 1 Welding Lab Expansion Building project was proposed to be located. College staff would conduct a study to assess the needs for the construction of an athletic field and the relocation of the existing basketball courts. College staff would propose the solicitation of professional services for those facilities to the Facilities Committee at a later date based on the findings of the study.

### **Justification**

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

### **Scheduling Priority**

This project was requested by the Division of Business, Public Safety, and Technology. It was reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations

Council. This project was scheduled as an educational improvement to accommodate the current and future needs of the welding program.

### **Background**

The proposed Welding Lab Expansion Building was the first phase of the master plan designed by EGV Architects for the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Renovations project. The Welding Lab Expansion Building would 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.

The total project budget was \$1,559,180 and itemized in the table below:

<b>Technology Campus Master Plan Phase I Welding Lab Expansion Building Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$1,204,000
Design	120,400
Miscellaneous	30,100
FFE	102,340
Technology	102,340
<b>Total Project Budget</b>	<b>\$1,559,180</b>

### **Funding Source**

Funds for the Technology Campus Master Plan Phase I Welding Lab Expansion Building Project 2022-036C were budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2021 - 2022.

### **Enclosed Documents**

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building as presented. The motion carried.

## **Review and Recommend Action on Proposed Changes to the Design of the Pecan Campus Library Building F Expansion and Renovation Project**

Approval of the proposed changes to the design of Pecan Campus Library Building F Expansion and Renovation project will be requested at the September 28, 2021 Board meeting.

### **Purpose**

College staff proposed modifications to the design of the floor plan developed by ERO Architects and previously approved by the Board of Trustees. Modifications were necessary due to additional space requested by Administration.

### **Justification**

Approval of the proposed changes to the design was necessary for the architect to modify the plans and specifications to meet the additional space requirements.

### **Scheduling Priority**

This project was requested by Library staff based on meeting future SACSCOC requirements. This project was previously reviewed by Library and College staff, the Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to enhance Library and Learning Support Services, add additional space for students and staff, and make more efficient and effective use of space.

### **Background**

On February 23, 2021, the Board of Trustees approved the schematic design of the project as designed by ERO Architects. College staff and Administration had since determined additional needs for the facility. Below are the changes to the floor plan design proposed by College staff and Administration:

- Enlarging the meeting space to accommodate additional seating
- The addition of a separate meeting room
- Relocating the following areas within the library:
  - The Library Technical Services area
  - The Extended Hours Open Computer Lab
  - Staff offices and workstations
  - Storage spaces

The proposed changes were not expected to add additional square footage to the project but would add additional costs to the project and delay the start of the construction:

- Architectural and Consulting Fees were to be determined - ERO Architects would provide a fee proposal to redesign the space and modify the drawings as necessary.
- Construction Costs were to be determined - ERO Architects would provide an updated construction cost estimate and project timeline.

- Furniture Fixture & Equipment (FFE) Costs – College staff estimated that there may be an additional \$150,000 - \$175,000 cost in FFE.
- Technology Costs – College staff estimated that there may be an additional \$250,000 - \$300,000 cost in technology equipment.

### **Funding Source**

Funds for the Pecan Campus Library Building F Renovation and Expansion Project 2016-018C were budgeted in the Unexpended Construction Plant Fund for use in fiscal year 2021 - 2022.

Below are the funds allocated for FY 2021 - 2022.

<b>Pecan Campus Library Building F Renovation and Expansion Fiscal Year 2021 - 2022 Budget</b>	
<b>Construction Budget</b>	<b>Amount</b>
Construction	\$3,375,000
Design	323,000
Miscellaneous	80,000
<b>Total FY 21 - 22 Budget</b>	<b>\$3,778,000</b>

Additional funds would be budgeted for the remainder of the project in subsequent fiscal years.

Below is the total project budget.

<b>Pecan Campus Library Building F Renovation and Expansion Total Project Budget</b>	
<b>Budget Item</b>	<b>Amount</b>
Construction	\$11,500,00
Design	1,150,000
Miscellaneous	345,000
FFE	920,000
Technology	1,035,000
Contingency	600,000
<b>Total Project Budget</b>	<b>\$15,550,000</b>

Based on the current proposed schematic design, the architect's estimate of the probable construction cost was \$11,416,981, which was within the construction budget.

### **Reviewers**

The proposed design changes have been reviewed by Administration and College staff from the Library and Learning Support Services group and the Facilities Planning & Construction department.



### **Enclosed Documents**

The packet included the proposed changes to the architect's floor plan design for the Committee's review and information.

The Facilities Committee discussed the proposed changes, and asked for further clarification of why the changes were suggested. Administration noted specific improvements to the space programming that would make better use of the proposed expansion.

At the September 14, 2021 Facilities Committee meeting, representatives from ERO Architects indicated that there was significant market volatility in construction materials, most notably the price of steel. With costs rising, they were anticipating increased construction costs by the time construction documents were ready for solicitation of bids. The architect opined that the costs would have increased due to market conditions even without the delay from the proposed re-design.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the proposed changes to the floor plan design of the Pecan Campus Library Building F Expansion and Renovation as presented. The motion carried.

### **Review and Recommend Action on Additional Design Services from ERO Architects for the Pecan Campus Library Building F Renovation and Expansion Project**

Approval of additional design services with ERO Architects for additional architectural services for the Pecan Campus Library Building F Renovation and Expansion will be requested at the September 28, 2021 Board meeting.

#### **Purpose**

Authorization was requested to approve additional services with ERO Architects to revise the current schematic design to incorporate the proposed changes from Administration and College staff.

#### **Justification**

Additional services were needed to incorporate the proposed changes, as requested by the College, into the previously provided schematic design.

#### **Background**

On June 25, 2019, the Board of Trustees approved contracting architectural services with ERO architects to evaluate the existing facility, provide recommendations to the Board, and prepare plans for the renovation and expansion.

On February 23, 2021, the Board of Trustees approved the schematic design of the project as designed by ERO Architects. As presented in a previous item on the agenda,

Administration and College staff have proposed changes to the approved schematic design.

The additional scope of the architect's services are as follows:

- Enlarging the meeting space to accommodate additional seating
- The addition of a separate meeting room
- Relocating the following areas within the library:
  - The Library Technical Services area
  - The Extended Hours Open Computer Lab
  - Staff offices and workstations
  - Storage spaces
- Updating the project design and construction schedules
- Updating the construction cost estimate

Additional design services would be required to incorporate the proposed changes into the schematic design. The current agreement with ERO Architects allowed for additional services to be added to their scope with the College's approval.

On September 14, 2021, ERO Architects provided a proposal for the additional services requested. Administration had not yet had the opportunity to fully review the proposal by the time of the Facilities Committee meeting that same day.

### **Funding Source**

Funds for the Pecan Campus Library Building F Renovation and Expansion Project 2016-018C were budgeted in the Unexpended Construction Plant Fund for use in fiscal year 2021 - 2022.

### **Presenters**

Representatives from ERO Architects attended the Facilities Committee meeting to address any questions related to the proposed additional services.

The Facilities Committee did not take formal action. They instructed Administration to review the proposal submitted by ERO Architects, and to make a recommendation to the Board on September 28, 2021.

## **Review and Recommend Action on Authorization to Proceed with Solicitation of Design Services for Selected FY2021 - 2022 Capital Improvement Proposal Projects**

Approval of authorization to proceed with the solicitation of design services for the following projects will be requested at the September 28, 2021 Board meeting:

- A. Technology Campus Exterior Solar Panel Structure
- B. Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion
- C. Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting

#### D. Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

##### **Purpose**

The Facilities Committee was asked to recommend approval of the solicitation of design services for the selected projects at various campuses and centers.

##### **Justification**

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

##### **Scheduling Priority**

These projects were requested through the College's Capital Improvement Proposal process. They were reviewed by the Facilities Planning & Construction department and Administration, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. These projects were scheduled as educational space improvements.

##### **Background**

On June 22, 2021, the Board approved the proposed Unexpended Plant Fund – Construction projects as part of the College's FY 2021 - 2022 budgets.

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

##### **A. Technology Campus Exterior Solar Panel Structure (2022-008C)**

The project consisted of constructing an exterior solar panel structure adjacent to Building E to facilitate instruction on the installation of solar panels.

- Design and construction of the structure
- Approximate square feet of the proposed space: 840 s.f.

The project budget was \$103,100 and itemized in the table below:

<b>Technology Campus Exterior Solar Panel Structure Total Project Budget</b>	
<b>Budget Item</b>	<b>Project Total</b>
Construction	\$88,200
Design	8,400
Miscellaneous	6,500
<b>Total Project Budget</b>	<b>\$103,100</b>

**B. Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion (2022-004C)**

The project consisted of constructing an expansion to the existing Occupational Therapy Kitchen Lab to provide adequate space and equipment for instruction and training of occupational therapy.

- Design and construction of the expansion
- Approximate square feet of the proposed space: 923 s.f.

The project budget was \$76,500 and itemized in the table below:

<b>Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion Total Project Budget</b>	
<b>Budget Item</b>	<b>Project Total</b>
Construction	\$60,000
Design	6,000
Miscellaneous	1,500
FFE	3,000
Contingency 5%	3,000
<b>Total Project Budget</b>	<b>\$76,500</b>

**C. Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting (2022-010C)**

The project consisted of constructing light poles to provide lighting around the Skills Pad and EVOC (Emergency Vehicle Operator Course).

- Design and construction of the light poles

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

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

**D. Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure (2022-015C)**

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: 3000 s.f.

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

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

The total of the combined project budgets was \$2,102,850 as itemized in the table below:

<b>Combined Project Budgets</b>	
<b>Budget Item</b>	<b>Project Amount</b>
Technology Campus Exterior Solar Panel Structure	103,100
Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion	76,500
Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting	342,000
Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure	1,581,250
<b>Total Projects Budgets</b>	<b>\$2,102,850</b>

The recommendations to approve contracting design services for each of the projects would be presented as separate agenda items at a future date. Based on the evaluations of the consultants' Statements of Qualifications, it was possible for one (1) design firm to be awarded more than one (1) of these projects.

### **Funding Source**

Funds for these projects were budgeted in the Unexpended Construction Plant Fund for use in fiscal year 2021 - 2022.

### **Enclosed Documents**

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the solicitation of design services for the selected projects as presented. The motion carried.

## **Review and Recommend Action on Authorization to Proceed with Solicitation of Engineering Services for Selected FY2021 - 2022 Renewals & Replacements Projects**

Approval of authorization to proceed with solicitation of engineering services for the following projects will be requested at the September 28, 2021 Board meeting:

- A. Pecan Campus Resurfacing of East Drive
- B. Pecan Campus South Academic Building J Generator Replacement
- C. Nursing and Allied Health Campus NAH East Building A Generator Replacement

### **Purpose**

The Facilities Committee was asked to recommend approval of the solicitation of engineering services for the selected projects at various campuses.

### **Justification**

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

### **Scheduling Priority**

These projects were developed through the annual Deferred Maintenance process. They were reviewed by the Facilities Planning & Construction department and Administration, the President's Cabinet, the Coordinated Operations Council, and the Facilities Committee. These projects were scheduled as non-educational and routine improvements.

### **Background**

On June 22, 2021, the Board approved the proposed Renewals & Replacements projects as part of the College's FY 2021 - 2022 budgets.

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

#### **A. Pecan Campus Resurfacing of East Drive (2022-017R)**

The project consisted of resurfacing the asphalt.

- Design and construction of the resurfacing of the asphalt paving

The project budget was \$280,000 and itemized in the table below:

<b>Pecan Campus Resurfacing of East Drive Total Project Budget</b>	
<b>Budget Item</b>	<b>Project Total</b>
Construction	\$250,000
Design	25,000
Miscellaneous	5,000
<b>Total Project Budget</b>	<b>\$280,000</b>

### **B. Pecan Campus South Academic Building J Generator Replacement (2022-019R)**

The project consisted of replacing the existing generator.

- Design and construction of the generator installation.
- Replacement of a diesel fuel generator with a new natural gas generator.

The project budget was \$280,000 and itemized in the table below:

<b>Pecan Campus South Academic Building J Generator Replacement Total Project Budget</b>	
<b>Budget Item</b>	<b>Project Total</b>
Construction	\$250,000
Design	25,000
Miscellaneous	5,000
<b>Total Project Budget</b>	<b>\$280,000</b>

### **C. Nursing and Allied Health Campus NAH East Building A Generator Replacement (2022-023R)**

The project consisted of replacing the existing generator.

- Design and construction of the generator installation.
- Replacement of a diesel fuel generator with a new natural gas generator.

The project budget was \$422,000 and itemized in the table below:

<b>Nursing and Allied Health Campus NAH East Building A Generator Replacement Total Project Budget</b>	
<b>Budget Item</b>	<b>Project Total</b>
Construction	\$375,000
Design	37,500
Miscellaneous	9,500
<b>Total Project Budget</b>	<b>\$422,000</b>

The total of the combined project budgets was \$982,000 and is itemized in the table below:

<b>Combined Project Budgets</b>	
<b>Budget Item</b>	<b>Project Amount</b>
Pecan Plaza East Building B Dance Studio Improvements	\$280,000
Technology Campus Exterior Solar Panel Structure	280,000
Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion	422,000
<b>Total Projects Budgets</b>	<b>\$982,000</b>

The recommendations to approve contracting engineering services for each of the projects would be presented as separate agenda items at a future date. Based on the evaluations of the engineers' Statements of Qualifications, it was possible for one (1) engineering firm to be awarded more than one (1) of these projects.

### **Funding Source**

Funds for these projects were budgeted in the Renewals & Replacements Fund for use in fiscal year 2021 - 2022.

### **Enclosed Documents**

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the solicitation of engineering services for the selected projects as presented. The motion carried.

## **Review and Approval of Substantial and Final Completion for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project**

Approval of substantial and final completion of the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project will be requested at the September 28, 2021 Board Meeting:

<b>Project</b>		<b>Completion Recommended</b>	<b>Date Received</b>
1.	Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project No. 2020-008C  Architect: EGV Architects, Inc. Contractor: Tri-Gen Construction, LLC	Substantial Completion	August 19, 2021
		Final Completion Recommended	September 9, 2021

This project was submitted by the Physical Science department in 2019, and was reviewed by the FPC department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It was scheduled as an educational space improvement to convert two classrooms in Building G to Geology Labs.

College staff visited the site and developed a construction punch list on August 16, 2021. A Certificate of Substantial Completion was issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for



this project with Tri-Gen Construction, LLC be approved. The original cost approved for this project was \$114,000.

The following table summarizes the current budget status:

Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$188,000.00	\$114,000.00	\$4,268.23	\$118,268.23	\$112,354.82	\$5,913.41

On September 9, 2021, Facilities Planning & Construction staff inspected the site to confirm that all punch list items were completed.

### **Enclosed Documents**

A copy of the Substantial Completion Certificate, the Final Completion Letter, and photos was provided for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of substantial and final completion and release of final payment of \$5,913.41 to Tri-Gen Construction, LLC for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project as presented. The motion carried.

### **Executive Session:**

The South Texas College Board Facilities Committee convened into Executive Session at 6:07 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney
  - 1. Update on Property Insurance Claim for Mid Valley Campus South Academic Building H

### **Open Session:**

The South Texas College Board Facilities Committee returned to Open Session at 6:12 p.m. No action was taken in Executive Session.

## **Update on Property Insurance Claim for Mid Valley Campus South Academic Building H**

Mary Elizondo, Vice President for Finance and Administrative Services, provided an update on the property insurance claim for Mid Valley Campus South Academic Building H as of August 31, 2021.

### **Purpose**

Administration updated the Committee regarding the status of the property insurance claim for Mid Valley Campus South Academic Building H.

### **Justification**

To provide an update on the property insurance claim for Mid Valley Campus South Academic Building H.

### **Background**

The following is a timeline of the insurance claim:

- 05/12/21 – Building and contents damaged by heavy storms. Risk Manager contacted insurance agent (Montalvo Insurance) and initiated the insurance claim process with The Hartford Fire Insurance Co.
- 05/25/21 – Two consultants were sent by The Hartford to inspect the damage. One adjuster was sent to inspect the contents and the other was sent to inspect the building.
- 07/30/21 – Payments were issued for both the building and contents claims. Following is a summary / breakdown of these payments (net of deductibles):

Building	\$190,205.91
Contents (includes instruments)	\$97,815.54
Recoverable Depreciation (Building)	\$54,133.14
Total if Depreciation is Recovered	\$342,154.59

Once repairs are completed, the College may request the recoverable depreciation amount from The Hartford, which would increase the total received to \$342,154.59. In addition, the total amount received could also potentially increase once invoices for remediation and energy code upgrades are submitted to the carrier. The Hartford has indicated that there is coverage for these items under our policy.

- 08/16/21 – Administration met with Legal Counsel to discuss the claims. Legal Counsel recommended and the College staff agreed to hire a Public Adjuster to

assess the building and develop an internal report to compare against the consultant's report and insurance claim recovery.

- 08/31/21 – The public adjuster will conduct the study prior to the College performing any of the demolition and reconstruction.

No action was required from the Committee. This item was presented for information and feedback to staff.

### **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.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:15 p.m.

I certify that the foregoing are the true and correct minutes of the September 14, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Dr. Alejo Salinas, Jr., Presiding

**Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas**

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas project will be requested at the October 26, 2021 Board meeting.

**Purpose**

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the repair of the damaged roof and renovation of the affected interior areas of the building.

**Justification**

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

**Scheduling Priority**

This project was initiated in 2021 due to the building being damaged by a rainstorm. The project has been reviewed by the Facilities Planning & Construction department, Administration, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to restore the building to operating condition.

**Background**

On May 12, 2021, heavy rain storms damaged the roof, which resulted in interior areas sustaining water damage. The project consists of renovating several classrooms, piano lab, art lab, and offices. Items to be repaired within these areas include walls, flooring, painting, ceiling tile, batt insulation, and roof.

The proposed scope of work is summarized as follows:

- Design and construction of the repair and renovations to the roof and interior areas of the building

The following is a timeline of the insurance claim for the incident:

- 05/12/21 – Building and contents damaged by heavy storms. Risk Manager contacted insurance agent (Montalvo Insurance) and initiated the insurance claim process with The Hartford Fire Insurance Co.

- 05/25/21 – Two consultants were sent by The Hartford to inspect the damage. One adjuster was sent to inspect the contents and the other was sent to inspect the building.
- 08/16/21 – Administration met with Legal Counsel to discuss the claims. Legal Counsel recommended and the College staff agreed to hire a Public Adjuster to assess the building and develop an internal report to compare against the consultant's report and insurance claim recovery.
- 08/31/21 – The public adjuster will conduct the study prior to the College performing any of the demolition and reconstruction.
- 10/08/21 – The public adjuster visited the site to assess the property damage.
- 10/14/21 – The table below is a summary of the current payments received for the building and contents claims:

<b>Date Received</b>	<b>Item</b>	<b>Amount</b>
7/30/21 9/22/21	Building	\$278,777.91
7/30/21	Contents (includes instruments)	97,815.54
Pending	Recoverable Depreciation (Building)	54,133.14
	<b>Total if Depreciation is Recovered</b>	<b>\$430,726.59</b>

Once repairs are completed, the College may request the recoverable depreciation amount from The Hartford, which would increase the total received to \$430,726.59. The Hartford has indicated that there is coverage for this under our policy. The repairs and renovation work will need to be constructed to meet all current all applicable building codes.

The total project budget is \$985,700 and is itemized in the table below:

<b>Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$630,000
Design	60,000
Miscellaneous	12,000
FFE	158,700
Technology	125,000
<b>Total Project Budget</b>	<b>\$985,700</b>

### **Funding Source**

Funds for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas Project 2022-038R are budgeted in the FY 2021-2022 Renewals & Replacements Fund.

### **Enclosed Documents**

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

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, the solicitation of architectural services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas project as presented.



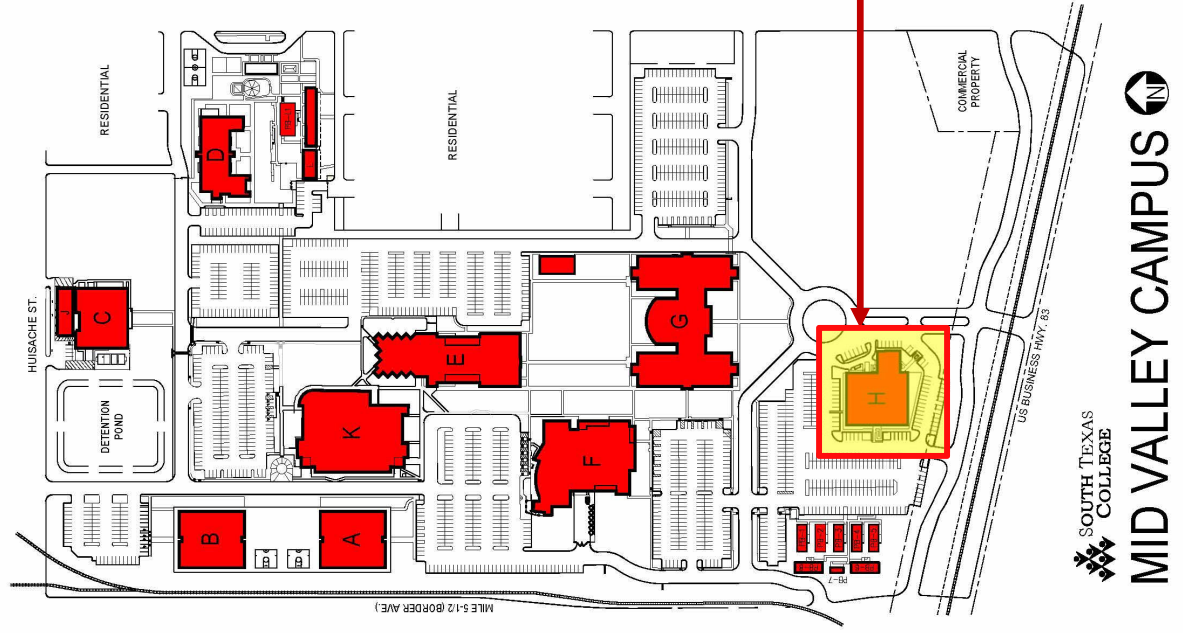
# **Mid Valley Campus**

## **South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas**

**2022-038R**

# South Academic Building H Repair and Renovations

## Proposed Project Site

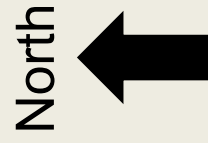
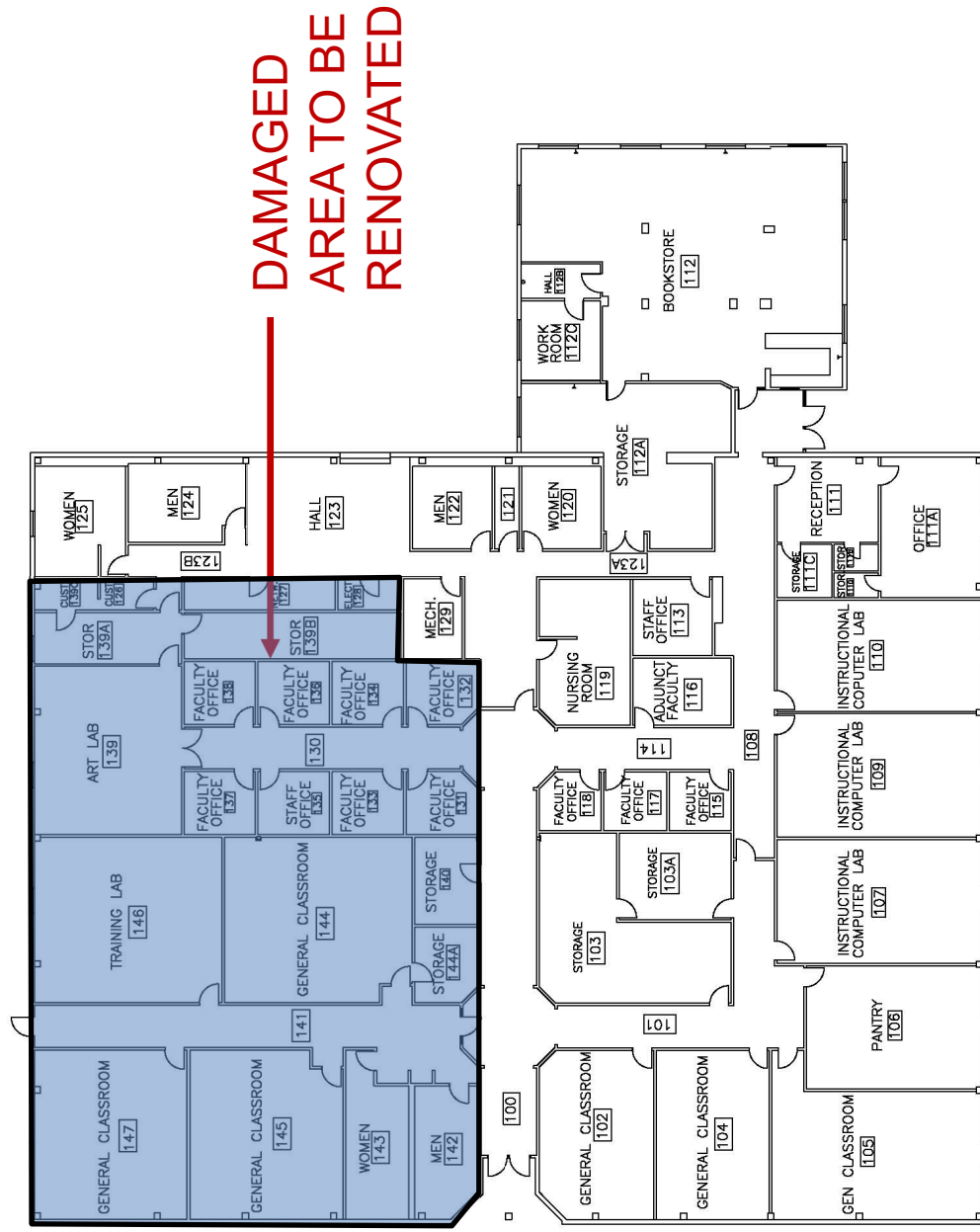


PROJECT  
LOCATION



# South Academic Building H Repair and Renovations

## Proposed Project Location



South Academic  
Building H

- South Academic Building H Repair and Renovations

## Exterior Photos



Damaged Roof

- South Academic Building H Repair and Renovations



## Interior Photos



## Interior Damage

# Proposed Scope & Budget



## **Requested By**

Facilities Operations & Maintenance

## **Scope of Work**

Repair damaged roof membrane and renovate the interior areas damaged during a heavy rain storm.

Total Roof Square Feet Area = 20,000

Total Interior Square Feet Area = 8,477

## **Estimated Total Project Budget**

Construction - Roof / Interior	\$ 600,000
Design	60,000
Miscellaneous	12,000
FFE	158,700
Technology	125,000
Contingency 5%	30,000
Total Project Budget	\$ 985,700



# Project Fact Sheet

10/14/2021

<b>Project Name:</b> MVC - South Academic Building H Repair and Renovations		<b>Project No.</b> 2022-038R	
<b>Funding Source(s):</b> Renewals and Replacement Fund			
	<b>FY21-22</b>	<b>FY22-23</b>	
	<b>FY 21-22 Actual</b>	<b>FY 22-23 Actual</b>	<b>Total Actual Expenditures To Date</b>
	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	
	<b>Project Budget</b>	<b>Project Budget</b>	
	<b>Expenditures</b>	<b>Expenditures</b>	
Construction:	\$ 600,000.00	\$ -	\$ -
Design:	60,000.00	-	-
Miscellaneous:	12,000.00	-	-
FFE:	158,700.00	-	-
Technology:	125,000.00	-	-
Contingency 5%:	30,000.00	-	-
<b>Total:</b>	<b>\$ 985,700.00</b>	<b>\$ -</b>	<b>\$ -</b>

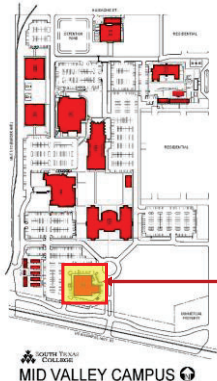
<b>Project Team</b>		<b>Board Status</b>			
<b>Approval to Solicit Architect/Engineer:</b>	TBD	<b>Board Approval of Schematic Design</b>	TBD	<b>Vendor</b>	<b>Contract Amount</b>
<b>Architect/Engineer:</b>	TBD		TBD	\$-	<b>Actual Expenditures</b>
<b>Contractor:</b>	TBD		TBD	\$-	<b>Variance</b>
		<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	
<b>STC FPC Project Manager:</b> Roberto Cuellar		<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	

<b>Project Description</b>		<b>Project Scope</b>	
Repair the existing roof and renovate the interior due to a recent heavy rain storm damage		Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing.	

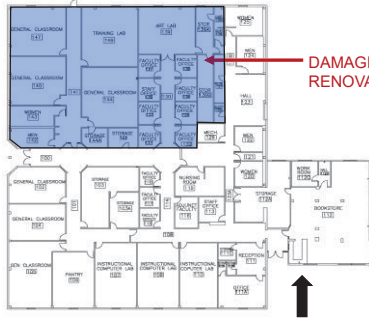
<b>Projected Timeline</b>						
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
TBD	TBD	TBD	TBD	TBD	TBD	TBD

<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-23	-	-	-	-	-	-
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Current Agenda Item</b>	
10/19/21 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Mid Valley Campus South Academic Building H Repairs and Renovation	




PROJECT LOCATION



DAMAGED AREA TO BE RENOVATED

North



FPC Project Manager N/A

FPC Asst. Director *Rob Cuellar*

FPC Director *RMA*

## **Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Workforce Program Projects**

Approval to contract architectural services for the following Workforce Program projects at the Mid Valley Campus will be requested at the October 26, 2021 Board meeting:

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

### **Purpose**

Architectural services are necessary for design and construction administration services for the Mid Valley Campus Workforce Program projects. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects.

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

### **Background**

On June 22, 2021, the Board approved the proposed Workforce Program projects as part of the College's FY 2021-2022 Capital Improvement Projects.

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

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

The project consists of constructing an expansion and renovation to provide accommodation for multiple classes at one time, including Traditional, Dual Credit, and Continuing Education classes, and will expand indoor and outdoor welding lab spaces.

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

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

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

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

The project consists of constructing an expansion to provide accommodation for new fully-equipped bays with overhead doors, work spaces, storage space for equipment and tools, and the possibility for further expansion as needed.

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

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

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

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

The project consists of constructing an expansion and renovation to provide adequate space and equipment for both Traditional and Dual Credit classes, including an indoor classroom as well as an outdoor covered lab space for HVAC-R brazing.

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

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

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

On July 27, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on August 11, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for these projects. A total of eighteen (18) firms received a copy of the RFQ and a total of ten (10) firms submitted their responses on August 26, 2021.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
August 11, 2021	Solicitation of statements of qualifications began.
August 26, 2021	Ten (10) statements of qualifications were received.

### **Highest Ranked Vendor**

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

The total of the combined project budgets is \$1,986,000 and is itemized in the table below:

<b>Mid Valley Campus Workforce Program Projects Total Projects Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Workforce Center Building D Welding Lab Expansion and Renovation	\$537,500
Workforce Center Building D Automotive Lab Expansion	920,500
Workforce Center Building D HVAC-R Labs Expansion and Renovation	528,000
<b>Total Projects Budget</b>	<b>\$1,986,000</b>



### **Funding Source**

Funds for the Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation Project 2022-013C, the Workforce Center Building D Automotive Lab Expansion Project 2022-012C, and the Workforce Center Building D HVAC-R Labs Expansion and Renovation Project 2022-014C 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**

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

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, the contracting of architectural services with PBK Architects, Inc. for the Mid Valley Campus Workforce Program Projects as presented.



# Mid Valley Campus

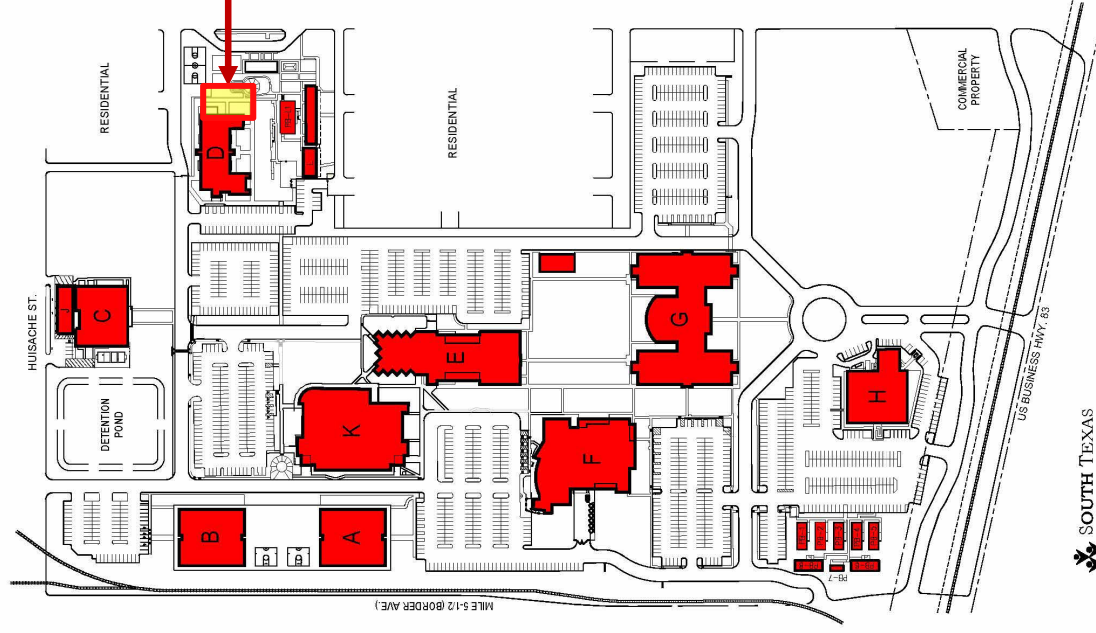
## Workforce Center Building D

### Welding Lab Expansion and Renovation

CIP 2022-013C

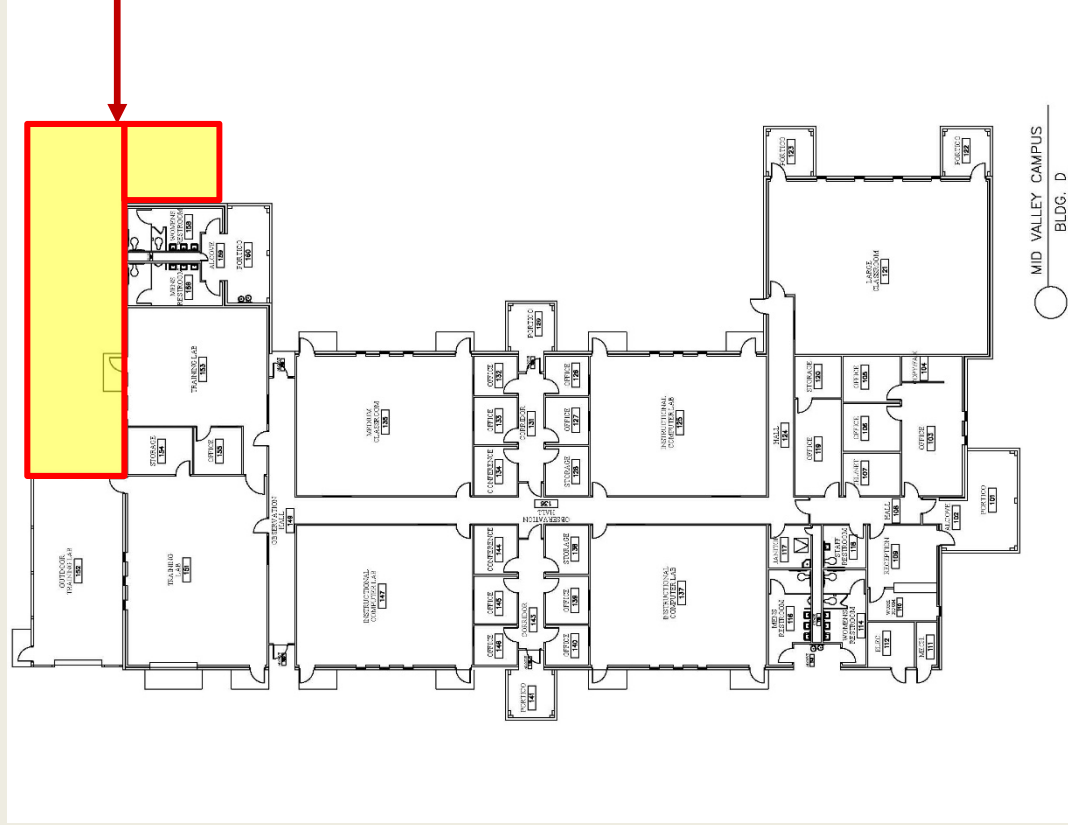
# Mid Valley Campus Welding Lab Expansion and Renovation

## Proposed Project Site

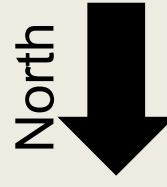


# Mid Valley Campus Welding Lab Expansion and Renovation

## Proposed Project Location



**PROPOSED  
WELDING LAB  
EXPANSION**



**Workforce Center  
BUILDING D**



## Mid Valley Campus Welding Lab Expansion and Renovation

### Exterior Photos



Proposed Location

# Proposed Scope & Budget

## Requested By

Welding Department

## Scope of Work

Design and Construction of Welding Lab Expansion for Additional Welding Stations

Total Square Feet Area = 1,850

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

## Estimated Total Project Budget

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



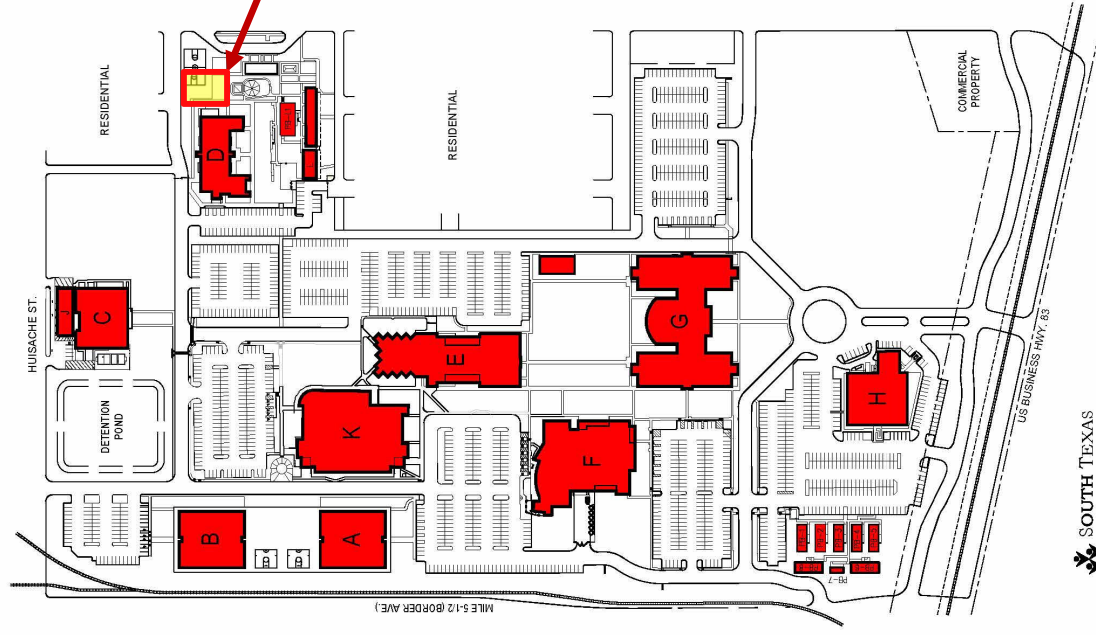


**SOUTH TEXAS  
COLLEGE**

# **Mid Valley Campus Workforce Center Building D Automotive Lab Expansion CIP 2022-012C**

## Mid Valley Campus Automotive Lab Expansion

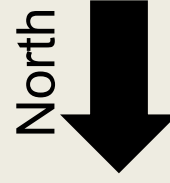
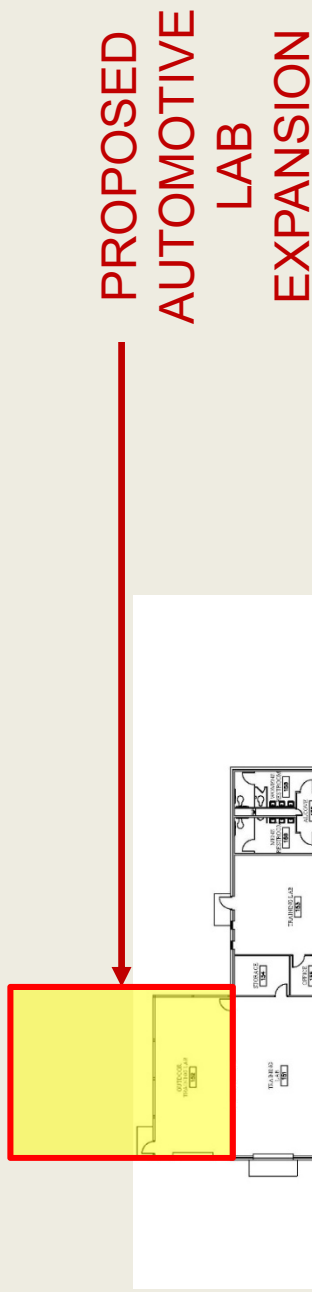
# Proposed Project Site





## Mid Valley Campus Automotive Lab Expansion

# Proposed Project Location



Workforce Center  
BUILDING D

MID VALLEY CAMPUS  
BLDG. D

## Mid Valley Campus Automotive Lab Expansion

# Exterior Photos



Proposed Location

## Proposed Scope & Budget



### Requested By

Automotive Department

### Scope of Work

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

Total Square Feet Area = 3,500

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

### Estimated Total Project Budget

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





# Mid Valley Campus

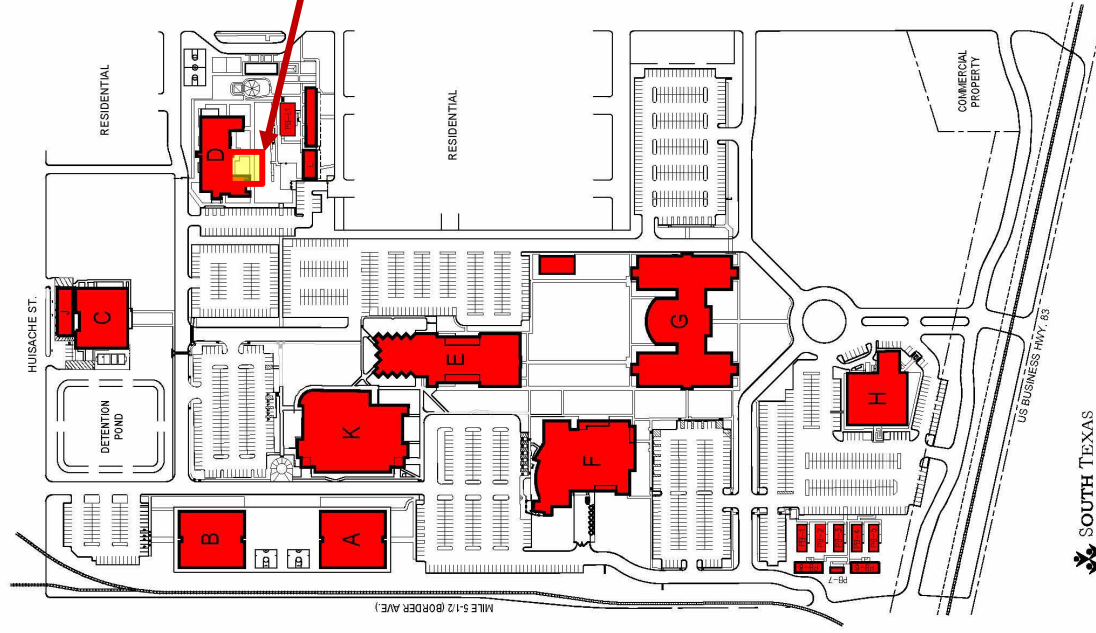
## Workforce Center Building D

### HVAC-R Labs Expansion and Renovation

CIP 2022-014C

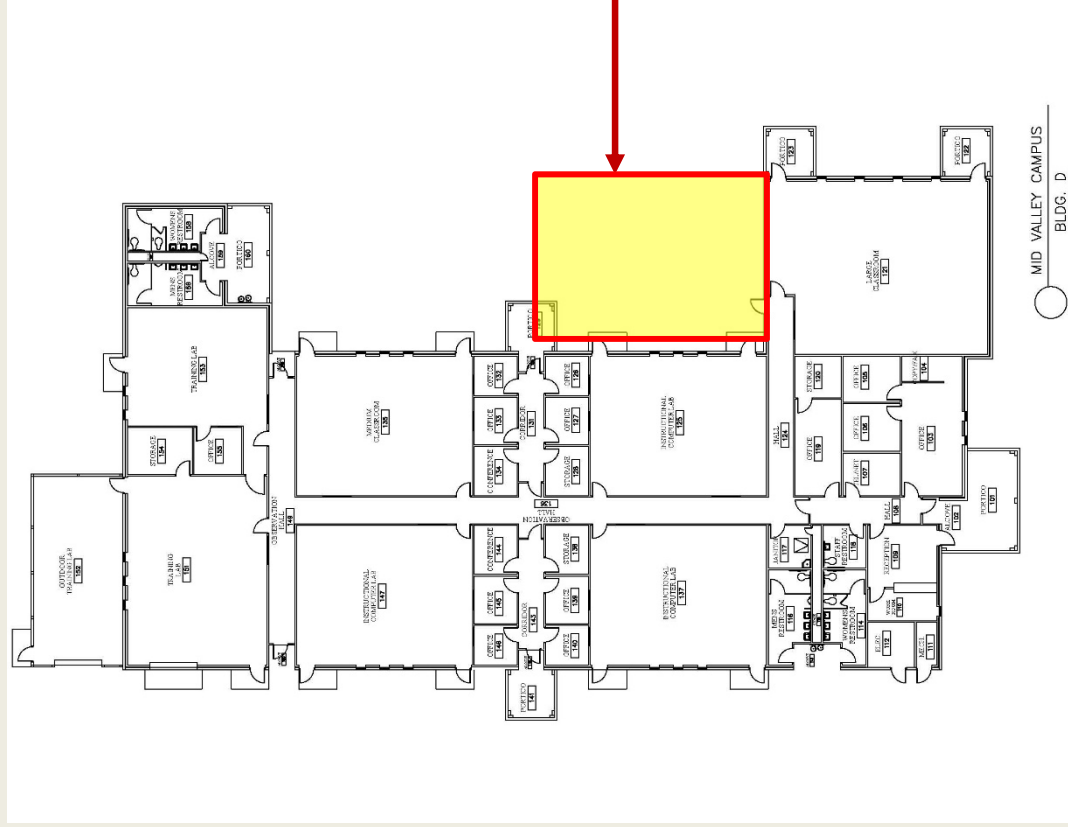
# Mid Valley Campus HVAC-R Labs Expansion and Renovation

## Proposed Project Site



# Mid Valley Campus HVAC-R Labs Expansion and Renovation

## Proposed Project Location



North



PROPOSED  
HVAC-R LAB  
EXPANSION

Workforce Center  
BUILDING D



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

### Exterior Photos



Proposed Location

# Proposed Scope & Budget



## Requested By

HVAC Department

## Scope of Work

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

Total Square Feet Area = 2000

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

## Estimated Total Project Budget

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



**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - MID VALLEY CAMPUS WORKFORCE CENTER BLDG D AUTOMOTIVE LAB, HVAC-R CLASSROOM & OUTDOOR LAB, AND WELDING LAB EXPANSIONS**  
**PROJECT NO. 21-22-1008**

<b>VENDOR</b>	Able City, LLC.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	<b>PBK Architects, Inc.</b>	Rike Ogden Figueroa Allex Architects Inc	SAMES, Inc	The Warren Group Architects, Inc.
<b>ADDRESS</b>	801 N Bryan Rd Ste 164	3301 N McColl Rd	220 S Bridge St	3700 N 10th St	608 S 12th St	204 E Stubbs St	<b>6316 N. 10 St. Bldg. A Ste 1</b>	1007 Walnut Ave	200 S. 10th St Ste 1500	804 S. Main St
<b>CITY/STATE/ZIP</b>	Mission, TX 78572	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78504	McAllen, TX 78501	Edinburg, TX 78539	<b>McAllen, TX 78504</b>	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501
<b>PHONE</b>	956-790-0442	956-630-9494	956-843-2987	956-686-0100	956-688-5656	512-461-8810	<b>210-854-0241</b>	956-686-7771	956-702-8880	956-994-1900
<b>CONTACT</b>	Aaron Hanley	Robert S. Simpson	Eduardo G. Vela	Raymond Gignac	Rodolfo R. Molina, Jr.	David Negrete	<b>Cliff Whittingstall</b>	Luis A. Figueroa	Saul Maldonado	Laura N. Warren
<b>3.1 Statement of Interest</b>										
<b>3.1.1 Statement of Interest for Project</b>	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.	The firm stated they have worked on seven different welding lab projects and are very familiar with the campus.	Pointed out their expertise with state-of-the-art educational 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.	The firm stated they are in partnership with Pfluger Architects. Combined their team averages twenty-five years of experience working with clients through design and construction on various education projects.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	<b>Pointed out they have completed numerous projects with the exact same program elements as this project, including automotive, HVAC, and welding labs.</b>	Pointed out recent work the firm provided to STC. Stated they are committed to providing professional services with direct responsibility and project implementation.	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.	Pointed to the recent work the firm provided to STC and welcome the opportunity to continue providing services.
<b>3.1.2 History and Statistics of Firm</b>	- Established in 2017 - Over 30 years experience with schools in Texas - Six licensed architects - Offices located in San Antonio, Laredo, and Mission	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 1994 - Specializes in educational facilities - Completed over 100 Educational Facilities	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - over 400 successful educational projects	- Established in 2000 - Pointed out experience in educational design. - Pointed out the 37 years experience of principal	- Offices in Austin and Edinburg - Principal has 30+ years experience - Established in 2003	<b>- Established in 2006 - Full- service office providing architectural, interior design, engineering (MEP and Civil) planning, graphics/visualization, programming, planning and facility consulting.</b>	- Established in 1949 - Office located in McAllen	- Established in 2008 - 97 Employees	- Established in 2004 - Office in McAllen - Providing services nation-wide
<b>3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	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 their commitment to clients, attention to detail, budget, and quality of service is what set them apart from other architectural firms in the region.	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 manage and coordinate a project from beginning to end, because of this they are able to use their knowledge base of Best Management Practices to the advantage of the project.	Pointed out the 20 years of collaboration with Halff Associates and Chain Engineering. They have collaborated on seven other similar existing building conversions projects.	<b>Pointed out they have an extensive background in small to large renovation projects. Worked on over 2,200 renovation projects, which represents over 70% of their project experience.</b>	Pointed out their team's current work and recently completed work provide unique qualifications with direct and immediate knowledge on construction and cost specifically related to this project.	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.
<b>3.1.4 Statement of Availability and Commitment</b>	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 available for any planning and design work for South Texas College.	Stated they will commit all named Principals and professionals for the duration of the project.	Stated they do not pursue projects unless it is certain to have the capabilities, talent, and personnel to produce outstanding projects on or ahead of schedule.	Indicated the firm will commit to having staff available according to the schedules determined.	<b>Indicated their team fully commits the necessary time and resources for the successful completion of the project.</b>	Stated they are available to immediately implement design and construction document procedures.	Stated they have 97 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 - MID VALLEY CAMPUS WORKFORCE CENTER BLDG D AUTOMOTIVE LAB, HVAC-R CLASSROOM & OUTDOOR LAB, AND WELDING LAB EXPANSIONS**  
**PROJECT NO. 21-22-1008**

<b>VENDOR</b>	Able City, LLC.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	<b>PBK Architects, Inc.</b>	Rike Ogden Figueroa Allex Architects Inc	SAMES, Inc	The Warren Group Architects, Inc.
<b>3.2 Prime Firm</b>										
<b>3.2.1 Resumes of Principals and Key Members</b>	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/Manager - John Gates, Project Architect/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: - 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 staff: - Rodolfo R. Molina, Jr, President - Ramon Villalobos, Project Manager - Olivia Curry, Project Manager	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Project Manager - Jason T. George, Architect/ Project Manager	Included resumes for the following staff: - Cliff Whittingstall - Partner-in-Charge - David Iglesias, Project Manager - Kent Brittain ,Associate II/Project Architect - Scott Adams, Principal/ Design Lead - Erica Salinas, Interior Designer	Included resumes for the following staff: - Luis Figueroa, Principal/Owner - Humberto Rodriguez, Principal/Owner - Miguel Martinez, Intern Architect	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 - Tomas Luna, Architectural Intern/Construction Inspector	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Andrina De Anda - Associate Architect Director - Natanael Perez - Senior Project Manager - Crystal Chavez - Project Manager - Nicole Reyman - Architectural Intern/ Project Manager
<b>3.2.2 Project Assignments and Lines of Authority</b>	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.	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 that includes seven staff members.	Listed the team members for the project with the amount of time they would spend on the project. Indicated they do not "hand off" a project to a different team or personnel.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Lines of authority are indicated in an organization chart.	Lines of authority and project assignments were shown in organization chart.	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.
<b>3.2.3 Prime Firm proximity and meeting availability</b>	Indicated they are located in Mission, TX a 28 minute drive from STC Mid Valley Campus.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Indicated that their proximity has allowed them in the past to commute back and forth immediately to meet or resolve any unforeseen circumstances.	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.	Firm is located within 17 miles of the work site.	Firm is located within 20 miles of the work site.	Firm is located within 3 miles away from the STC and able to respond at a moments notice to any items that may arise.	Firm is located within 1.7 miles away from the STC Pecan Campus and 16 miles away from the Mid Valley Campus.	Firm is about 7 minutes from STC.	Firm is located in McAllen and is about 9 minutes from work site.
<b>3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC</b>	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Provided information regarding 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 the firm is not involved in any 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.

**SOUTH TEXAS COLLEGE**  
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**PROJECT NO. 21-22-1008**

<b>VENDOR</b>	Able City, LLC.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	<b>PBK Architects, Inc.</b>	Rike Ogden Figueroa Allex Architects Inc	SAMES, Inc	The Warren Group Architects, Inc.
<b>3.3 Project Team</b>										
<b>3.3.1 Organization chart with Role of Prime Firm and each consultants firm</b>	Included organization chart which showed the following consultants: - 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: - Halfff Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Halfff Associates, Inc - MEP	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: - DBR Engineering - MEP	Included organizational chart showing prime firm and the following consultant: - HALFF Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultant: - BEAM, A PBK Company - Facilities/Building Envelope - LEAF, A PBK Company - Structural, MEP	Included organizational chart showing prime firm and the following consultant: - Chanin Engineering - Structural - Trinity Engineering- MEP - M. Garcia Engineering - Civil	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 - Perez Consulting Engineers Civil - MEP Solutions Engineering - MEP
<b>3.4 Representative Projects</b>										
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- 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 (\$4,610,972) - STC - Building D Auditorium Remodel (\$565,802) - STC - 2501 Pecan Plaza Renovation (\$2,026,926) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Bus Canopy Projects	- Mission CISD - Mission Collegiate High School (\$13,626,000) - PSJA ISD - New Garza-Peña Elementary School (\$12,446,800) - South Texas College - Technology Campus Expansion \$12,000,000) - South Texas College - Technology Campus Welding Lab Expansion (\$116,000) - La Joya ISD - ECHS Teaching Site (\$1,515,500)	- 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 Regional Transpiration Authority - Transit Authority Service Center & Maintenance Facility (\$3.9 Million) - City of Corpus Christi - Water's Edge Park Enhancements Design-Build (\$5.8 million)	- TSTC - Engineering Center Phase II (\$3,4000,000) - Edinburg, CISD - Maintenance & Facilities Shop (\$2,011,996) - Southwest ISD - Southwest Legacy High School \$71,636,976) - Del Valle ISD - Del Valle High School Career Training Education (\$16,380,000) - UTI - Universal Technical Institute Teaching Lab & Automotive Facility (\$9,000,000)	- UTRGV - Dietetics Lab Renovation (\$280,000) - UTRGV - Health Sciences Center (\$1,580,000) - City of McAllen - McAllen Transnational Intelligence / Anti-Gang Center (\$2,500,000) - City of McAllen - McAllen Public Works Auto Warehouse Expansion & Elevator (\$1,056,025) - City of McAllen - McAllen Parks & Rec New Administration Offices & Maintenance Bay (\$3.4 Million)	- Texas State Technical College - Industrial Technology Center (Bldg. 1) & Brazos Center (Bldg. 2) (\$35,526,548) - Texas State Technical College - Dental Building Renovation (\$1,575,339) - Texas State Technical College - Building 20H1 Renovations (\$1,800,000) - Lone Star College - North Harris - Construction & Skilled Trades Technology Center (\$13,475,960) - Texas A&M University- Rellis Campus - Agriculture and Workforce Education Complex (\$12,642,918)	- Edinburg CISD - Career and Technical Education Center (\$16,500,000) -Weslaco ISD - Welding and Woodworking Shop at Pete Abrigo Agricultural Complex(\$175,046) - Weslaco ISD - Chemical Storage Building at Aquatic Center (\$175,046) - Weslaco ISD - Advanced Manufacturing Technology Shop at Joe Calvillo CATE Complex (\$686,500) - UTRGV - HCEBL Additional Office for SOM and Health Affairs (\$1,201,949.62) - South Texas College - Mid Valley Student Service Building Expansion (\$2,500,000) - Harlingen ISD - School of Health Professions (\$15,319,400)	- Texas State Technical College -Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - 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) -The University of Texas System - UTRGV at Starr County (\$5,207,784)	- South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - UTRGV-DHR - Multi-Disciplinary Medical Research Facility (\$36,000,000) - City of Pharr - Pharr Aquatic Facility (\$23,165,208) - Doctors Hospital at Renaissance and UTRGV - 4 Story Multi-Disciplinary Medical Office (\$36,000,000) - Edinburg CISD - Freddy Gonzalez Gym Expansion & Improvements (\$498,900)
<b>3.5 References</b>										
<b>3.5.1 References for five (5) projects</b>	- Cigarroa High School - United ISD - Laredo College - City of Mission Housing Authority - Real Estate Development	- University of Texas-Pan American - City of McAllen	- PSJA ISD - Mission CISD - Hidalgo County Urban County Program - City of Hidalgo - McAllen ISD	- City of Weslaco - Region One ESC - Del Mar College - PSJA ISD	- Edinburg CISD - PSJA ISD - Texas Sate Technical College - Universal Technical Institute - Southwest ISD - Del Valle ISD -Hobbs Municipal Schools - Houston ISD	- UT-Rio Grande Valley - City of Edinburg - Edinburg CISD - Lower Rio Grande Valley Development Council - Washington Alliance Capitol, LLC.	-Texas State Technical College - Texas A&M University System - Lone Star College - Tomball - Lone Star College - North Harris - Sam Houston State University	- Edinburg CISD - Weslaco ISD - Donna ISD - UTRGV -San Benito ISD	- UTRGV - Texas State Technical College - Tropical Texas Behavioral Health - San Jacinto College	- City of Pharr - Doctors Hospital at Renaissance - UTRGV - Edinburg CISD - Hidalgo County

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PROJECT NO. 21-22-1008

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	Rike Ogden Figueroa Allex Architects Inc	SAMES, Inc	The Warren Group Architects, Inc.
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 workforce center possible. Provided a detailed design phase.	Firm did not address this item.	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.	Provided very detailed project approach process.	Provided process that includes quality control, plan & specification reviews, construction phase quality control, schedules, and budgets.	Provided a project timeline that covers key events of entire project.	Stated that it is imperative to maximize client involvement during the design phases, as decisions made early in the design phase have the greatest impact. Included the frame work for their process.	Stated that the quality of service will depend on proper communication. Immediately a project schedule will be conceptualized to include target dates for each phase, review time and approval meetings for expedition of design phase.	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 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.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated they will provide STC with expedited services and deliver the project on time or ahead of schedule with fewer interruptions in production and better communication regarding standards of design and construction.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Stated that the McAllen office will be our primary contact, but we will also utilize our 545+ company wide staff to meet your schedule demands and project needs.	Stated they are committed to providing any supplemental capability required services to meet our schedule demands.	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	569.40	566.60	568.00	565.60	565.00	564.60	574.40	567.40	559.20	564.80
RANKING	2	5	3	6	7	9	1	4	10	8

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

**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - MID VALLEY CAMPUS WORKFORCE CENTER BLDG D AUTOMOTIVE LAB, HVAC-R CLASSROOM & OUTDOOR LAB, AND WELDING LAB EXPANSIONS**  
**PROJECT NO. 21-22-1008**  
**EVALUATION SUMMARY**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects		EGV Architects, Inc.		Gignac & Associates, LLP.		Milnet Architectural Services, PLLC.		Negrete & Kolar Architects, LLP.		PBK Architects, Inc.		Rike Ogden Figueroa Allex Architects, Inc.		SAMES, Inc.		The Warren Group Architects, Inc.		
ADDRESS	801 N Bryan Rd Ste 164	3301 N McColl Rd		220 S Bridge St		3700 N 10th St		608 S 12th St		204 E Stubbs St		6316 N 10 St Bldg A Ste 1		1007 Walnut Ave		200 S 10th St Ste 1500		804 S Main St		
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501		Hidalgo, TX 78557		McAllen, TX 78504		McAllen, TX 78501		Edinburg, TX 78539		McAllen, TX 78504		McAllen, TX 78501		McAllen, TX 78501		McAllen, TX 78501		
PHONE	956-790-0442	956-630-9494		956-843-2987		956-686-0100		956-688-5656		512-461-8810		210-854-0241		956-686-7771		956-702-8880		956-994-1900		
CONTACT	Aaron Hanley	Robert S. Simpson		Eduardo G. Vela		Raymond Gignac		Rodolfo R. Molina, Jr.		David Negrete		Cliff Whittingstall		Luis A. Figueroa		Saul Maldonado		Laura N. Warren		
3.1 Statement of Interest (up to 100 points)																				
3.1.1 Statement of interest on projects 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s) and key professionals	98	95.80	97	95.40	98	94.80	98	94.20	97	94.80	97	95.00	99	96.00	97	94.80	96	93.60	98	94.80
	97		97		97		96		96		97		97		95		96			
	95		94		94		94		94		96		95		94		95			
	95		95		95		95		93		93		95		93		93			
	94		94		90		88		94		92		94		90		90		92	
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 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	95	94.40	96	94.80	96	93.80	96	93.80	96	93.60	96	93.80	97	95.80	97	94.40	96	93.40	98	94.20
	96		96		95		95		95		95		98		96		95		95	
	94		94		95		95		94		95		95		94		94		95	
	93		93		93		93		93		93		95		94		91		91	
	94		95		90		90		90		90		90		90		91		91	
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. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)	97	93.80	97	94.00	97	94.60	97	94.60	97	93.60	97	95.00	98	96.00	96	94.60	95	92.00	97	94.40
	96		95		95		95		95		95		98		95		95		95	
	94		93		96		94		95		96		96		95		94		95	
	92		93		92		92		93		93		93		93		91		92	
	90		92		93		95		88		94		95		94		85		93	



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PROJECT NO. 21-22-1008  
EVALUATION SUMMARY

VENDOR	Able City, LLC.		Boultinghouse Simpson Gates Architects		EGV Architects, Inc.		Gignac & Associates, LLP.		Milnet Architectural Services, PLLC.		Negrete & Kolar Architects, LLP.		PBK Architects, Inc.		Rike Ogden Figueroa Allex Architects, Inc.		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 is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	99	95.40	96	93.00	98	94.00	97	94.00	94	93.80	94	93.40	98	95.80	96	94.00	93	92.00	93	92.00
	97		95		95		96		95		96		98		97		94		95	
	95		94		95		95		94		95		96		95		93		93	
	92		92		92		91		92		93		92		90		91			
	94		88		90		91		95		90		94		90		90		88	
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's representative's telephone number and email address.	99	95.60	99	95.60	99	96.00	98	95.20	97	95.20	95	93.40	99	96.00	99	95.80	99	95.00	97	95.40
	96		94		96		94		95		94		96		95		94		95	
	95		95		95		94		94		95		95		95		94		95	
	95		95		95		95		95		93		95		95		93		95	
	93		95		95		95		95		90		95		95		95		95	
3.6 Project Execution (up to 100 points)																				
3.6.1 Provide a summary of your approach to the project that address 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 Information as part of submission response to assure that Architect firm is willing and able to expedite design services and construction administration for the project. Provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	99	94.40	96	93.80	96	94.80	98	93.80	95	94.00	96	94.00	98	94.80	97	93.80	96	93.20	96	94.00
	96		96		96		95		95		95		96		95		95		95	
	94		94		95		94		94		94		95		95		94		95	
	93		93		93		92		91		91		93		92		91		91	
	90		90		94		90		95		94		92		90		90		93	
TOTAL EVALUATION POINTS	569.40		566.60		568.00		565.60		565.00		564.60		574.40		567.40		559.20		564.80	
RANKING	2		5		3		6		7		9		1		4		10		8	

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

**Project Fact Sheet**  
**10/14/2021**

<b>Project Name:</b> MVC - Workforce Center Bulding D Welding Lab Expansion				<b>Project No.</b> 2022-013C			
<b>Funding Source(s):</b> Unexpended Plant Fund							
		<b>FY21-22</b>		<b>FY22-23</b>			
	<b>Total</b>		<b>Variance of</b>		<b>Variance of</b>		
	<b>Project Budget</b>	<b>FY 21-22</b>	<b>Project Budget</b>	<b>FY 22-23</b>	<b>Project Budget</b>	<b>Total Actual</b>	
		<b>Actual</b>	<b>vs. Actual</b>	<b>Actual</b>	<b>vs. Actual</b>	<b>Expenditures To</b>	
		<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Date</b>	
Construction:	\$ 370,000.00	\$ 77,000.00	\$ -	\$ 77,000.00	\$ 293,000.00	\$ -	
Design:	37,000.00	29,600.00	-	29,600.00	\$ 7,400.00	\$ -	
Miscellaneous:	12,000.00	8,000.00	-	8,000.00	\$ 4,000.00	\$ -	
FFE:	90,000.00	-	-	-	\$ 90,000.00	\$ -	
Technology:	10,000.00	-	-	-	\$ 10,000.00	\$ -	
Contingency 5%:	18,500.00	-	-	-	\$ 18,500.00	\$ -	
<b>Total:</b>	<b>\$ 537,500.00</b>	<b>\$ 114,600.00</b>	<b>\$ -</b>	<b>\$ 114,600.00</b>	<b>\$ 422,900.00</b>	<b>\$ -</b>	

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

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

<b>Projected Timeline</b>						
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
TBD	TBD	TBD	TBD	TBD	TBD	TBD

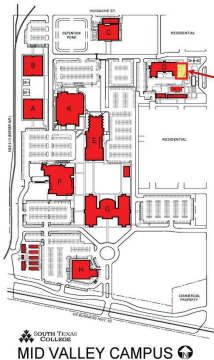
  

<b>Project Calendar of Expenditures by Fiscal Year</b>						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>


  

<b>Current Agenda Item</b>
<b>10/19/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Workforce Program Projects




**PROJECT LOCATION**



**PROPOSED WELDING LAB EXPANSION**

North



FPC Project Manager



FPC Asst. Director



FPC Director



# Project Fact Sheet

10/14/2021

<b>Project Name:</b> MVC - Workforce Center Building D Automotive Lab Expansion					<b>Project No.</b> 2022-012C					
<b>Funding Source(s):</b> Unexpended Plant Fund										
			<b>FY21-22</b>		<b>FY22-23</b>					
			<u>FY 21-22</u> <u>Actual</u>		<u>FY 22-23</u> <u>Actual</u>		<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u>		<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>	
<b>Total</b> <b>Project Budget</b>			<b>Project Budget</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Project Budget</b>	<b>Expenditures</b>	<b>Expenditures</b>		
Construction:			\$ 700,000.00	\$ 147,000.00	\$ -	\$ 147,000.00	\$ 553,000.00	\$ -	\$ 553,000.00	\$ -
Design:			70,000.00	56,000.00	-	56,000.00	\$ 14,000.00	-	14,000.00	-
Miscellaneous:			17,500.00	5,350.00	-	5,350.00	\$ 12,150.00	-	12,150.00	-
FFE:			38,500.00	-	-	-	\$ 38,500.00	-	38,500.00	-
Technology:			59,500.00	-	-	-	\$ 59,500.00	-	59,500.00	-
Contingency 5%:			35,000.00	-	-	-	\$ 35,000.00	-	35,000.00	-
<b>Total:</b>			<b>\$ 920,500.00</b>	<b>\$ 208,350.00</b>	<b>\$ -</b>	<b>\$ 208,350.00</b>	<b>\$ 712,150.00</b>	<b>\$ -</b>	<b>\$ 712,150.00</b>	<b>\$ -</b>

<b>Project Team</b>		<b>Board Status</b>					
<b>Approval to Solicit</b>		<u>Board Approval</u> <u>of Schematic</u> <u>Design</u>		<b>Vendor</b>	<b>Contract</b> <b>Amount</b>	<b>Actual</b> <b>Expenditures</b>	<b>Variance</b>
Architect/Engineer: TBD				TBD	\$-	\$-	\$-
Architect/Engineer: TBD				TBD	\$-	\$-	\$-
Contractor: TBD		<u>Substantial</u> <u>Completion</u>		<u>Board</u> <u>Acceptance</u>			
				TBD			
STC FPC Project Manager: Martin Villarreal		<u>Final Completion</u>		<u>Board</u> <u>Acceptance</u>			
		TBD		TBD			

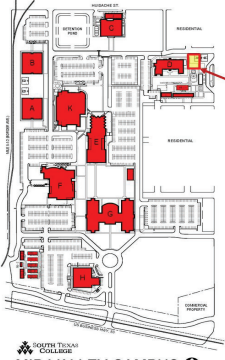
<b>Project Description</b>		<b>Project Scope</b>	
Expand the Automotive Program area, which is currently sharing small space with Welding Program. Would need to accommodate large specialized equipment.		Design and Construction of Automotive Lab Expansion including 3 bays, storage, wash station, and eyewash.	

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

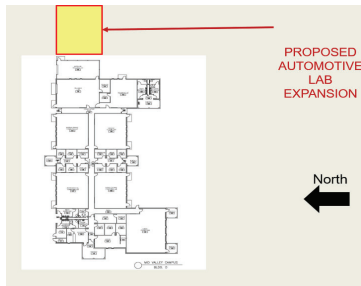
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-23	-	-	-	-	-	-
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Current Agenda Item**

**10/19/21 Facilities Committee:** Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Workforce Program Projects




PROJECT LOCATION



PROPOSED AUTOMOTIVE LAB EXPANSION

North



FPC Project Manager



FPC Asst. Director



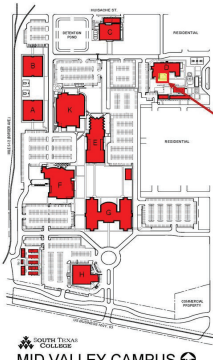


FPC Director





# Project Fact Sheet

## 10/14/2021

<b>Project Name:</b> MVC - HVAC-R Classroom & Outdoor Lab		<b>Project No.</b> 2022-014C	
<b>Funding Source(s):</b> Unexpended Plant Fund			
	FY21-22		FY22-23
	<b>FY 21-22</b> <b>Actual</b> <b>Expenditures</b>		<b>FY 22-23</b> <b>Actual</b> <b>Expenditures</b>
	<b>Variance of</b> <b>Project Budget</b> <b>vs. Actual</b> <b>Expenditures</b>		<b>Variance of</b> <b>Project Budget</b> <b>vs. Actual</b> <b>Expenditures</b>
	<b>Total</b> <b>Project Budget</b>		<b>Total Actual</b> <b>Expenditures To</b> <b>Date</b>
Construction:	\$ 400,000.00	\$ 84,000.00 \$ - \$ 84,000.00	\$ 316,000.00 \$ - \$ 316,000.00 \$ -
Design:	40,000.00	32,000.00 - 32,000.00	\$ 8,000.00 - 8,000.00
Miscellaneous:	12,000.00	8,000.00 - 8,000.00	\$ 4,000.00 - 4,000.00
FFE:	22,000.00	- - -	\$ 22,000.00 - 22,000.00
Technology:	34,000.00	- - -	\$ 34,000.00 - 34,000.00
Contingency 5%:	20,000.00	- - -	\$ 20,000.00 - 20,000.00
<b>Total:</b>	<b>\$ 528,000.00</b>	<b>\$ 124,000.00 \$ - \$ 124,000.00</b>	<b>\$ 404,000.00 \$ - \$ 400,000.00 \$ -</b>
<b>Project Team</b>		<b>Board Status</b>	
<b>Approval to Solicit</b>		<b>Board Approval of Schematic Design</b>	
Architect/Engineer:	TBD	TBD	Vendor Contract Amount Actual Expenditures Variance
Architect/Engineer:	TBD		TBD \$- \$- \$-
Contractor:	TBD		TBD \$- \$- \$-
<b>Substantial Completion</b>		<b>Board Acceptance</b>	
TBD		TBD	
<b>Final Completion</b>		<b>Board Acceptance</b>	
TBD		TBD	
<b>STC FPC Project Manager:</b> Martin Villarreal			
<b>Project Description</b>		<b>Project Scope</b>	
Add exterior space adjacent to Building D, for 5 work benches, 2 gas storage cabinets, and 1 classroom.		Design and construction of HVAC-R Classroom and Outside Covered Area for brazing instruction and equipment storage.	
<b>Projected Timeline</b>			
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
TBD	TBD	TBD	TBD
		Substantial Completion Date	
		TBD	
		Final Completion Date	
		TBD	
		FFE Completion of Move In	
		TBD	
<b>Project Calendar of Expenditures by Fiscal Year</b>			
Fiscal Year	Construction	Design	Miscellaneous
2021-22	\$ -	\$ -	\$ -
2022-23	-	-	-
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Current Agenda Item</b>			
<b>10/19/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Workforce Program Projects			
  			

FPC Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation**

Approval to contract architectural services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation will be requested at the October 26, 2021 Board meeting.

### **Purpose**

Architectural services are necessary for design and construction administration services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation 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 has been requested by College management and the Academic Division of Business, Public Safety, & Technology. It has 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. This project is scheduled as an educational space improvement to provide classroom and lab space for instruction and demonstration.

### **Background**

On June 22, 2021, the Board approved the proposed Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation, along with other Workforce Program projects, as part of the College's FY 2021-2022 Capital Improvement Projects. The project consists of constructing a renovation to provide classroom and lab space for instruction and demonstration, supporting the full Certificate and AAS degree pathways in Culinary Arts and Restaurant Management.

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

On July 27, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on August 25, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for these projects. A total of fourteen (14) firms received a copy of the RFQ and a total of eight (8) firms submitted their responses on September 9, 2021.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
August 25, 2021	Solicitation of statements of qualifications began.
September 9, 2021	Eight (8) statements of qualifications were received.

### Highest Ranked Vendor

Based on the evaluations of the qualifications, **Boultinghouse Simpson Gates Architects** was the highest ranked firm.

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

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

### Funding Source

Funds for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Labs Renovation Project 2022-002C 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.

### Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, the contracting of architectural services with Boultinghouse Simpson Gates Architects for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Labs Renovation project as presented.



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



**SOUTH TEXAS  
COLLEGE**

# Proposed Project Site

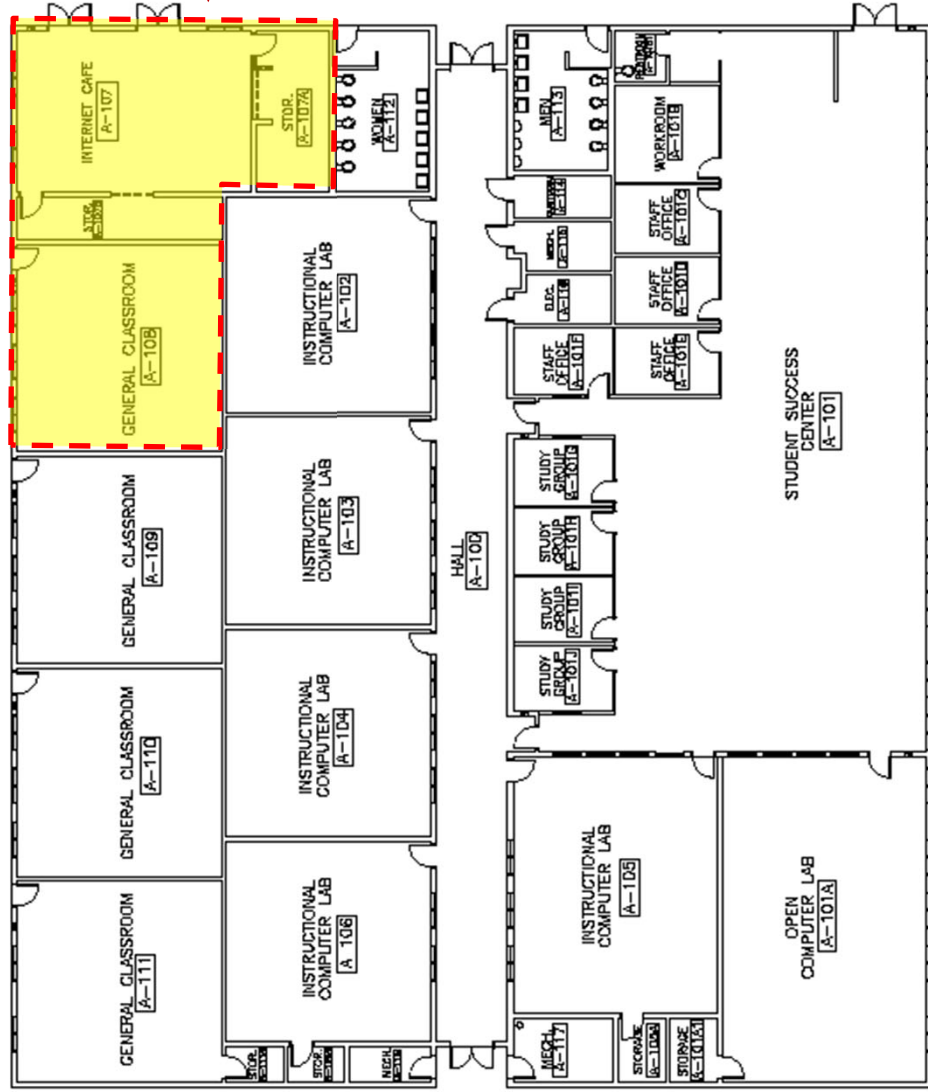


PROJECT  
LOCATION

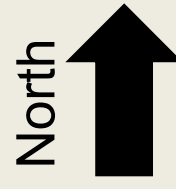


## Mid Valley Campus Culinary Arts Lab Renovation

# Proposed Project Location



PROJECT  
LOCATION



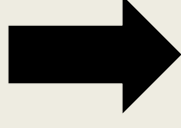
CENTER FOR LEARNING EXCELLENCE  
BUILDING A



# Mid Valley Campus Culinary Arts Lab Renovation



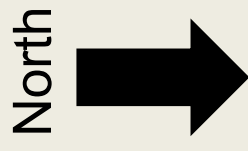
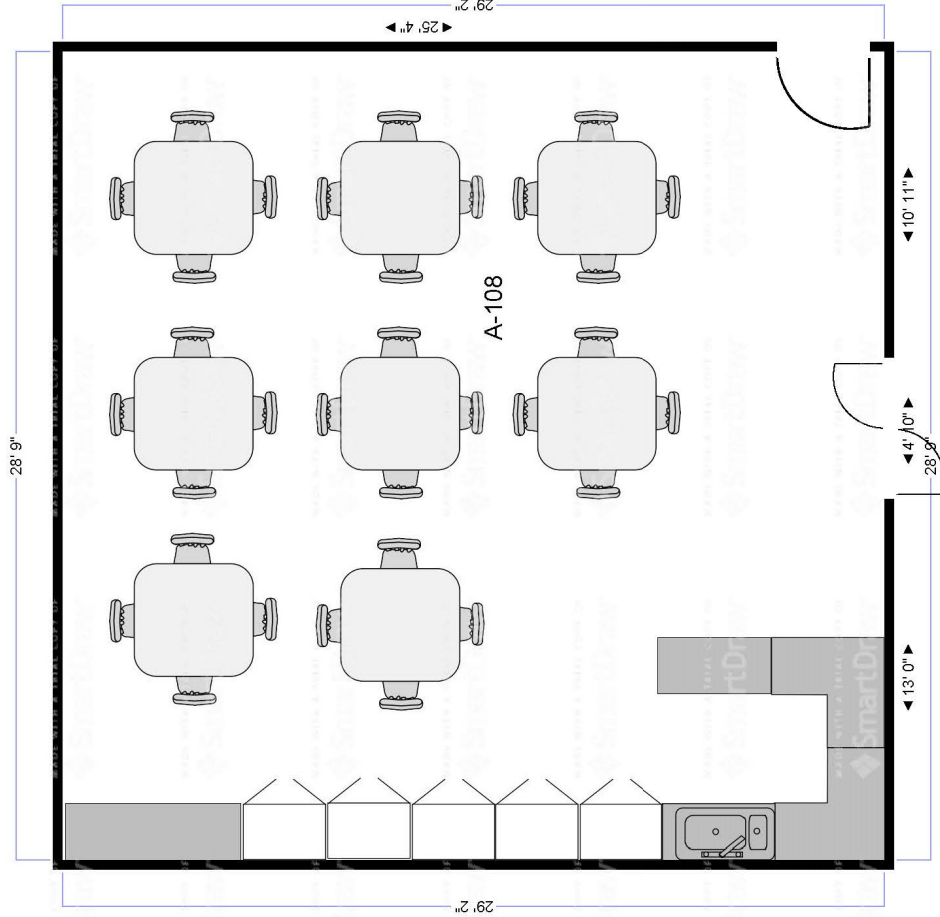
North



## Proposed Layout for Kitchen Area

CENTER FOR LEARNING EXCELLENCE  
BUILDING A

# Mid Valley Campus Culinary Arts Lab Renovation



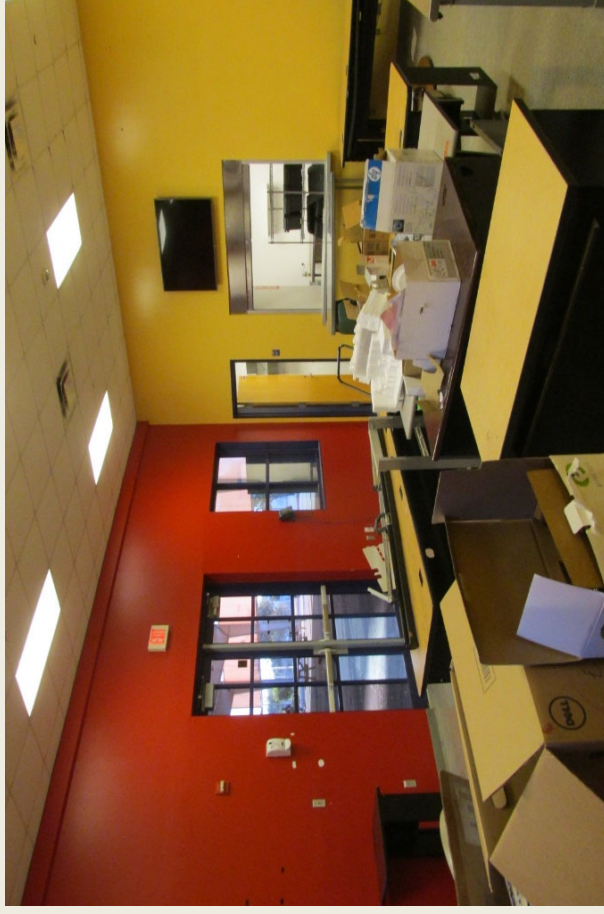
**Proposed Layout for  
Dining/Catering Area**

**CENTER FOR LEARNING EXCELLENCE  
BUILDING A**



## Mid Valley Campus Culinary Arts Lab Renovation

### Interior Photos



Existing Space

## Mid Valley Campus Culinary Arts Lab Renovation

### Interior Photos



Existing Storage Space

# Proposed Scope & Budget

## Requested By

Culinary Arts Program

## Scope of Work

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

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

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

## Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A SPACE RENOVATION FOR THE CULINARY ARTS PROGRAM  
PROJECT NO. 21-22-1013**

<b>VENDOR</b>	Boullinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International, LLC./ dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	SAMES, Inc.
<b>ADDRESS</b>	3301 N McColl Rd	220 S Bridge St	3700 N 10th St	PO Box 720428	204 E Stubbs St	1007 Walnut Ave	200 S 10th St Ste 1500
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78504	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78501
<b>PHONE</b>	956-630-9494	956-843-2987	956-686-0100	956-655-4655	512-461-8810	956-686-7771	956-702-8880
<b>CONTACT</b>	Danny Boullinghouse	Eduardo G. Vela	Raymond Gignac	Eli R. Ochoa	David Negrete	Luis Figueroa	Saul D. Maldonado
<b>3.1 Statement of Interest</b>							
<b>3.1.1 Statement of Interest for Project</b>	Stated they have provided architectural services for STC for over 19 years and can assure us they will continue to provide the same immediate and thorough response to your needs as we have in the past.	The firm stated they have previous experience with many kitchen designs and several culinary arts classrooms designs throughout the years.	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.	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.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Pointed to the recent work the firm provided to STC. Stated they are committed to providing professional services and with direct responsibility and project implementation.	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.
<b>3.1.2 History and Statistics of Firm</b>	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 1994 - Specializes in educational facilities - Completed over 100 Educational Facilities	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - Over 400 successful educational projects	- Created in 2001 - Headquartered in McAllen, TX - Has completed more than 310 projects.	- Offices in Austin and Edinburg - Principal has 30+ years experience - Established in 2003	- Established in 1949 - Office located in McAllen	- Established in 2008 - 97 Employees
<b>3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	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.	Pointed out the teams has a vast amount of experience designing culinary spaces, kitchens, cafeterias, and nutritional education centers for educational clients in South Texas and the Rio Grande Valley.	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 10 years of collaboration with Trinity MEP and Chain Engineering. They have collaborated on several other similar existing building conversion projects.	Stated their familiarity with food service programs and kitchen equipment extends for many years of providing food service facilities in schools for over 70 years.	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.
<b>3.1.4 Statement of Availability and Commitment</b>	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated they are available for any planning and design work for South Texas College.	Stated they will commit all named Principals and consultants for the entirety of the project.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple times. They will collaborate from start to finish, first seeking and then solving problems as they progress through the project.	Indicated the firm will commit to having staff available according to the schedules determined.	Stated they are available to immediately implement design and construction document procedures.	Stated they have 97 employees that are readily available to provide quality professional services to STC.



**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A SPACE RENOVATION FOR THE CULINARY ARTS PROGRAM  
PROJECT NO. 21-22-1013**

VENDOR	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International, LLC./ dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	SAMES, Inc.
<b>3.2 Prime Firm</b>							
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following: - 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: - 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 staff: - Eli R. Ochoa, Principal-In-Charge/Project Architect - Octavio Cantu, Jr., Project Manager - Juan J. Cantu, Project Architect - Yesenia Suchil, Associate Architect - Nestor Camacho, Associate Architect - Roberto Puneda, Interior Design - Gerardo Garcia, Principal and Chief Facilities Officer	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Project Manager - Jason T. George, Architect/Project Manager	Included resumes for the following staff: - Luis Figueroa, Principal/Owner - Humberto Rodriguez, Principal/Owner - Miguel Martinez, Intern Architect	Included resumes for the following staff: - Saul D. Maldonado, Principal in Charge - Adan A. Alvarez, Jr, Senior Architect/ Project Manager - Luz Maria Ibarra Cantu, Assistant Project Manager - Samuel D. Maldonado, Project Surveyor - Ricardo A. Leal, Construction Manager - Tomas Luna, Architectural Intern/ Construction Inspector
<b>3.2.2 Project Assignments and Lines of Authority</b>	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	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 that includes seven staff members.	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Lines of authority and project assignments were shown in organization chart.	Duties and time assignments for firm staff are summarized in a table.
<b>3.2.3 Prime Firm proximity and meeting availability</b>	Indicated that their local presence give them the opportunity to respond in a timely manner to any planned or unexpected meetings with STC.	Indicated that their proximity has allowed them in the past to commute back and forth immediately to meet or resolve any unforeseen circumstances.	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.	Stated they are 2 miles away from the STC Pecan Campus.	Firm is located within 20 miles of the work site.	Firm is located within 2 miles away from the STC Pecan Campus and 23 miles away from the STC Mid Valley Campus.	Firm is about 7 minutes from STC.
<b>3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC</b>	Indicated that the firm is not involved in any litigation.	Provided information regarding 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 the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A SPACE RENOVATION FOR THE CULINARY ARTS PROGRAM  
PROJECT NO. 21-22-1013**

VENDOR	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International, LLC/ dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	SAMES, Inc.
<b>3.3 Project Team</b>							
<b>3.3.1 Organization chart with Role of Prime Firm and each consultants firm</b>	Included organization chart which showed the following consultants: - Half Associates - MEP - Channin Engineering - Structural	Included organization chart showing prime firm and the following consultants: - Channin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil - Food Service Design Consultant	Included organization chart showing prime firm and the following consultants: - Channin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil - Food Service Design Consultant	Included organization chart showing prime firm and the following consultant: - HALFF Associates - MEP - HALFF Associates - MEP - IT/Security/Fire Suppression - Cosper & Associates - Food Service	Included organization chart showing prime firm and the following consultant: - Trinity MEP Engineering - MEP - Channin Engineering - Structural	Included organization chart showing prime firm and the following consultant: - Channin Engineering - Structural - Trinity Engineering - MEP - M. Garcia Engineering - Civil Engineering - Cosper & Associates Inc - Kitchen Consultant	Included organizational chart and indicated they will not be subcontracting any portion of the work.
<b>3.4 Representative Projects</b>							
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	<ul style="list-style-type: none"> <li>- City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000)</li> <li>- South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633)</li> <li>- UTRGV - School Of Medicine (\$4,610,972)</li> <li>- South Texas College - Building D Auditorium Remodel (\$565,802)</li> <li>- South Texas College- 2501 Pecan Plaza Renovation (\$2,026,926)</li> <li>- UTRGV - Annex Building Renovation (\$2,727,000)</li> <li>- UTRGV - Bus Canopy Projects (TBD)</li> </ul>	<ul style="list-style-type: none"> <li>- Mission CISD - Mission Collegiate High School (\$13,626,000)</li> <li>- South Texas College - Pecan Campus Bldg H Culinary Arts Renovation (\$601,423.00)</li> <li>- McAllen ISD - McAllen ISD Achieve Early College Culinary Arts Lab Renovations - (\$696,784)</li> <li>- Mission CISD - Mission Collegiate High School (\$13,626,000)</li> <li>- PSJA ISD - New Garza-Peña Elementary School (\$12,446,800)</li> <li>- Mission CISD - Waitz Elementary School New Cafeteria &amp; Kitchen (\$2,404,500)</li> </ul>	<ul style="list-style-type: none"> <li>- Del Mar College - Emerging Technology Expansion (\$8 million)</li> <li>- La Joya ISD Juarez - Lincoln High School &amp; CTE Technology Labs (\$57.3 million)</li> <li>- La Joya ISD - Nutritional Education &amp; Food Storage Facility (\$6.75Million)</li> <li>- PSJA ISD - Collegiate Academy Campus Re-purpose; Culinary CTE Facilities (\$27.2 Million)</li> <li>- Corpus Christi ISD - Veterans Memorial High School, Welding Labs &amp; CATE Shops (\$93,204,494)</li> </ul>	<ul style="list-style-type: none"> <li>- South Texas College - Nursing and Allied Health Professions School Expansion (\$16,000,000)</li> <li>- South Texas College - Pecan Campus Library Renovation and Addition (\$11,500,000)</li> <li>- Texas State Technical College - University Center at Harlingen (\$7,363,772)</li> <li>- South Texas College - Dr. Ramiro R. Casso Nursing and Allied Health Center (\$6,800,000)</li> <li>- South Texas College - Rural Technology Center (\$1,850,000)</li> </ul>	<ul style="list-style-type: none"> <li>- UTRGV - Dietetics Lab Renovation (\$280,000)</li> <li>- McAllen ISD - James "Nikki" Rowe High School Cafeteria Renovation Masterplan (\$1,100,000)</li> <li>- University of Texas Pan American - Dietetics Lab Renovation (\$280,000)</li> <li>- UTRGV - El Comedor Food Service (\$534,000)</li> <li>- UTRGV - Mariadice Shary Shivers (MASS) administration Bldg Interior Renovations (\$2,345,000)</li> <li>- Austin Community College - Estview Campus Culinary Arts Program (\$10,673,647)</li> </ul>	<ul style="list-style-type: none"> <li>- Valley View ISD - Valley View Early College (\$15,608,800)</li> <li>- Edinburg CISD- Career and Technical Education Center (\$16,500,000)</li> <li>- Brownsville ISD - K-12 Educational Projects (\$12,156,735)</li> <li>- Edinburg CISD - K-12 Educational (\$8,900,000)</li> <li>- PSJA ISD - South Pharr Elementary (\$9,218,000)</li> <li>- Harlingen ISD - School of Health Professions (\$15,319,400)</li> <li>- South Texas College - Mid Valley Student Service Bldg Expansion (\$2,500,000)</li> </ul>	<ul style="list-style-type: none"> <li>- Texas State Technical College - Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449)</li> <li>- Texas State Technical College - Engineering Technology Center- Phase II (\$3,750,000)</li> <li>- Texas State Technical College - Building 200D Renovation (\$1,993,000)</li> <li>- Texas State Technical College Engineering Technology Center- Phase I (\$4,418,666)</li> <li>- The University of Texas System UTRGV at Starr County (\$5,207,784)</li> </ul>
<b>3.5 References</b>							
<b>3.5.1 References for five (5) projects</b>	<ul style="list-style-type: none"> <li>- UTRGV</li> <li>- City of McAllen</li> </ul>	<ul style="list-style-type: none"> <li>- PSJA ISD</li> <li>- Mission CISD</li> <li>- Hidalgo County Urban County Program</li> <li>- City of Hidalgo</li> <li>- McAllen ISD</li> </ul>	<ul style="list-style-type: none"> <li>- City of Weslaco</li> <li>- Region One ESC</li> <li>- Del Mar College</li> <li>- PSJA ISD</li> </ul>	<ul style="list-style-type: none"> <li>- El Paso ISD</li> <li>- Houston ISD</li> <li>- Hidalgo County Pct 4</li> <li>- Brownsville PUB</li> <li>- Welsaco ISD</li> </ul>	<ul style="list-style-type: none"> <li>- UT-Rio Grande Valley</li> <li>- City of Edinburg</li> <li>- Edinburg CISD</li> <li>- Lower Rio Grande Valley Development Council</li> <li>- Washington Alliance Capitol, LLC.</li> </ul>	<ul style="list-style-type: none"> <li>- Edinburg CISD</li> <li>- Vanguard Academy</li> <li>- Charter Academy</li> <li>- Harlingen ISD</li> <li>- UTRGV</li> <li>- San Benito ISD</li> </ul>	<ul style="list-style-type: none"> <li>- Texas State Technical College</li> <li>- MD Anderson Center</li> <li>- Tropical Texas Behavioral Health</li> <li>- San Jacinto College</li> <li>- Edinburg CISD</li> </ul>

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A SPACE RENOVATION FOR THE CULINARY ARTS PROGRAM  
PROJECT NO. 21-22-1013**

VENDOR	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International, LLC./ dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.	SAMES, Inc.
<b>3.6 Project Execution</b>							
<b>3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.</b>	Stated they currently utilize Building Information Modeling (BIM).	Stated their process of frequently meeting with the client, architect, and consultants in a forum to openly exchange ideas and viewpoints is a concept known as "architecture-by-team".	Provided very detailed project approach process.	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 a project timeline that covers key events of entire project.	Stated that the quality of service will depend on proper communication. Immediately a project schedule will be conceptualized to include target dates for each phase, review time and approval meetings for expedition of design phase.	Stated they are experienced in Architectural and Engineering master planning, programming, design, and construction administration.
<b>3.6.2 Willingness and ability to expedite services. Ability to supplement production.</b>	Stated they have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.	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.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated they are willing and able to expedite design services and construction for the administration for the project.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Stated that upon award of contractor, based on your selected construction delivery method, the architectural team will schedule weekly meetings with contractors; bi-weekly meeting with contractors and your representative; and monthly or as required meeting with contractor, your representatives and engineering consultants to review construction schedule and payment application.	Stated they are willing and able to expedite services and construction administration, if needed.
<b>TOTAL EVALUATION POINTS</b>	571.80	570.60	567.80	570.40	567.60	569.40	560.80
<b>RANKING</b>	1	2	5	3	6	4	7

Note: Sam Garcia Architect, LLC. submitted qualifications without all the required forms, therefore was not considered.  
The Director of Purchasing has reviewed all the responses and evaluations completed.



**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A SPACE RENOVATION FOR THE CULINARY ARTS PROGRAM  
PROJECT NO. 21-22-1013  
EVALUATION SUMMARY**

VENDOR	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International, LLC. / dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.	SAMES, Inc.
ADDRESS	3301 N McCall Rd	220 S Bridge St	3700 N 10th St	PO Box 720428	204 E Stubbs St	1007 Walnut Ave	200 S 10th St Ste 1500
CITY/STATE/ZIP	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78504	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-630-9494	956-843-2987	956-686-0100	956-655-4655	512-461-8810	956-686-7771	956-702-8880
CONTACT	Danny Boultinghouse	Eduardo G. Vela	Raymond Gignac	Eli R. Ochoa	David Negrete	Luis Figueroa	Saul D. Maldonado
<b>3.1 Statement of Interest (up to 100 points)</b>							
3.1.1 Statement of interest on project 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s) and key professionals	95	95	95	95	95	95	95
	97	97	97	97	98	96	95
	95	94	95.80	95.40	95.40	94.60	94.00
	98	98	96	97	95	93	91
	95	95	95	95	95	95	95
<b>3.2 Prime Firm (up to 100 points)</b>							
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 3.2.2 Proposed project assignments, lines of authority and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	96	95	94	95	95	94	94
	96	96	96	96	96	97	96
	96	94	95.20	94	94	94	94
	98	97	95	97	96	98	98
	90	94	90	94	93	93	90
<b>3.3 Project Team (up to 100 points)</b>							
3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the project(s) --Provide resumes giving the experience and expertise of the principals and key professional members for the consultant who will be assigned to the project(s)	95	95	94	95	95	95	94
	98	96	96	97	96	97	96
	96	94	94	94	95	95	94
	95	95	96	96	95	96	89
	90	94	90	94	92	93	90

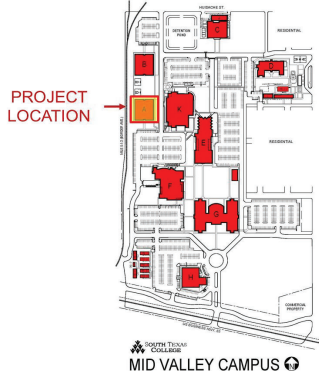
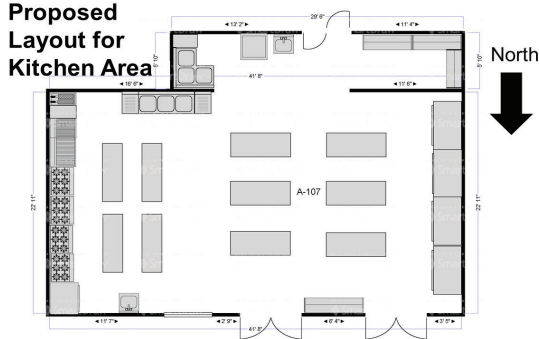
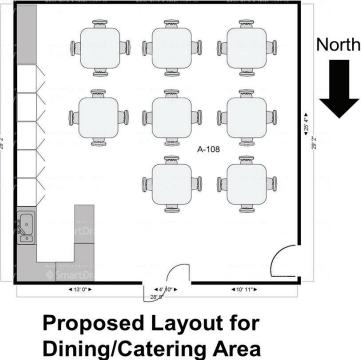
**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A SPACE RENOVATION FOR THE CULINARY ARTS PROGRAM  
PROJECT NO. 21-22-1013  
EVALUATION SUMMARY**

VENDOR	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International, LLC. / dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.	SAMES, Inc.
<b>3.4 Representative Projects (up to 100 points)</b>							
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	96	95	95	95	95	94	94
	95	97	97	97	95	96	94
	95	95	95.00	93	94.80	93	93
	98	95	94	93	98	95	85
	92	93	92	93	92	93	90
<b>3.5 Five References (up to 100 points)</b>							
3.5.1 Provide references for 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	96	94	94	95	94	95	94
	99	99	98	98	95	99	99
	95	95	94	94	94	94	94
	95	94	95	94	90	94	93
	95	95	95	95	95	95	93
<b>3.6 Project Execution (up to 100 points)</b>							
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.	95	95	94	95	95	95	95
	96	96	98	98	96	97	96
	95	95	94.40	95	94.40	95	94
	95	94	95	95	95	95	93
	92	92	92	92	92	92	92
<b>TOTAL EVALUATION POINTS</b>	571.80	570.60	567.80	570.40	567.60	569.40	560.80
<b>RANKING</b>	1	2	5	3	6	4	7

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

# Project Fact Sheet

10/14/2021

<b>Project Name:</b> MVC - Center for Learning Excellence Building A Space Renovation for the Culinary Arts Program		<b>Project No.</b> 2022-002C	
<b>Funding Source(s):</b> Unexpended Plant Fund			
	FY21-22		FY22-23
	<b>FY 21-22</b> <b>Actual</b> <b>Expenditures</b>		<b>FY 22-23</b> <b>Actual</b> <b>Expenditures</b>
	<b>Variance of</b> <b>Project Budget</b> <b>vs. Actual</b> <b>Expenditures</b>		<b>Variance of</b> <b>Project Budget</b> <b>vs. Actual</b> <b>Expenditures</b>
	<b>Total</b> <b>Project Budget</b>		<b>Total Actual</b> <b>Expenditures To</b> <b>Date</b>
Construction:	\$ 357,225.00	\$ 75,000.00 \$ - \$ 75,000.00	\$ 282,225.00 \$ 282,225.00 \$ -
Design	35,725.00	28,600.00 - 28,600.00	7,125.00 7,125.00 -
Miscellaneous:	7,145.00	7,145.00 - 7,145.00	- - -
FFE:	88,410.00	- - -	88,410.00 88,410.00 -
Technology:	25,000.00	- - -	25,000.00 25,000.00 -
Contingency 5%:	17,860.00	- - -	17,860.00 17,860.00 -
<b>Total:</b>	<b>\$ 531,365.00</b>	<b>\$ 110,745.00 \$ - \$ 110,745.00</b>	<b>\$ 420,620.00 \$ - \$ 420,620.00</b>
<b>Project Team</b>		<b>Board Status</b>	
<b>Approval to Solicit</b>			
Architect/Engineer:	TBD	<b>Board Approval</b> <b>of Schematic</b> <b>Design</b>	<b>Vendor</b>
Architect/Engineer:	TBD		<b>Contract Amount</b>
Contractor:	TBD		<b>Actual Expenditures</b>
		<b>Substantial Completion</b>	<b>Board Acceptance</b>
STC FPC Project Manager: Martin Villarreal		<b>Final Completion</b>	<b>Board Acceptance</b>
<b>Project Description</b>		<b>Project Scope</b>	
Design and construction of an existing space for a Kitchen Lab and Dining/Catering Lab for the Culinary Arts Program.		Renovation of existing former cafeteria in Building A, Rm 107. Classroom adjoining (108) would be repurposed for classroom training and exhibits or events.	
<b>Projected Timeline</b>			
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
TBD	TBD	TBD	TBD
		Substantial Completion Date	
		TBD	
		Final Completion Date	
		TBD	
		FFE Completion of Move In	
		TBD	
<b>Project Calendar of Expenditures by Fiscal Year</b>			
Fiscal Year	Construction	Design	Miscellaneous
2021-22	\$ -	\$ -	\$ -
2022-23	-	-	-
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Current Agenda Item</b>			
10/19/21 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation			
  			

FPC Project Manager

*Martin Villarreal*

FPC Asst. Director

*Rita Geller*

FPC Director

*Rita Geller*

### **Review and Recommend Action on Contracting Architectural Services for the Starr County Campus Workforce Program Projects**

Approval to contract architectural services for the following Workforce Program projects at the Starr County Campus will be requested at the October 26, 2021 Board meeting:

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

#### **Purpose**

Architectural services are necessary for design and construction administration services for the Starr County Campus Workforce Program projects. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects.

#### **Scheduling Priority**

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

#### **Background**

On June 22, 2021, the Board approved the proposed Workforce Program projects as part of the College's FY 2021-2022 Capital Improvement Projects.

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

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

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

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

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

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

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

The project consists of constructing an expansion and renovation of the current space from two (2) to four (4) classrooms to provide adequate space for traditional and dual credit course enrollment, as well as the addition of a covered outdoor lab space for HVAC-R brazing.

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

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

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

On July 27, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on August 11, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for these projects. A total of eighteen (18) firms received a copy of the RFQ and a total of nine (9) firms submitted their responses on August 26, 2021.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
August 11, 2021	Solicitation of statements of qualifications began.
August 26, 2021	Nine (9) statements of qualifications were received.

### **Highest Ranked Vendor**

Based on the evaluations of the qualifications, **Able City, LLC.** was the highest ranked firm.

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

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

### **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.

### **Reviewers**

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

### **Enclosed Documents**

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

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, the contracting of architectural services with Able City, LLC. for the Starr County Campus Workforce Program Projects as presented.





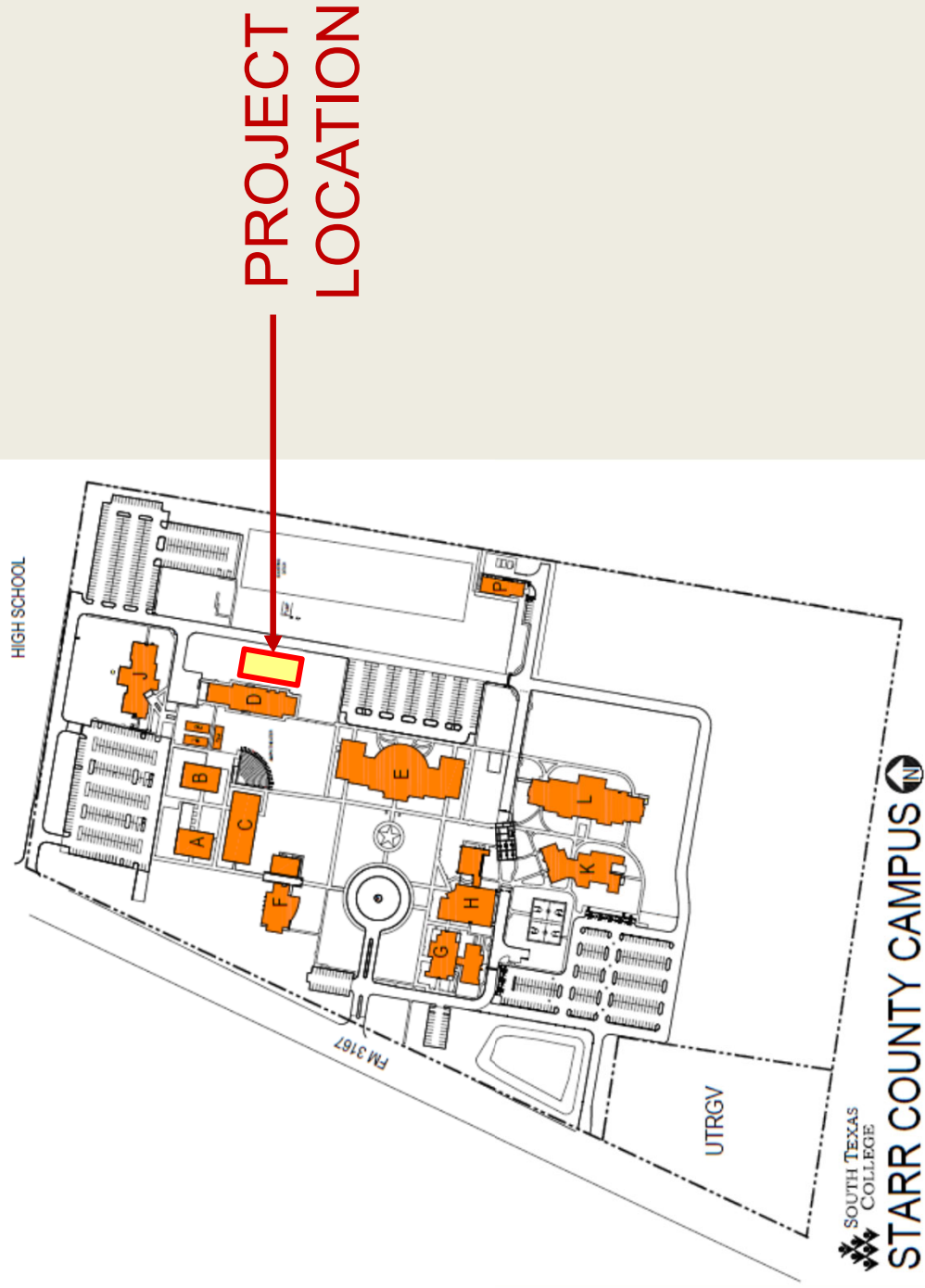
**Starr County Campus  
Workforce Center Building D  
Automotive Lab  
Expansion CIP 2022-005C**



**SOUTH TEXAS  
COLLEGE**

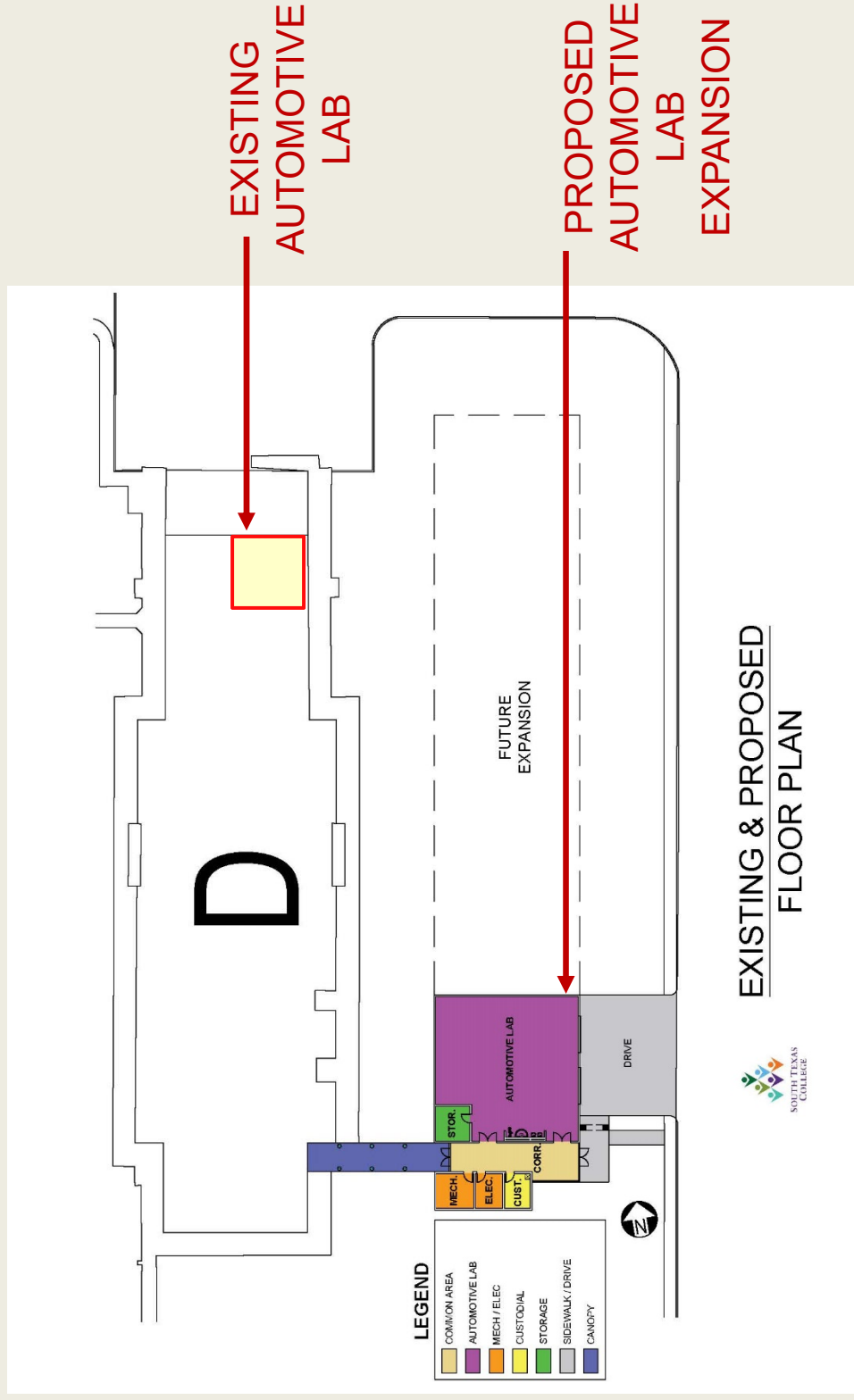


# Project Proposed Site



## Starr County Campus Automotive Lab Expansion

# Project Proposed Location



## WORKFORCE CENTER BUILDING D

## Starr County Campus Automotive Lab Expansion

### Interior Photo



Existing Automotive Lab

## Proposed Scope & Budget

### Requested By

Automotive Department

### Scope of Work

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

Total Square Feet Area = 4,100

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

### Estimated Total Project Budget

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





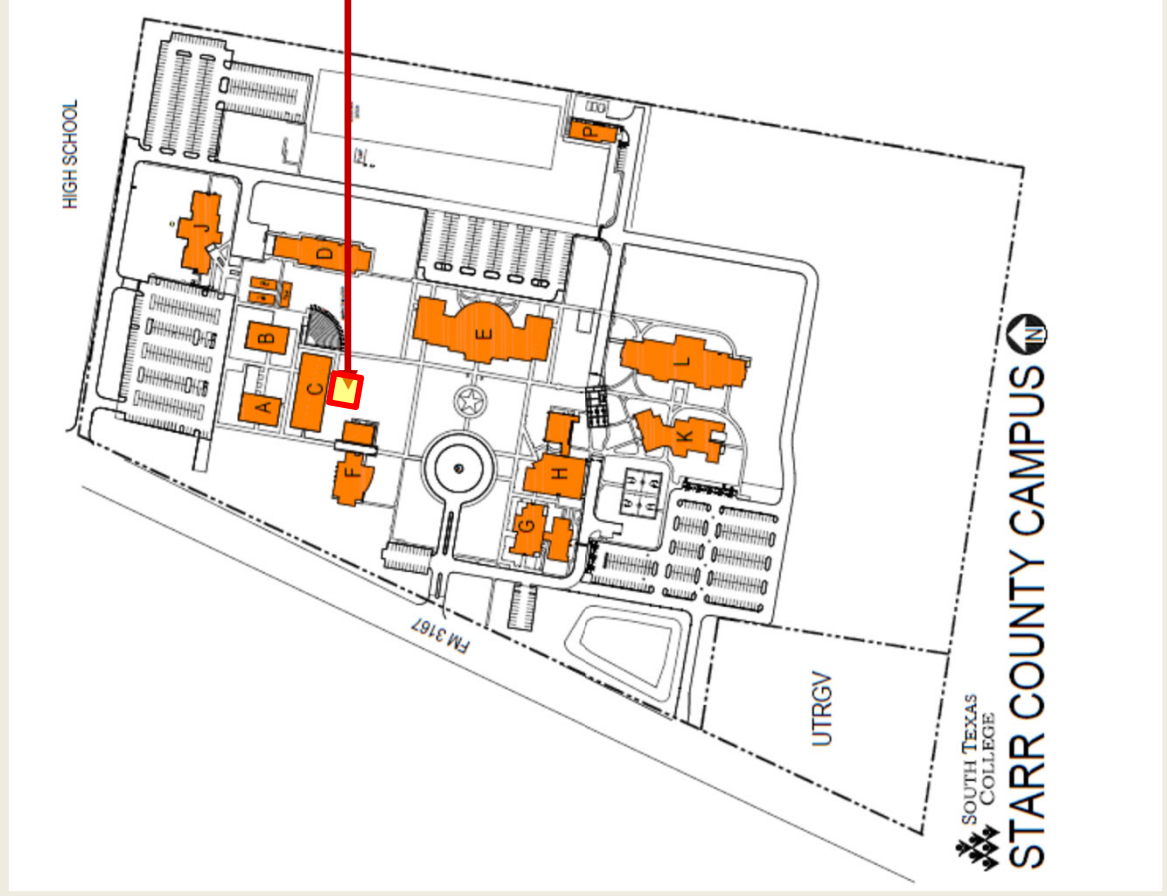
# **Starr County Campus**

## **North Academic Building C**

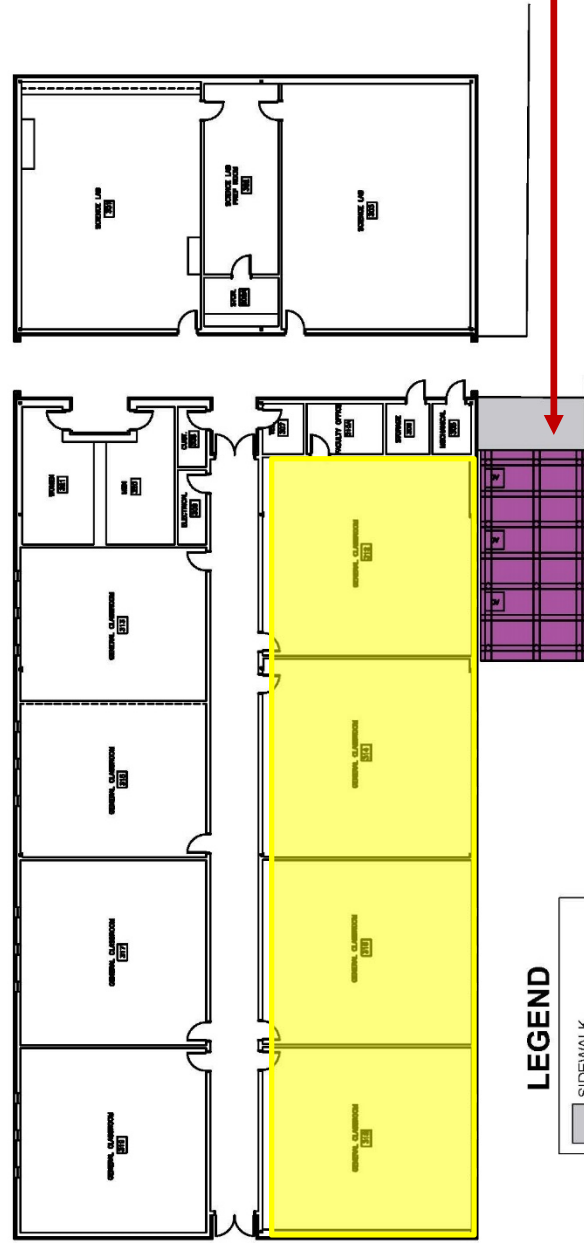
### **HVAC-R Labs Expansion and Renovation**

**CIP 2022-007C**

# Proposed Project Site



# Proposed Project Location



## LEGEND



EXISTING & PROPOSED  
FLOOR PLAN



NORTH ACADEMIC  
BUILDING C

PROPOSED  
HVAC-R LAB  
EXPANSION



## Starr County Campus HVAC-R Labs Expansion and Renovation

### Exterior Photos



Proposed Location

## Proposed Scope & Budget

### Requested By

HVAC Department

### Scope of Work

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

Total Square Feet Area = 600

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

### Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION AND HVAC-R OUTDOOR COVERED AREA ADDITION**  
**PROJECT NO. 21-22-1010**

<b>VENDOR</b>	Able City, LLC.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	SAMES, Inc.	The Warren Group Architects, Inc.
<b>ADDRESS</b>	801 N Bryan Rd Ste 164	3301 N McColl Rd	220 S Bridge St	3700 N 10th St	608 S 12th St	204 E Stubbs St	6316 N 10 St Bldg A Ste 1	200 S 10th St Ste 1500	804 S Main St
<b>CITY/STATE/ZIP</b>	Mission, TX 78572	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78504	McAllen, TX 78501	Edinburg, TX 78539	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
<b>PHONE</b>	956-790-0442	956-630-9494	956-843-2987	956-686-0100	956-688-5656	512-461-8810	210-854-0241	956-702-8880	956-994-1900
<b>CONTACT</b>	Aaron Hanley	Robert S. Simpson	Eduardo G. Vela	Raymond Gignac	Rodolfo R. Molina, Jr.	David Negrete	Cliff Whittingstall	Saul Maldonado	Laura N. Warren
<b>3.1 Statement of Interest</b>									
<b>3.1.1 Statement of Interest for Project</b>	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.	The firm stated they have worked on a couple automotive labs for STC, and are familiar with the design standards and requirements needs of the program.	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.	The firm stated they are in partnership with Pfluger Architects. Combined their team averages twenty-five years of experience working with clients through design and construction on various education projects.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Pointed out they have completed numerous projects with the exact same program elements as this project, including automotive, HVAC, and welding labs.	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.	Pointed to the recent work the firm provided to STC and welcome the opportunity to continue providing services.
<b>3.1.2 History and Statistics of Firm</b>	- Established in 2017 - Over 30 years experience with schools in Texas - Six licensed architects - Offices located in San Antonio, Laredo, and Mission	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 1994 - Specializes in educational facilities - Completed over 100 Educational Facilities	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - over 400 successful educational projects	- Established in 2000 - Pointed out experience in educational design. - Pointed out the 37 years experience of principal	- Offices in Austin and Edinburg - Principal has 30+ years experience - Established in 2003	- Established in 2006 - Full- service office providing architectural, interior design, engineering (MEP and Civil) planning, graphics/visualization, programming, planning and facility consulting.	- Established in 2008 - 97 Employees	- Established in 2004 - Office in McAllen - Providing services nation-wide
<b>3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	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 their commitment to clients, attention to detail, budget, and quality of service is what set them apart from other architectural firms in the region.	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 manage and coordinate a project from beginning to end, because of this they are able to use their knowledge base of Best Management Practices to the advantage of the project.	Pointed out the 20 years of collaboration with Halff Associates and Chain Engineering. They have collaborated on seven other similar existing building conversions projects.	Pointed out they have an extensive background in small to large renovation projects. Worked on over 2,200 renovation projects, which represents over 70% of their project experience.	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.
<b>3.1.4 Statement of Availability and Commitment</b>	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 available for any planning and design work for South Texas College.	Stated they will commit all named Principals and professionals for the duration of the project.	Stated they do not pursue projects unless it is certain to have the capabilities, talent, and personnel to produce outstanding projects on or ahead of schedule.	Indicated the firm will commit to having staff available according to the schedules determined.	Indicated their team fully commits the necessary time and resources for the successful completion of the project.	Stated they have 97 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 - STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION AND HVAC-R OUTDOOR COVERED AREA ADDITION**  
**PROJECT NO. 21-22-1010**

<b>VENDOR</b>	<b>Able City, LLC.</b>	<b>Boultinghouse Simpson Gates Architects</b>	<b>EGV Architects, Inc.</b>	<b>Gignac &amp; Associates, LLP.</b>	<b>Milnet Architectural Services, PLLC.</b>	<b>Negrete &amp; Kolar Architects, LLP.</b>	<b>PBK Architects, Inc.</b>	<b>SAMES, Inc.</b>	<b>The Warren Group Architects, Inc.</b>
<b>3.2 Prime Firm</b>									
<b>3.2.1 Resumes of Principals and Key Members</b>	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: - 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: - 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 staff: - Rodolfo R. Molina, Jr, President - Ramon Villalobos, Project Manager - Olivia Curry, Project Manager	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Project Manager - Jason T. George, Architect/ Project Manager	Included resumes for the following staff: - Cliff Whittingstall - Partner-in-Charge - David Iglesias, Project Manager - Kent Brittain ,Associate II/Project Architect - Scott Adams, Principal/ Design Lead - Erica Salinas, Interior Designer	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 - Tomas Luna, Architectural Intern/ Construction Inspector	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Andrina De Anda - Associate Architect Director - Natanael Perez - Senior Project Manager - Crystal Chavez - Project Manager - Nicole Reyman - Architectural Intern/ Project Manager
<b>3.2.2 Project Assignments and Lines of Authority</b>	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.	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 that includes seven staff members.	Listed the team members for the project with the amount of time they would spend on the project. Indicated they do not "hand off" a project to a different team or personnel.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Lines of authority are indicated in an organization chart.	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.
<b>3.2.3 Prime Firm proximity and meeting availability</b>	Indicated they are located in Mission, TX a 50 minute drive from STC Starr Campus.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Indicated that their proximity has allowed them in the past to commute back and forth immediately to meet or resolve any unforeseen circumstances.	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.	Firm is located within 44 miles of the work site.	Firm is located within 50 miles of the work site.	Firm is located within 3 miles away from the STC and able to respond at a moments notice to any items that may arise.	Firm is about 7 minutes from STC.	Firm is located in McAllen and is about 9 minutes from STC and 59 minutes to the Starr Campus.
<b>3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC</b>	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Provided information regarding 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 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.

**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION AND HVAC-R OUTDOOR COVERED AREA ADDITION**  
**PROJECT NO. 21-22-1010**

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<b>3.3 Project Team</b>									
<b>3.3.1 Organization chart with Role of Prime Firm and each consultants firm</b>	Included organization chart which showed the following consultants: - 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: - Halff Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Chanin Engineering - Structural - DBR Engineering - MEP	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: - DBR Engineering - MEP	Included organizational chart showing prime firm and the following consultant: - HALFF Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultant: - BEAM, A PBK Company - Facilities/Building Envelope - LEAF, A PBK Company - Structural, MEP	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
<b>3.4 Representative Projects</b>									
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- 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 (\$4,610,972) - STC - Building D Auditorium Remodel (\$565,802) - STC - 2501 Pecan Plaza Renovation (\$2,026,926) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Bus Canopy Projects	- Mission CISD - Mission Collegiate High School (\$13,626,000) - South Texas College - Technology Campus Expansion \$12,000,000) - PSJA ISD - LBJ Middle School Remodeling, Additions & site Improvements (\$18,249,900) - City of Hidalgo - Restoration of 1886 Hidalgo County Courthouse (\$1,895,044) - La Joya ISD - ECHS Teaching Site (\$1,515,500)	- 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 Regional Transpiration Authority - Transit Authority Service Center & Maintenance Facility (\$3.9 Million) - City of Corpus Christi - Water's Edge Park Enhancements Design-Build (\$5.8 million)	- TSTC - Engineering Center Phase II (\$3,4000,000) - Edinburg, CISD - Maintenance & Facilities Shop (\$2,011,996) - Southwest ISD - Southwest Legacy High School \$71,636,976) - Del Valle ISD - Del Valle High School Career Training Education (\$16,380,000) - UTI - Universal Technical Institute Teaching Lab & Automotive Facility (\$9,000,000)	- UTRGV - Dietetics Lab Renovation (\$280,000) - UTRGV - Health Sciences Center (\$1,580,000) - City of McAllen - McAllen Transnational Intelligence / Anti-Gang Center (\$2,500,000) - City of McAllen - McAllen Public Works Auto Warehouse Expansion & Elevator (\$1,056,025) - City of McAllen - McAllen Parks & Rec New Administration Offices & Maintenance Bay (\$3.4 Million)	- Texas State Technical College - Industrial Technology Center (Bldg. 1) & Brazos Center (Bldg. 2) (\$35,526,548) - Texas State Technical College - Dental Building Renovation (\$1,575,339) - Texas State Technical College - Building 20H1 Renovations (\$1,800,000) - Lone Star College - North Harris - Construction & Skilled Trades Technology Center (\$13,475,960) - Texas A&M University- Rellis Campus - Agriculture and Workforce Education Complex (\$12,642,918)	- Texas State Technical College -Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - 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) -The University of Texas System - UTRGV at Starr County (\$5,207,784)	- South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - UTRGV-DHR - Multi-Disciplinary Medical Research Facility (\$36,000,000) - City of Pharr - Pharr Aquatic Facility (\$23,165,208) - Doctors Hospital at Renaissance and UTRGV - 4 Story Multi-Disciplinary Medical Office (\$36,000,000) - Edinburg CISD - Freddy Gonzalez Gym Expansion & Improvements (\$498,900)
<b>3.5 References</b>									
<b>3.5.1 References for five (5) projects</b>	- Cigarroa High School - United ISD - Laredo College - City of Mission Housing Authority - Real Estate Development	- University of Texas Pan American - City of McAllen	- PSJA ISD - Mission CISD - Hidalgo County Urban County Program - City of Hidalgo - McAllen ISD	- City of Weslaco - Region One ESC - Del Mar College - PSJA ISD	- Edinburg CISD - PSJA ISD - Texas Sate Technical College - Universal Technical Institute - Southwest ISD - Del Valle ISD -Hobbs Municipal Schools - Houston ISD	- UT-Rio Grande Valley - City of Edinburg - Edinburg CISD - Lower Rio Grande Valley Development Council - Washington Alliance Capitol, LLC	-Texas State Technical College - Texas A&M University System - Lone Star College - Tomball - Lone Star College - North Harris - Sam Houston State University	- Texas State Technical College - MD Anderson Center - Tropical Texas Behavioral Health - San Jacinto College - Edinburg CISD	- City of Pharr - Doctors Hospital at Renaissance - UTRGV - Edinburg CISD - Hidalgo County

**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION AND HVAC-R OUTDOOR COVERED AREA ADDITION**  
**PROJECT NO. 21-22-1010**

<b>VENDOR</b>	<b>Able City, LLC.</b>	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	SAMES, Inc.	The Warren Group Architects, Inc.
<b>3.6 Project Execution</b>									
<b>3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.</b>	Stated that their main objective is to design for STC the most flexible, functional, cost-effective, easy-to-maintain, and innovative workforce center possible. Provided a detailed design phase.	Firm did not address this item.	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.	Provided very detailed project approach process.	Provided process that includes quality control, plan & specification reviews, construction phase quality control, schedules, and budgets.	Provided a project timeline that covers key events of entire project.	Stated that it is imperative to maximize client involvement during the design phases, as decisions made early in the design phase have the greatest impact. Included the frame work for their process.	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.
<b>3.6.2 Willingness and ability to expedite services. Ability to supplement production.</b>	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 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.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated they will provide STC with expedited services and deliver the project on time or ahead of schedule with fewer interruptions in production and better communication regarding standards of design and construction.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Stated that the McAllen office will be our primary contact, but we will also utilize our 545+ company wide staff to meet your schedule demands and project needs.	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.
<b>TOTAL EVALUATION POINTS</b>	572.6	566.40	566.80	565.40	564.40	564.00	570.20	559.60	564.00
<b>RANKING</b>	1	4	3	5	6	7	2	8	7

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

**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION AND HVAC-R OUTDOOR COVERED AREA ADDITION**  
**PROJECT NO. 21-22-1010**  
**EVALUATION SUMMARY**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	SAMES, Inc.	The Warren Group Architects, Inc.									
ADDRESS	801 N Bryan Rd Ste 164	3301 N McColl Rd	220 S Bridge St	3700 N 10th St	608 S 12th St	204 E Stubbs St	6316 N 10 St Bldg A Ste 1	200 S 10th St Ste 1500	804 S Main St									
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CONTACT	Aaron Hanley	Robert S. Simpson	Eduardo G. Vela	Raymond Gignac	Rodolfo R. Molina, Jr.	David Negrete	Cliff Whittingstall	Saul Maldonado	Laura N. Warren									
3.1 Statement of Interest (up to 100 points)																		
3.1.1 Statement of interest on project 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s) and key professionals	98	95.80	97	95.40	98	94.80	98	94.20	97	94.80	97	95.00	99	96.20	97	94.00	98	94.80
	95		95		95		95		93		93		95		93		93	
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	95		94		94		94		94		96		96		94		95	
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 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	96	95.80	96	94.80	96	93.80	96	93.80	96	93.60	96	93.80	96	94.80	96	93.40	96	94.00
	95		93		93		93		93		93		95		91		91	
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	97		96		95		95		95		95		96		95		95	
	96		94		95		95		94		95		95		94		96	
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. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)	98	94.80	96	93.80	96	94.40	97	94.60	96	93.40	96	94.80	96	95.00	96	92.20	96	94.20
	93		93		92		92		93		93		93		91		92	
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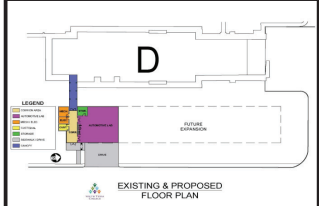
**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION AND HVAC-R OUTDOOR COVERED AREA ADDITION**  
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**EVALUATION SUMMARY**

VENDOR	Able City, LLC.		Boultinghouse Simpson Gates Architects		EGV Architects, Inc.		Gignac & Associates, LLP.		Milnet Architectural Services, PLLC.		Negrete & Kolar Architects, LLP.		PBK Architects, Inc.		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 is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	99	96.20	96	93.00	96	93.60	97	94.00	94	93.80	95	93.40	97	93.80	93	92.00	93	92.00
	93		92		92		91		91		92		93		90		91	
	96		88		90		91		95		90		90		90		88	
	97		95		95		96		95		95		94		95			
	96		94		95		95		94		95		94		93		93	
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.	99	95.80	99	95.80	99	95.80	98	95.20	97	95.00	95	93.40	99	95.80	99	95.00	97	95.00
	95		95		95		95		95		93		95		93		93	
	93		95		95		95		95		90		95		95		95	
	97		95		95		94		94		94		95		94		95	
	95		95		95		94		94		95		95		94		95	
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.	98	94.20	95	93.60	95	94.40	97	93.60	94	93.80	95	93.60	97	94.60	95	93.00	95	94.00
	93		93		93		92		91		91		93		91		91	
	90		90		94		90		95		94		92		90		93	
	96		96		95		95		95		94		96		95		96	
	94		94		95		94		94		94		95		94		95	
TOTAL EVALUATION POINTS	572.60		566.40		566.80		565.40		564.40		564.00		570.20		559.60		564.00	
RANKING	1		4		3		5		6		7		2		8		7	

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

# Project Fact Sheet

## 10/14/2021




<b>Project Name:</b> Starr County Campus - Workforce Center Building D Automotive Lab Expansion					<b>Project No.</b> 2022-005C																
<b>Funding Source:</b> Unexpended Plant Fund																					
		<b>FY 21-22</b>			<b>FY22-23</b>																
	<b>Total</b>		<b>FY 21-22</b>	<b>Variance of</b>		<b>FY 22-23</b>	<b>Variance of</b>														
	<b>Project Budget</b>	<b>Project Budget</b>	<b>Actual Expenditures</b>	<b>Project Budget vs. Actual Expenditures</b>	<b>Project Budget</b>	<b>Actual Expenditures</b>	<b>Project Budget vs. Actual Expenditures</b>	<b>Total Actual Expenditures To Date</b>													
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	-													
<b>Total:</b>	<b>\$ 1,078,300.00</b>	<b>\$ 243,100.00</b>	<b>\$ -</b>	<b>\$ 243,100.00</b>	<b>\$ 835,200.00</b>	<b>\$ -</b>	<b>\$ 835,200.00</b>	<b>\$ -</b>													
<b>Project Team</b>					<b>Board Status</b>																
<b>Approval to Solicit Architect/Engineer:</b> TBD <b>Architect/Engineer:</b> TBD <b>Contractor:</b> TBD					<table border="1"> <thead> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> </thead> <tbody> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </tbody> </table>					Vendor	Contract Amount	Actual Expenditures	Variance	TBD	\$ -	\$ -	\$ -	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																		
TBD	\$ -	\$ -	\$ -																		
TBD	\$ -	\$ -	\$ -																		
<b>STC FPC Project Manager:</b> Martin Villarreal					<table border="1"> <thead> <tr> <th>Board Approval of Schematic Design</th> <th>Board Acceptance</th> </tr> </thead> <tbody> <tr> <td>TBD</td> <td>TBD</td> </tr> <tr> <td>TBD</td> <td>TBD</td> </tr> </tbody> </table>					Board Approval of Schematic Design	Board Acceptance	TBD	TBD	TBD	TBD						
Board Approval of Schematic Design	Board Acceptance																				
TBD	TBD																				
TBD	TBD																				
<b>Project Description</b>					<b>Project Scope</b>																
Expansion of the Automotive Lab by providing a new facility .					Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D.																
<b>Projected Timeline</b>																					
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	FFE Completion of Move In			Final Completion Date													
TBD	TBD	TBD	TBD	TBD	TBD			TBD													
<b>Project Calendar of Expenditures by Fiscal Year</b>																					
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Contingency</b>	<b>Project Total</b>														
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -														
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>														
<b>Current Agenda Item</b>																					
<b>10/19/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Starr County Campus Workforce Program Projects																					
<div style="display: flex; justify-content: space-around;">    </div>																					

FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Celler

FPC Director RMA

**Project Fact Sheet**  
**10/14/2021**

<b>Project Name:</b> Starr County Campus - North Academic Building C HVAC-R Outdoor Covered Area Addition						<b>Project No.</b> 2022-007C													
<b>Funding Source</b> Unexpended Plant Fund																			
		<b>FY 21-22</b>			<b>FY22-23</b>														
				<b>Variance of Project Budget vs. Actual</b>			<b>Variance of Project Budget vs. Actual</b>												
	<b>Total Project Budget</b>	<b>Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Expenditures</b>	<b>Project Budget</b>	<b>FY 22-23 Actual Expenditures</b>	<b>Expenditures</b>												
Construction:	\$ 90,000.00	\$ 19,000.00	\$ -	\$ 19,000.00	\$ 71,000.00	\$ -	\$ 71,000.00												
Design:	9,000.00	7,200.00	-	7,200.00	1,800.00	-	1,800.00												
Miscellaneous:	15,000.00	5,500.00	-	5,500.00	9,500.00	-	9,500.00												
FFE:	10,000.00	-	-	0.00	10,000.00	-	10,000.00												
Technology:	25,000.00	-	-	0.00	25,000.00	-	25,000.00												
Contingency 5%:	4,500.00	-	-	0.00	4,500.00	-	4,500.00												
<b>Total:</b>	<b>\$ 153,500.00</b>	<b>\$ 31,700.00</b>	<b>\$ -</b>	<b>\$ 31,700.00</b>	<b>\$ 121,800.00</b>	<b>\$ -</b>	<b>\$ 121,800.00</b>												
<b>Project Team</b>				<b>Board Status</b>															
<b>Approval to Solicit Architect/Engineer:</b> TBD  <b>Architect/Engineer:</b> TBD <b>Contractor:</b> TBD				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Vendor</td> <td>Contract Amount</td> <td>Actual Expenditures</td> <td>Variance</td> </tr> <tr> <td>TBD</td> <td align="right">\$-</td> <td align="right">\$-</td> <td align="right">\$-</td> </tr> <tr> <td>TBD</td> <td align="right">\$-</td> <td align="right">\$-</td> <td align="right">\$-</td> </tr> </table>				Vendor	Contract Amount	Actual Expenditures	Variance	TBD	\$-	\$-	\$-	TBD	\$-	\$-	\$-
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<u>Board Approval of Schematic Design</u>	TBD	<u>Board Acceptance</u>	TBD																
<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u>	TBD																
<u>Final Completion</u>	TBD	<u>Board Acceptance</u>	TBD																
<b>Project Description</b>				<b>Project Scope</b>															
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															
<b>Projected Timeline</b>																			
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	FFE Completion of Move In		Final Completion Date												
TBD	TBD	TBD	TBD	TBD	TBD		TBD												
<b>Project Calendar of Expenditures by Fiscal Year</b>																			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Contingency</b>	<b>Project Total</b>												
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>												
<b>Current Agenda Item</b>																			
<b>10/19/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Starr County Campus Workforce Program Projects																			
<div style="display: flex; justify-content: space-around; align-items: flex-start;">    </div>																			

FPC Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Approval of Proposed Change Order for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations**

Approval of a proposed change order with Tri-Gen Construction, LLC for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project will be requested at the October 26, 2021 Board meeting.

### **Purpose**

The purpose of this change order is to request authorization to begin work on the proposed modifications to the construction scope.

### **Justification**

Modifications to the scope are required due to necessary changes in scope and acceptance of a credit for unused Contingency Allowance.

### **Scheduling Priority**

This project was submitted by the Kinesiology department in 2019, and was reviewed by the FPC department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as an educational space improvement to provide more efficient storage space for staff and to renovate the restrooms.

### **Background**

On March 30, 2021, the Board approved contracting services with Tri-Gen Construction, LLC for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project. A previous change order has been approved by the President; Change Order #1 was for various construction items which resulted in a net decrease of \$50.00. The water heater in the space is in unusable condition and requires replacement. Additionally, an access door to the HVAC equipment for the space has been requested. The change order includes the replacement of the water heater, the installation of an access door to the HVAC equipment, and acceptance of the remaining Contingency Allowance as a credit.

The project contains a Contingency Allowance of \$8,000. Changes to the scope which increase the construction costs are able to be deducted from the Contingency Allowance.

Modifications to scope associated with Change Order #2, which will be deducted from the Contingency Allowance in the amount of \$1,202.91, are listed as follows:

- |  |               |
|--|---------------|
| • Replacement of an existing water heater .....      | \$470.91      |
| • Furnishing and installation of an access door..... | <u>732.00</u> |
| Total .....  | \$1,202.91    |

The scope modifications totaling \$1,202.91 will be deducted from the Contingency Allowance of \$8,000, leaving a remaining balance of \$6,797.09.

The unused Contingency Allowance will be included as a credit in the change order. The acceptance of the Contingency Allowance credit associated with Change Order #2 will decrease the construction cost in the amount of \$6,797.09.

The project is nearing Final Completion and no other change orders are anticipated.

Below is a description of the proposed change order item.

<b>Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations</b>			
<b>Proposed Change Order No.</b>	<b>Item Description and Justification</b>	<b>Cost/ Days</b>	<b>Funding Source</b>
2	<u>Contingency Allowance</u> <ul style="list-style-type: none"> <li>Increases to cost, deducted from Contingency Allowance               <ul style="list-style-type: none"> <li>Replacement of water heater</li> <li>Installation of access door</li> </ul> </li> </ul> Subtotal	(\$8,000.00)  470.91 <u>732.00</u> 1,202.91	Unexpended Plant Fund
<b>Total for Proposed Change Order No. 2 - Credit</b>		(\$6,797.09)	Unexpended Plant Fund

Below is a table summarizing the construction budget and the change order proposal.

<b>Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Construction Budget with Change Order Proposal</b>	
Construction Contract Amount	\$175,000.00
Approved Change Order No. 1 - Previous	(50.00)
Proposed Change Order No. 2	(6,797.09)
Revised Construction Contract Amount	<b>\$168,152.91</b>

### **Funding Source**

Funds for Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project 2020-002C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

### **Enclosed Documents**

The proposed change order #2 is enclosed.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, the proposed change order with Tri-Gen Construction, LLC for a total decrease in cost of \$6,797.09 for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project as presented.



# **AIA® Document G701™ – 2017**

## **Change Order**

**PROJECT:** *(Name and address)*  
STC Pecan Plaza West Building C  
Kinesiology Renovation  
2607 Pecan Boulevard, Building C  
McAllen, Texas 78501

**CONTRACT INFORMATION:**  
Contract For: General Construction  
  
Date: April 08, 2021

**CHANGE ORDER INFORMATION:**  
Change Order Number: Two (2)  
  
Date: September 29, 2021

**OWNER:** *(Name and address)*  
South Texas College (STC)  
3200 West Pecan Boulevard  
McAllen, Texas 78501

**ARCHITECT:** *(Name and address)*  
Alvarado Architects & Associates, Inc.  
307 South Main Street  
Donna, Texas 78537

**CONTRACTOR:** *(Name and address)*  
Tri-Gen Construction, LLC.  
2900 North Texas Blvd., Suite 201  
Weslaco, Texas 78596

### **THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

1. Change Proposal Request No. 11 - Provide cost to replace the existing water heater due to its unuseable condition.  
\$470.91
  2. Change Proposal Request No. 12 - Provide cost to furnish and install an access door for acces to the HVAC equipment.  
\$732.00
  3. Provide credit to return the unused Contingency Allowance from the project. (\$8,000.00)
- Total: (\$6,797.09)

The original Contract Sum was	\$	175,000.00
The net change by previously authorized Change Orders	\$	-50.00
The Contract Sum prior to this Change Order was	\$	174,950.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	6797.09
The new Contract Sum including this Change Order will be	\$	168,152.91

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be September 20, 2021

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

### **NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Alvarado Architects & Associates, Inc.

**ARCHITECT** *(Firm name)*

  
**SIGNATURE**

Erasmo D. Alvarado, Jr. AIA, President  
**PRINTED NAME AND TITLE**

September 29, 2021

**DATE**

Tri-Gen Construction, LLC.

**CONTRACTOR** *(Firm name)*

**SIGNATURE**

Jorge Gonzalez, President  
**PRINTED NAME AND TITLE**

**DATE**

South Texas College (STC)

**OWNER** *(Firm name)*


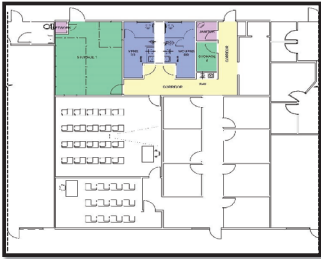
**SIGNATURE**

Dr. Ricardo J. Solis, President  
**PRINTED NAME AND TITLE**

**DATE**

# Project Fact Sheet

## 10/14/2021

<b>Project Name:</b> Pecan Plaza - West Building C Kinesiology Renovation						<b>Project No.</b> 2020-002C																														
<b>Funding Source(s):</b> Unexpended Plant Fund																																				
	<b>FY 19-20</b> <u>Variance of</u> <b>FY 19-20</b> <u>Project Budget</u> <u>Actual</u> <u>Expenditures</u> <u>vs. Actual</u>			<b>FY 20-21</b> <u>Variance of</u> <b>FY 20-21</b> <u>Project Budget</u> <u>Actual</u> <u>Expenditures</u> <u>vs. Actual</u>			<b>FY 21-22</b> <u>Variance of</u> <b>FY 21-22</b> <u>Project Budget</u> <u>Actual</u> <u>Expenditures</u> <u>vs. Actual</u>			<b>Total Actual</b> <u>Expenditures</u> <u>To Date</u>																										
Construction:	\$ 122,000.00	\$ -	122,000.00	\$ 122,000.00	\$ 99,162.15	22,837.85	\$ 175,000.00	\$ -	175,000.00	\$ 99,162.15																										
Design:	12,200.00	1,647.00	10,553.00	12,200.00	8,235.00	3,965.00	15,915.00		15,915.00	9,882.00																										
Miscellaneous:	3,600.00	2,896.80	703.20	3,600.00	530.11	3,069.89	10,927.00		10,927.00	3,426.91																										
FFE:	6,000.00	-	6,000.00	6,000.00	3,997.40	2,002.60	6,000.00	-	6,000.00	3,997.40																										
Technology:	-	-	-	-	-	-	-	-	-	-																										
<b>Total:</b>	<b>\$ 143,800.00</b>	<b>\$ 4,543.80</b>	<b>\$ 139,256.20</b>	<b>\$ 143,800.00</b>	<b>\$ 111,924.66</b>	<b>\$ 31,875.34</b>	<b>\$ 207,842.00</b>	<b>\$ -</b>	<b>\$ 207,842.00</b>	<b>\$ 116,468.46</b>																										
<table border="1"> <tr> <td><b>Approval to Solicit</b></td> <td>12/10/2019</td> <td rowspan="4"> <b>Board Approval of Schematic Design</b>            09/22/2020   <b>Substantial Completion</b>            TBD   <b>Final Completion</b>            TBD         </td> <td><b>Vendor</b></td> <td><b>Contract Amount</b></td> <td><b>Actual Expenditures</b></td> <td><b>Variance</b></td> </tr> <tr> <td><b>Architect/Engineer:</b></td> <td>Alvarado Architects &amp; Associates, Inc</td> <td>Alvarado Architects Tri-gen</td> <td>\$ 10,900.00</td> <td>\$ 9,882.00</td> <td>\$ 1,018.00</td> </tr> <tr> <td><b>Contractor:</b></td> <td>Tri-gen Construction LLC</td> <td>Construction LLC</td> <td>\$ 175,000.00</td> <td>\$ 99,162.15</td> <td>\$ 75,837.85</td> </tr> <tr> <td><b>STC FPC Project Manager:</b></td> <td>Martin Villarreal</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>												<b>Approval to Solicit</b>	12/10/2019	<b>Board Approval of Schematic Design</b> 09/22/2020  <b>Substantial Completion</b> TBD  <b>Final Completion</b> TBD	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>	<b>Architect/Engineer:</b>	Alvarado Architects & Associates, Inc	Alvarado Architects Tri-gen	\$ 10,900.00	\$ 9,882.00	\$ 1,018.00	<b>Contractor:</b>	Tri-gen Construction LLC	Construction LLC	\$ 175,000.00	\$ 99,162.15	\$ 75,837.85	<b>STC FPC Project Manager:</b>	Martin Villarreal				
<b>Approval to Solicit</b>	12/10/2019	<b>Board Approval of Schematic Design</b> 09/22/2020  <b>Substantial Completion</b> TBD  <b>Final Completion</b> TBD	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>																														
<b>Architect/Engineer:</b>	Alvarado Architects & Associates, Inc		Alvarado Architects Tri-gen	\$ 10,900.00	\$ 9,882.00	\$ 1,018.00																														
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<b>STC FPC Project Manager:</b>	Martin Villarreal																																			
<b>Project Description</b>			<b>Project Scope</b>																																	
Renovating Kinesiology existing restrooms and storage spaces.			Renovate the Kinesiology Department facilities to include an upgrade for the restrooms, a separate storage space for first aid and CPR, and storage areas for equipment. 1,090 square feet of space to be renovated.																																	
<b>Projected Timeline</b>																																				
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In																														
12/10/2019	9/22/2020	3/30/2021	5/15/2021	9/21/2021	10/21/2021	9/21/2021																														
<b>Project Calendar of Expenditures by Fiscal Year</b>																																				
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Technology</b>	<b>Project Total</b>																														
2019-20	-	1,647.00	2,896.80	-	-	<b>4,543.80</b>																														
2020-21	99,162.15	8,235.00	530.11	3,997.40	-	<b>111,924.66</b>																														
2021-22	-	-	-	-	-	<b>-</b>																														
<b>Project Total</b>	<b>\$ 99,162.15</b>	<b>\$ 9,882.00</b>	<b>\$ 3,426.91</b>	<b>\$ 3,997.40</b>	<b>\$ -</b>	<b>\$ 116,468.46</b>																														
<b>Current Agenda Item</b>																																				
10/19/21 Facilities Committee: Review and Recommend Action on Approval of Proposed Change Order for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Review and Approval of Substantial Completion for the Pecan Plaza West Building C Kinesiology Storage and Restroom																																				
<div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">Proposed Layout</p>																																				

FPC Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the Mid Valley Campus**

Approval of a proposed change order with Argio Roofing & Construction LLC for the District Wide Deferred Maintenance of Roofs at the Mid Valley Campus project will be requested at the October 26, 2021 Board meeting.

### **Purpose**

The purpose of this change order is to request authorization to begin work on the proposed modifications to the construction scope.

### **Justification**

Modifications to the scope and the completion date are required due to necessary changes in scope and unavoidable delays.

### **Scheduling Priority**

This renewals & replacements project is part of the district wide deferred maintenance plan, and has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as a non-educational space improvement to perform deferred maintenance of the roof at the Mid Valley Campus.

### **Background**

On April 27, 2021, the Board approved contracting construction services with Argio Roofing & Construction LLC for the District Wide Deferred Maintenance of Roofs at the Mid Valley Campus. A change order to the construction contract is needed for additional costs and additional time associated with the modifications in scope for adding galvanized pitch pans, metal coping arches, and roof drain bowls and for providing a credit for roof areas not needing repair prior to the installation of the roof coating.

The project contains a Contingency Allowance of \$40,000. Changes to the scope which increase the construction costs are able to be deducted from the Contingency Allowance.

Modifications to scope associated with Change Order #1, which will be deducted from the Contingency Allowance in the amount of \$16,498.20, are listed as follows:

• Adding galvanized pitch pans .....	\$9,465.00
• Adding metal coping arches .....	4,663.20
• Adding roof drain bowls .....	<u>2,370.00</u>
Total .....	\$16,498.20

In addition, there is a credit for roof areas that will not be repaired in the amount of \$10,060.00.

The scope modifications totaling \$16,498.20 and the credit of \$10,060.00 will be applied to the Contingency Allowance of \$40,000, leaving a remaining balance of \$33,671.80. The unused Contingency Allowance will remain in the project budget.

The contract cost will not be affected by this change order because the cost increases associated with the scope modifications are within the contingency allowance in the project budget.

The contractor has requested additional days due to the modifications to the scope.

Original Substantial Completion Date.....October 11, 2021  
Additional Days Requested per Change Order #1 ..... Sixty-one (61) days  
Revised Substantial Completion Date per Change Order #1 .....December 11, 2021

Below is a description of the proposed change order item.

<b>District Wide Deferred Maintenance of Roofs at the Mid Valley Campus</b>				
<b>Proposed Change Order No.</b>	<b>Item Description and Justification</b>	<b>Cost</b>	<b>Days</b>	<b>Funding Source</b>
1	<u>Contingency Allowance</u> <ul style="list-style-type: none"> <li>Increases to cost, deducted from Contingency Allowance <ul style="list-style-type: none"> <li>Adding galvanized pitch pans (9,465.00)</li> <li>Adding metal coping arches (4,663.20)</li> <li>Adding roof drain bowl (2,370.00)</li> </ul> </li> <li>Subtotal of increases (16,498.20)</li> <li>Credit for unrepaired roof areas 10,060.00</li> <li>Rain days 0.00</li> </ul> <u>Subtotal</u>  <u>Remaining Contingency Allowance, to remain in construction budget</u>	40,000.00           33,671.80	           10 days           51 days	           Renewals & Replacements Fund
<b>Total for Proposed Change Order No. 1</b>		\$0.00	61 days	Renewals & Replacements Fund

Below is a table summarizing the construction budget and the change order proposal.

<b>District Wide Deferred Maintenance of Roofs at the Mid Valley Campus Construction Budget with Change Order Proposal</b>	
Construction Contract Amount	\$756,295.00
Proposed Change Order No. 1	0.00
Revised Construction Contract Amount	<b>\$756,295.00</b>

### **Funding Source**

Funds for District Wide Deferred Maintenance of Roofs at the Mid Valley Campus Project 2019-030R are budgeted in the FY 2021-2022 Renewals & Replacements Fund.

### **Enclosed Documents**

The proposed change order #1 is enclosed.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, the proposed change order with Argio Roofing & Construction LLC for scope modifications deducting \$16,498.20 from the Contingency Allowance and adding sixty-one (61) additional days for the District Wide Deferred Maintenance of Roofs at the Mid Valley Campus project as presented.

**AIA**<sup>®</sup>**Document G701™ – 2017****Change Order**

**PROJECT:** *(Name and address)*  
 Deferred Maintenance of District Wide  
 Roofs - MidValley Campus  
 400 N. Border  
 Weslaco, TX 78503

**OWNER:** *(Name and address)*  
 South Texas College  
 3200 W. Pecan Blvd.  
 Bldg N, Suite 179  
 McAllen, TX 78501

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
  
 Date: June 1, 2021

**ARCHITECT:** *(Name and address)*  
 BEAM Professionals  
 6316 N. 10<sup>th</sup> Street, Bldg A, Suite 1  
 McAllen, TX 78504

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 001  
  
 Date: October 13, 2021

**CONTRACTOR:** *(Name and address)*  
 Argio Roofing & Construction, LLC  
 29729 Norman Road  
 Rio Hondo, TX 78501

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

1) Allowance Amount:	\$40,110.00
2) Roof Areas Credit:	\$10,060.00
3) RFP #02 – Galvanized Pitch Pans:	(\$9,465.00)
4) RFP #03 – Metal Coping Arches:	(\$4,663.20)
5) RFP #04 – Roof Drain Bowl:	(\$2,370.00)
6) Allowance Balance:	\$33,671.80

The original Contract Sum was	\$ 756,295.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 756,295.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 756,295.00


The Contract Time will be increased by Sixty-One (61) days.

The new date of Substantial Completion will be December 11, 2021

- 1) (51) Fifty-One additional days for inclement weather, material delivery and thermal scan evaluation delays.
- 2) (10) Ten additional days to perform work under RFP#02.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

BEAM Professionals  
**ARCHITECT** *(Firm name)*  
  
**SIGNATURE**  
 A. Todd Scrimsher, RA,  
 Vice President  
**PRINTED NAME AND TITLE**  
  
 October 13, 2021  
**DATE**

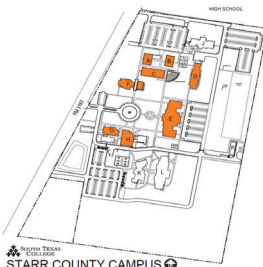
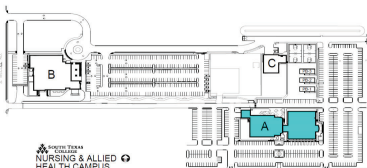
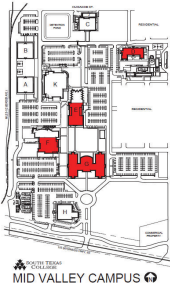
Argio Roofing & Construction, LLC  
**CONTRACTOR** *(Firm name)*  
  
**SIGNATURE**  
  
**PRINTED NAME AND TITLE**  
  
  
**DATE**

South Texas College  
**OWNER** *(Firm name)*  
  
**SIGNATURE**  
  
 Ricardo J. Solis, President  
**PRINTED NAME AND TITLE**  
  
  
**DATE**



# Project Fact Sheet

## 10/14/2021

Project Name: District Wide - Deferred Maintenance of District Wide Roofs				Project No. 2019-030R									
Funding Source(s): Renewals & Replacements Fund													
	FY 19-20			FY 20-21			FY 21-22			Total Actual Expenditures To Date			
	FY 19-20 Actual Project Budget	FY 19-20 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 20-21 Actual Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 21-22 Actual Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures				
Construction:	\$ 1,880,000.00	\$ -	1,880,000.00	\$ 1,780,000.00	\$ 94,484.15	1,685,515.85	\$ 1,668,850.00	\$ -	1,668,850.00	\$ 94,484.15			
Design:	188,000.00	14,000.00	174,000.00	154,400.00	81,921.00	72,479.00	109,746.00	-	109,746.00	95,921.00			
Miscellaneous:	15,000.00		15,000.00	15,000.00	328.21	14,671.79	15,109.00	-	15,109.00	328.21			
FFE:	-	-	-	-	-	-	-	-	-	-			
Technology:	-	-	-	-	-	-	-	-	-	-			
Total:	\$ 2,083,000.00	\$ 14,000.00	\$ 2,069,000.00	\$ 1,949,400.00	\$ 176,733.36	\$ 1,772,666.64	\$ 1,793,705.00	\$ -	\$ 1,793,705.00	\$ 190,733.36			
			Original total design estimate of \$188,000 includes: 5.25% for design services @ \$98,700.										
Project Team			Board Status										
Approval to Solicit Architect/Engineer: 2019			Board Approval of Schematic Design 8/25/2020			Vendor		Contract Amount		Actual Expenditures		Variance	
Architect/Engineer: BEAM Professionals, a PBK Company						BEAM Professionals		\$ 98,700.00		\$ 95,921.00		\$ 2,779.00	
						Argio Roofing		\$ 756,295.00		\$ 94,484.15		\$ 661,810.85	
						American Contracting USA		\$ 266,000.00		\$ -		\$ 266,000.00	
						Sechrist-Hall		\$ 862,055.00		\$ -		\$ 862,055.00	
Contractor: Argio Roofing American Contracting USA Sechrist-Hall			Substantial Completion TBD			Board Acceptance TBD							
STC FPC Project ManaMartin Villarreal			Final Completion TBD			Board Acceptance TBD							
Project Description			Project Scope										
Maintenance of 13 roofs for various buildings at Mid Valley Campus, Nursing and Allied Health Campus, and Starr County 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; Nursing Allied Health Campus-NAH West & Simulation Center Building B; and Starr County Campus-Administration/Bookstore Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Center Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, and Student Activities Center Building H .										
Projected Timeline													
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date		Final Completion Date		FFE Completion of Move In					
5/30/2019	8/25/2020	4/27/2021	5/26/2021	11/26/2021		12/26/2021		N/A					
Project Calendar of Expenditures by Fiscal Year													
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total							
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
2019-20	-	14,000.00	-	-	-	\$ 14,000.00							
2020-21	94,484.15	81,921.00	-	-	-	\$ 176,405.15							
2021-22	-	-	-	-	-	\$ -							
Project Total	\$ 94,484.15	\$ 95,921.00	\$ -	\$ -	\$ -	\$ 190,405.15							
Current Agenda Item													
10/19/2021: Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the Mid Valley Campus Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus													
<div></div>													

C Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus**

Approval of a proposed change order with American Roofing USA for the District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus project will be requested at the October 26, 2021 Board meeting.

### **Purpose**

The purpose of this change order is to request authorization to begin work on the proposed modifications to the construction scope.

### **Justification**

Modifications to the scope and the completion date are required due to necessary changes in scope and unavoidable delays.

### **Scheduling Priority**

This renewals & replacements project is part of the district wide deferred maintenance plan, and has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as a non-educational space improvement to perform deferred maintenance of the roof at the Dr. Ramiro R. Casso Nursing and Allied Health Campus.

### **Background**

On April 27, 2021, the Board approved contracting construction services with American Roofing USA for the District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus. A change order to the construction contract is needed for additional costs and additional time associated with the modifications in scope for additional retrofit drains and for providing a credit for repairing roof areas not needed prior to the installation of the roof coating.

Modifications to the scope associated with Change Order #1 are listed as follows:

- Increase to Costs
  - The addition of retrofit drains will increase the construction costs by \$10,000.
- Decrease to Costs
  - The credit for 3,022 sq. ft. of roofing not repaired will decrease the construction costs by \$31,520.

The contractor has requested additional days due to:

- Scope modifications, material delivery delays, & Board approval process .46 Days
- Rain days ..... 7 Days

Total number of days requested by contractor .....**53 Days**

Original Substantial Completion Date.....September 7, 2021  
Additional Days Requested per Change Order #1 ..... Fifty-three (53) days  
Revised Substantial Completion Date per Change Order #1 .....October 30, 2021

Below is a description of the proposed change order item.

<b>District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus</b>				
<b>Proposed Change Order No.</b>	<b>Item Description and Justification</b>	<b>Cost</b>	<b>Days</b>	<b>Funding Source</b>
1	<u><i>Increases to cost</i></u> <ul style="list-style-type: none"> <li>Additional retrofit drains</li> <li>Rain days</li> </ul> <u><i>Decreases to cost</i></u> <ul style="list-style-type: none"> <li>Credit for roofing that was not repaired</li> </ul>	\$10,000 0.00  (\$31,520)	46 days 7 days  0 days	Renewals & Replacements Fund
<b>Total for Proposed Change Order No. 1</b>		(\$21,520)	53 days	Renewals & Replacements Fund

Below is a table summarizing the construction budget and the change order proposal.

<b>District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus Construction Budget with Change Order Proposal</b>	
Construction Contract Amount	\$266,000
Proposed Change Order No. 1	(21,520)
Revised Construction Contract Amount	<b>\$244,480</b>

#### **Funding Source**

Funds for District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus Project 2019-030R are budgeted in the FY 2021-2022 Renewals & Replacements Fund.

#### **Enclosed Documents**

The proposed change order #1 is enclosed.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, the proposed change order with American Roofing USA for a total decrease in cost of \$21,520 and adding fifty-three (53) additional days for the District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus project as presented.

**AIA**<sup>®</sup>**Document G701™ – 2017****Change Order**

**PROJECT:** *(Name and address)*  
 Deferred Maintenance of District Wide  
 Roofs - NAH Campus  
 1101 E. Vermont  
 McAllen, TX 78503

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
  
 Date: June 1, 2021

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 001  
  
 Date: October 5, 2021

**OWNER:** *(Name and address)*  
 South Texas College  
 3200 W. Pecan Blvd.  
 Bldg N, Suite 179  
 McAllen, TX 78501

**ARCHITECT:** *(Name and address)*  
 BEAM Professionals  
 6316 N. 10<sup>th</sup> Street, Bldg A, Suite 1  
 McAllen, TX 78504

**CONTRACTOR:** *(Name and address)*  
 American Contracting USA, Inc.  
 1606 S. Reynolds  
 Rio Hondo, TX 78583

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

- 1) Add additional retrofit drains.
- 2) Credit back to be issued for 3,022 SQFT of roofing that was not replaced.

\$10,000.00  
 (\$31,520.00)

The original Contract Sum was	\$ 266,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 266,000.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 21,520.00
The new Contract Sum including this Change Order will be	\$ 244,480.00

The Contract Time will be increased by Fifty-Three (53) days.  
 The new date of Substantial Completion will be November 27, 2021

- 1) Twenty-Five (25) additional days for material delivery and to perform work under this Change Order.
- 2) Twenty-One (21) additional days for Board approval.
- 3) Seven (7) additional days for rain days.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

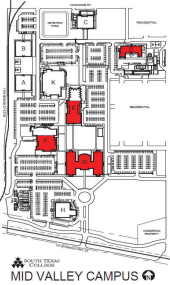
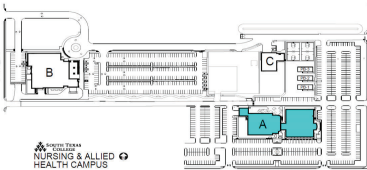
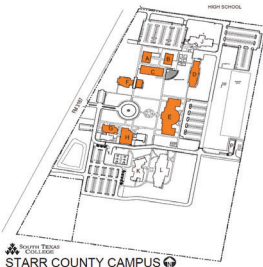
**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

BEAM Professionals  
**ARCHITECT** *(Firm name)*  
  
**SIGNATURE**  
 A. Todd Scrimsher  
**PRINTED NAME AND TITLE**  
 October 11, 2021  
**DATE**

American Contracting USA, Inc.  
**CONTRACTOR** *(Firm name)*  
  
**SIGNATURE**  
  
**PRINTED NAME AND TITLE**  
  
**DATE**

South Texas College  
**OWNER** *(Firm name)*  
  
**SIGNATURE**  
 Ricardo J. Solis, President  
**PRINTED NAME AND TITLE**  
  
**DATE**

Project Fact Sheet  
10/14/2021

<b>Project Name:</b> District Wide - Deferred Maintenance of District Wide Roofs				<b>Project No.</b> 2019-030R			
<b>Funding Source(s):</b> Renewals & Replacements Fund							
	<b>FY 19-20</b>		<b>FY 20-21</b>		<b>FY 21-22</b>		
	<u>FY 19-20</u>	<u>Variance of</u>	<u>FY 20-21</u>	<u>Variance of</u>	<u>FY 21-22</u>	<u>Variance of</u>	<u>Total Actual</u>
	<u>Project Budget</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>Expenditures</u>
	<u>Actual</u>	<u>vs. Actual</u>	<u>Actual</u>	<u>vs. Actual</u>	<u>Actual</u>	<u>vs. Actual</u>	<u>To Date</u>
	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	
Construction:	\$ 1,880,000.00	\$ -	1,880,000.00	\$ 1,780,000.00	\$ 94,484.15	1,685,515.85	\$ 1,668,850.00
Design:	188,000.00	14,000.00	174,000.00	154,400.00	81,921.00	72,479.00	109,746.00
Miscellaneous:	15,000.00		15,000.00	15,000.00	328.21	14,671.79	15,109.00
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
<b>Total:</b>	<b>\$ 2,083,000.00</b>	<b>\$ 14,000.00</b>	<b>\$ 2,069,000.00</b>	<b>\$ 1,949,400.00</b>	<b>\$ 176,733.36</b>	<b>\$ 1,772,666.64</b>	<b>\$ 1,793,705.00</b>
Original total design estimate of \$188,000 includes: 5.25% for design services @ \$98,700.							
<b>Project Team</b>				<b>Board Status</b>			
<b>Approval to Solicit</b>	<b>Architect/Engineer:</b> 2019			<b>Board Approval</b> 8/25/2020		<b>Vendor</b>	
<b>Architect/Engineer:</b>	BEAM Professionals, a PBK Company			<b>Design</b>		<b>Contract Amount</b>	
<b>Contractor:</b>	Argio Roofing American Contracting USA Sechrist-Hall			<b>Substantial Completion</b> TBD		<b>Actual Expenditures</b>	
<b>STC FPC Project Mana</b> Martin Villarreal				<b>Board Acceptance</b> TBD		<b>Variance</b>	
<b>Project Description</b>				<b>Project Scope</b>			
Maintenance of 13 roofs for various buildings at Mid Valley Campus, Nursing and Allied Health Campus, and Starr County 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; Nursing Allied Health Campus-NAH West & Simulation Center Building B; and Starr County Campus-Administration/Bookstore Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Center Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, and Student Activities Center Building H.			
<b>Projected Timeline</b>							
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In	
5/30/2019	8/25/2020	4/27/2021	5/26/2021	11/26/2021	12/26/2021	N/A	
<b>Project Calendar of Expenditures by Fiscal Year</b>							
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Technology</b>	<b>Project Total</b>	
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2019-20	-	14,000.00	-	-	-	\$ 14,000.00	
2020-21	94,484.15	81,921.00	-	-	-	\$ 176,405.15	
2021-22	-	-	-	-	-	\$ -	
<b>Project Total</b>	<b>\$ 94,484.15</b>	<b>\$ 95,921.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 190,405.15</b>	
<b>Current Agenda Item</b>							
10/19/2021: Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the Mid Valley Campus Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus							
							

C Project Manager

*[Signature]*

FPC Asst. Director

*[Signature]*

FPC Director

*[Signature]*



## **Review and Approval of Substantial Completion for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations**

Approval of substantial completion of the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations will be requested at the October 26, 2021 Board Meeting:

<b>Project</b>		<b>Completion Recommended</b>	<b>Date Received</b>
1.	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations  Architect: Alvarado Architects & Associates, Inc. Contractor: Tri-Gen Construction, LLC	Substantial Completion Recommended	September 20, 2021

This project was submitted by the Kinesiology department in 2019, and was reviewed by the FPC department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It was scheduled as an educational space improvement to provide more efficient storage space for staff and to renovate the restrooms.

College staff visited the site and developed a construction punch list on September 20, 2021. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Tri-Gen Construction, LLC. The original cost approved for this project was \$175,000.

The following table summarizes the current budget status:

<b>Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations</b>					
<b>Construction Budget</b>	<b>Approved Proposal Amount</b>	<b>Net Total Change Orders</b>	<b>Current Project Cost</b>	<b>Previous Amount Paid</b>	<b>Remaining Balance</b>
\$175,000.00	\$175,000.00	(\$50.00)	\$174,950.00	\$99,162.15	\$75,787.85

A deductive change order which would affect these amounts has also been presented to the Committee in another agenda item. Upon Board approval of Change Order #2, the final project cost would be \$168,152.91, which would result in a remaining balance of \$68,990.76.

### **Enclosed Documents**

A copy of the Substantial Completion Certificate and photos are enclosed for the Committee's review and information.

**Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, substantial completion of the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations as presented.

# Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations



# Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations







# AIA® Document G704® – 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> STC Pecan Plaza West Building C Kinesiology Renovation 2607 Pecan Blvd., Building C McAllen, Texas 78501	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: April 08, 2021	<b>CERTIFICATE INFORMATION:</b> Certificate Number: 001  Date: September 20, 2021
<b>OWNER:</b> <i>(name and address)</i> South Texas College (STC) 3200 West Pecan Blvd. McAllen, Texas 78501	<b>ARCHITECT:</b> <i>(name and address)</i> Alvarado Architects & Associates, Inc. 307 South Main Street Donna, Texas 78537	<b>CONTRACTOR:</b> <i>(name and address)</i> Tri-Gen Construction, LLC. 2900 North Texas Blvd., Suite 201 Weslaco, Texas 78596

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.)*

Establishing Substantial Completion for the South Texas College (STC) Pecan Plaza West Building C - Kinesiology Renovations project.

Alvarado Architects &  
Associates, Inc.

ARCHITECT *(Firm Name)*

SIGNATURE

Erasmo D. Alvarado, Jr.  
AIA, President

PRINTED NAME AND TITLE

September 20, 2021

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.)*

Warranty shall continue for twelve (12) months from September 20, 2021 to September 19, 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.)*

Reference attached Punchlist from Alvarado Architects & Associates, Inc. dated September 21, 2021 (4 Pages)

Reference attached Punchlist from South Texas College (STC) dated September 23, 2021 (3 Pages)

Reference attached Punchlist from A&G Engineering dated September 27, 2021 (1 Page)

City of McAllen - Certificate of Occupancy dated September 23, 2021

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: \$12,000.00

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.)*

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Tri-Gen Construction, LLC  
**CONTRACTOR** (Firm  
Name)

SIGNATURE

Jorge Gonzalez,  
President

PRINTED NAME AND TITLE

DATE

South Texas College (STC)  
**OWNER** (Firm Name)



SIGNATURE

Dr. Ricardo J. Solis,  
President

PRINTED NAME AND TITLE

DATE



Project Name:		Pecan Plaza - West Building C Kinesiology Renovation				Project No.		2020-002C					
Funding Source(s):		Unexpended Plant Fund											
	FY 19-20			FY 20-21			FY 21-22			Total Actual Expenditures To Date			
	FY 19-20 Actual		Variance of Project Budget vs. Actual Expenditures	FY 20-21 Actual		Variance of Project Budget vs. Actual Expenditures	FY 21-22 Actual		Variance of Project Budget vs. Actual Expenditures				
	Project Budget	Expenditures	Expenditures	Project Budget	Expenditures	Expenditures	Revised Project Budget	Expenditures	Expenditures				
Construction:	\$ 122,000.00	\$ -	122,000.00	\$ 122,000.00	\$ 99,162.15	22,837.85	\$ 175,000.00	\$ -	175,000.00	\$ 99,162.15			
Design:	12,200.00	1,647.00	10,553.00	12,200.00	8,235.00	3,965.00	15,915.00		15,915.00	9,882.00			
Miscellaneous:	3,600.00	2,896.80	703.20	3,600.00	530.11	3,069.89	10,927.00		10,927.00	3,426.91			
FFE:	6,000.00	-	6,000.00	6,000.00	3,997.40	2,002.60	6,000.00	-	6,000.00	3,997.40			
Technology:	-	-	-	-	-	-	-	-	-	-			
Total:	\$ 143,800.00	\$ 4,543.80	\$ 139,256.20	\$ 143,800.00	\$ 111,924.66	\$ 31,875.34	\$ 207,842.00	\$ -	\$ 207,842.00	\$ 116,468.46			
Approval to Solicit Architect/Engineer:		12/10/2019		Board Approval of Schematic Design 09/22/2020			Contract Amount		Actual Expenditures		Variance		
Architect/Engineer:		Alvarado Architects & Associates, Inc					Vendor		Alvarado Architects Tri-gen				
Contractor:		Tri-gen Construction LLC							Construction LLC				
STC FPC Project Manager:		Martin Villarreal		Substantial Completion			TBD		Board Acceptance		TBD		
				Final Completion			TBD		Board Acceptance		TBD		
Project Description				Project Scope									
Renovating Kinesiology existing restrooms and storage spaces.				Renovate the Kinesiology Department facilities to include an upgrade for the restrooms, a separate storage space for first aid and CPR, and storage areas for equipment. 1,090 square feet of space to be renovated.									
Projected Timeline													
Board Approval of Architect/Engineer		Board Approval of Schematic Design		Board Approval of Contractor		Construction Start Date		Substantial Completion Date		Final Completion Date			
12/10/2019		9/22/2020		3/30/2021		5/15/2021		9/21/2021		10/21/2021			
Project Calendar of Expenditures by Fiscal Year													
Fiscal Year		Construction		Design		Miscellaneous		FFE		Technology			
2019-20		-		1,647.00		2,896.80		-		-			
2020-21		99,162.15		8,235.00		530.11		3,997.40		-			
2021-22		-		-		-		-		-			
Project Total		\$ 99,162.15		\$ 9,882.00		\$ 3,426.91		\$ 3,997.40		\$ -			
Current Agenda Item													
10/19/21 Facilities Committee: Review and Recommend Action on Approval of Proposed Change Order for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Review and Approval of Substantial Completion for the Pecan Plaza West Building C Kinesiology Storage and Restroom													
<div><div></div><div></div></div>													
Proposed Layout													

FPC Project Manager

FPC Asst. Director

FPC Director

### **Review and Recommend Action on Architectural Fee Adjustment for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project**

Approval to amend the current architectural agreement with EGV Architects, Inc. to adjust the architectural fee based on the final construction cost for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project will be requested at the October 26, 2021 Board meeting.

#### **Purpose**

Authorization is requested to amend the current architectural agreement with EGV Architects, Inc. to adjust their architectural fee based on the final construction cost for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project.

#### **Scheduling Priority**

This project was submitted by the Physical Science department in 2019, and has been reviewed by the FPC department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It was scheduled as an educational space improvement to convert two classrooms in Building G to geology labs.

#### **Justification**

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

#### **Background**

The current architectural agreement with EGV Architects, Inc. for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project states a fee adjustment is required if the final construction cost exceeds or is lower than the Owner's original budget for the Cost of Work. However, phases that have already been completed are not affected by the fee adjustment as per the Owner/Architect Agreement. These completed phases, which amount to \$8,640, are schematic design, design development, construction documents, and bidding & negotiation. The fee adjustment will only affect the construction administration phase.

The original construction budget for the project was \$135,000, and the fee was negotiated at 8%, for a total of \$10,800. On March 30, 2021, the Board of Trustees approved contracting construction services with Tri-Gen Construction, LLC in the amount of \$114,000. The total project cost for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project is \$118,268.23, which includes all change orders in the amount of \$4,268.23.

Administration is requesting a fee reduction of \$267.71, which would result in an adjusted fee of \$10,532.29. The total revised fee, including the reimbursable expenses of \$1,484.04, is \$12,016.33.

The fee information is summarized below:

Original Fee:	\$10,800.00
Fee Reduction:	(267.71)
Subtotal:	\$10,532.29
Reimbursable Expenses:	1,484.04
<b>Total Revised Fee</b>	<b>\$12,016.33</b>

Board approval is necessary to amend the current architectural agreement with EGV Architects, Inc. to a revised fixed fee of \$12,016.33. No additional costs are anticipated for this project.

### **Funding Source**

Funds for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project 2020-008C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

The design budget for this project is \$13,500. The total revised fee is within the budgeted amount.

<b>Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Design Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Design Budget	\$13,500.00
Total Revised Fee	12,016.33
<b>Design Budget Variance</b>	<b>\$1,483.67</b>

### **Enclosed Documents**

A detailed breakdown of the fee adjustment is enclosed.

### **Recommendation**

It is requested that the Facilities Committee recommend for Board approval at the October 26, 2021 Board meeting, to amend the current architectural agreement with EGV Architects, Inc. for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project to a revised fixed fee of \$12,016.33.

**Company Name:**

EGV Architects

**Campus:**

Pecan Campus

**Project Name:**

Building G Business  
and Science Classroom  
Conversions

**Original Construction Budget:**

\$135,000.00

**Original Fee**

(8% of estimated construction budget)

\$10,800.00

Approved Construction Cost: \$114,000.00  
Sum of all Change Orders 4,268.23  
Total Adjusted Cost of Work: \$118,268.23

**Phases Unaffected by Fee Adjustment:**

**Completed Phases @ 8% of \$135,000 (Original Fee Agreement)**

Schematic Design @ 15% \$1,620.00  
Design Development @ 20% 2,160.00  
Construction Documents @ 40% 4,320.00  
Bidding & Negotiations @ 5% 540.00  
**Subtotal for Completed Phases 8,640.00**

**Phase Affected by Fee Adjustment:**

**Remaining Phases @ 8% of \$118,268.23 (Revised Cost of Work)**

Construction Administration @ 20% 1,892.29  
**Adjusted Contract Fee: \$10,532.29**  
Original fee based on Original Budget 10,800.00  
**Total (\$267.71)**

**\*Total Original Fee:**

\*Without reimbursable expenses

\$10,800.00

Total Original Fee:

\$10,800.00

Total Adjusted / Additional Fees:  
Reimbursables

(\$267.71)  
1,484.04

**Total Adjusted Fee:**

**\$12,016.33**

Less previously paid

(\$9,923.78)

**Total owed to date**

**\$2,092.55**

# Project Fact Sheet

10/14/2021

<b>Project Name:</b> Pecan Campus - Business and Science Building G Classroom Renovation						<b>Project No.</b> 2020-008C					
<b>Funding Source(s):</b> Unexpended Plant Fund											
	<b>FY 19-20</b>			<b>FY 20-21</b>			<b>FY 21-22</b>				
	<u>FY 19-20 Actual</u>		<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>FY 20-21 Actual</u>		<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>FY 21-22 Actual</u>		<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>	
	<u>Total Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>		
Construction:	\$ 188,000.00	\$ -	188,000.00	\$ 188,000.00	\$ 112,354.82	75,645.18	\$ 121,619.00	\$ 5,913.41	115,705.59	\$ 118,268.23	
Other Construction Cost*	-	-	-	-	-	-	-	-	-	-	
Design:	18,000.00	1,620.00	16,380.00	18,000.00	8,303.78	9,696.22	10,011.00	-	10,011.00	9,923.78	
Miscellaneous:	60,000.00	1,818.20	58,181.80	60,000.00	491.27	59,508.73	-	-	-	2,309.47	
FFE:	67,000.00	-	67,000.00	67,000.00	-	67,000.00	48,047.00	45,547.00	2,500.00	45,547.00	
Technology:	-	-	-	-	-	-	-	-	-	-	
<b>Total:</b>	<b>\$ 333,000.00</b>	<b>\$ 3,438.20</b>	<b>\$ 329,561.80</b>	<b>\$ 333,000.00</b>	<b>\$ 121,149.87</b>	<b>\$ 211,850.13</b>	<b>\$ 179,677.00</b>	<b>\$ 51,460.41</b>	<b>\$ 128,216.59</b>	<b>\$ 176,048.48</b>	

\*Other Construction Costs: Data Drop installation, no cost incurred to date


<b>Project Team</b>		<b>Board Status</b>				
<b>Approval to Solicit Architect/Engineer:</b>	12/10/2019	<u>Board Approval of Schematic Design</u> 9/22/2020  <u>Substantial Completion</u> 8/19/2021  <u>Final Completion</u> 9/9/2021	Contract Vendor Amount Actual Expenditures Variance			
<b>Architect/Engineer:</b>	EGV Architects		EGV Architects	\$ 10,800.00	\$ 9,923.78	\$ 876.22
<b>Contractor:</b>	Tri-Gen Construction		Tri-Gen Construction	\$ 118,268.23	\$ 118,268.23	\$ -
<b>STC FPC Project Manager:</b>	Sam Saldana		<u>Board Acceptance</u> 9/28/2021  <u>Board Acceptance</u> 9/28/2021			

<b>Project Description</b>	<b>Project Scope</b>
The project will consist of converting two (2) classrooms in the Business and Science Building G into Geology Labs to be used for Geology Classes by the Science Department. The original construction budget of \$188,000 was planned for the conversion of 3 classrooms to geology labs, but was revised to \$135,000 for the renovation of only 2 classrooms to geology labs.	Addition of Lab sink, eye wash station, lab tables, lab chairs, and additional electrical outlets. Square feet for both labs is 1,584 sf.


<b>Projected Timeline</b>						
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
3/31/2020	9/22/2020	3/30/2021	5/14/2021	8/19/2021	9/9/2021	9/17/21

<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Technology</b>	<b>Project Total</b>
2019-20	\$ -	\$ 1,620.00	\$ 1,818.20	\$ -	\$ -	\$ 3,438.20
2020-21	112,354.82	8,303.78	491.27	-	-	121,149.87
2021-22	5,913.41	-	-	45,547.00	-	51,460.41
<b>Project Total</b>	<b>\$ 118,268.23</b>	<b>\$ 9,923.78</b>	<b>\$ 2,309.47</b>	<b>\$ 45,547.00</b>	<b>\$ -</b>	<b>\$ 176,048.48</b>

<b>Current Agenda Item</b>	
10/19/21 Facilities Committee: Review and Recommend Action on Architectural Fee Adjustment for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project	



Floor Plan



Site Plan

FPC Project Manager



FPC Asst. Director



FPC Director



### **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 October 15, 2021**

<b>Total Project Budget Summary</b>	<b>FY22 Unexpended Plant Fund</b>	<b>FY22 Renewals &amp; Replacements Fund</b>
Total Construction Project Budget	\$ 12,639,709	\$ 6,590,868
Previously Approved Projects for September 2021	(4,805,350)	(590,250)
<b>Proposed Projects for the Month of October 2021</b>	<b>(901,945)</b>	<b>(1,766,563)</b>
<b>Total Project Budget Balance</b>	<b>\$ 6,932,414</b>	<b>\$ 4,234,055</b>

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
Pending Board Approval 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	-

**South Texas College**  
**Monthly Construction Report**  
**Fiscal Year 2021 - 2022**  
**As of October 15, 2021**

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
2022-014C	Mid Valley Campus Workforce Center Building D HVAC-R Labs Expansion and Renovation	124,000	-
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	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	14,450	-
<b>Current Total Project Budget</b>		<b>\$ 901,945</b>	<b>\$ 1,766,563</b>

\* Actuals costs will be updated as project progresses.

CO - Carry over project from previous year.

South Texas College  
Unexpended Plant Fund - Capital Improvement Projects (CIP)  
Project Status  
FY 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	\$ 130,501	\$ 49,176	\$ 14,450	High	N/A		EGV Architects	Tri-Gen Constrction
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	\$ 482,705	\$ 3,806,482	\$ 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	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 4,893,224	\$ 613,206	\$ 4,280,018	\$ 4,216,810					
Pecan Plaza																				
8	West Building C Kinesiology Renovation	MV					●					\$ 207,841	\$ 116,468	\$ 91,373	\$ 55,000	High	October 2021	Approval of Substantial Completion	Alvarado Architects & Assoc.	Tri-Gen Construction
9	Human Resources 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	Medium	N/A		N/A	O&M
Pecan Plaza Subtotal												\$ 274,199	\$ 140,709	\$ 133,490	\$ 111,250					
Mid-Valley Campus																				
11	Workforce Center Building D Welding Expansion	MV	●									\$ 114,600	\$ -	\$ 114,600	\$ 114,600	High	October 2021	Approval of Architectural Services	TBD	TBD
12	Workforce Center Building D Automotive Lab Expansion	MV	●									\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	October 2021	Approval of Architectural Services	TBD	TBD
13	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV	●									\$ 124,000	\$ -	\$ 124,000	\$ 124,000	High	October 2021	Approval of Architectural Services	TBD	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	October 2021	Approval of Architectural Services	TBD	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	SS									●	\$ 172,195	\$ 47,620	\$ 124,575	\$ 127,500	High	N/A		EGV Architects	TBD
16	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									\$ 200,500	\$ -	\$ 200,500	\$ 200,500	Low	TBD	TBD	TBD	TBD
17	Exterior Solar Panels Structure	SS	●									\$ 103,100	\$ -	\$ 103,100	\$ 103,100	High	TBD	TBD	TBD	TBD
Technology Campus Subtotal												\$ 475,795	\$ 47,620	\$ 428,175	\$ 431,100					

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																				
18	East Building A Student Services Renovation	SS									●	\$ 425	\$ 327,633	\$ (327,208)	\$ 425	Completed	N/A		Gignac & Associates, LLP	Holchemont
19	East Buildng A Occupational Therpay Kitchen Lab Expansion	SS	●									\$ 73,500	\$ -	\$ 73,500	\$ 73,500	High	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 73,925	\$ 327,633	\$ (253,708)	\$ 73,925					
Starr County Campus																				
20	Workforce Center Building D Welding Expansion	MV			●							\$ 139,000	\$ 820	\$ 138,180	\$ 139,000	High	October 2021	Approval of Schematic Design	Gignac & Associates, LLP	TBD
21	Workforce Building D Automotive Expansion	MV	●									\$ 243,100	\$ -	\$ 243,100	\$ 243,100	High	October 2021	Approval of Architectural Services	TBD	TBD
22	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV	●									\$ 31,700	\$ -	\$ 31,700	\$ 31,700	High	October 2021	Approval of Architectural Services	TBD	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	October 2021	Approval of Schematic Design	PBK Architects	TBD
24	Canopy for Safety Training Vehicles	RG			●							\$ 79,924	\$ 160	\$ 79,764	\$ 79,833	High	December 2021	Approval of Construction Services	Gignac & Associates, LLP	TBD
25	Canopy for Students/Instructors	RG			●							\$ 67,424	\$ 160	\$ 67,264	\$ 67,333	High	December 2021	Approval of Construction Services	Gignac & Associates, LLP	TBD
26	Chiller Installation	MV				●						\$ 170,000	\$ 11,998	\$ 158,002	\$ 158,250	High	November 2021	Approval of Construction Services	Half Associates, Inc	TBD
27	Fire Training Area	RG			●							\$ 97,524	\$ 160	\$ 97,364	\$ 97,433	High	December 2021	Approval of Construction Services	Gignac & Associates, LLP	TBD
28	Site Drainage Improvements	RG					●					\$ 230,885	\$ 51,654	\$ 179,231	\$ 179,380	High	November 2021	Approval of Substantial Completion	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	\$ -	\$ 342,000	\$ 342,000	High	N/A	TBD	TBD	TBD
31	Two-Story Residential Fire Training Structure	SS	●									\$ 381,250	\$ -	\$ 381,250	\$ 381,250	Medium	N/A	TBD	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 125,651	\$ 2,306,983	\$ 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	Low	N/A		Maldonado Nursery	TBD
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	\$ -	\$ 948,750	\$ 948,750	N/A	N/A		N/A	TBD
36	Campus Master Plan	TBD	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	N/A	N/A		TBD	N/A
37	Automatic Doors Phase IV	RG					●					\$ 67,568	\$ 6,176	\$ 61,392	\$ 62,000	High	November 2021	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	\$ 6,176	\$ 4,521,042	\$ 4,521,650					
Totals			12	3	6	0	8	1	0	0	3	\$ 13,648,490	\$ 1,262,098	\$ 12,386,392	\$ 12,639,709					

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
<b>Pecan Campus</b>																			
1	Ann Richards Building A Data Cabling Infrastructure Replacement	RC	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	High	TBD	TBD	TBD
2	Art Building B Data Cabling Infrastructure Replacement	RC	●									\$ 40,000	\$ -	\$ 40,000	\$ 40,000	High	TBD	TBD	TBD
3	Student Activities Building H Data Cabling Infrastructure Replacement	RC	●									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD
4	Information Technology Building M Generator Replacement	RG					●					\$ 169,254	\$ 13,448	\$ 155,806	\$ 156,000	High	April 2022	Approval of Substantial Completion	Half Associates, Inc
5	Reseeding and Regrading of Athletic Fields	DV	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD
6	Stucco Repainting	DV	●									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD
7	Resurfacing of East Drive	SS	●									\$ 92,000	\$ -	\$ 92,000	\$ 92,000	High	TBD	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
9	South Academic Building J Generator Replacement	TBD	●									\$ 76,250	\$ -	\$ 76,250	\$ 76,250	High	TBD	TBD	TBD
<b>Pecan Campus Subtotal</b>												\$ 907,504	\$ 13,448	\$ 894,056	\$ 894,250				
<b>Pecan Plaza</b>																			
10	Stucco Repainting	DV	●									\$ 30,500	\$ -	\$ 30,500	\$ 30,500	High	TBD	TBD	TBD
<b>Pecan Plaza Subtotal</b>												\$ 30,500	\$ -	\$ 30,500	\$ 30,500				
<b>Mid Valley Campus</b>																			
11	Roofing Deferred Maintenance	MV					●					\$ 805,309	\$ 41,892	\$ 763,417	\$ 573,872	High	November 2021	Approval of Substantial Completion	Beam Professionals
12	North Academic Building G Analog to Digital Conversion	RC	●									\$ 562,000	\$ -	\$ 562,000	\$ 562,000	Low	TBD	TBD	TBD
13	Stucco Repainting and Exterior Upgrades	DV	●									\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Low	TBD	TBD	TBD
<b>Mid Valley Campus Subtotal</b>												\$ 1,567,309	\$ 41,892	\$ 1,525,417	\$ 1,335,872				
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																			
14	NAH East Building A Westside Window Waterproofing	RC	●									\$ 65,000	\$ -	\$ 65,000	\$ 65,000	Low	TBD	TBD	TBD
15	NAH East Building A Westside Elevators Refurbishment	RC/O&M				●						\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Medium	TBD	Approval of Construction Services	N/A
16	NAH East Building A Roofing Deferred Maintenance	MV					●					\$ 286,077	\$ 106,564	\$ 179,513	\$ 206,991	High	November 2021	Approval of Substantial Completion	BEAM Professionals
17	NAH East Building A Exterior Stair Repairs and Replacement	RG			●							\$ 283,000	\$ 9,600	\$ 273,400	\$ 280,000	High	November 2021	Approval of Construction Services	Chanin Engineering, LLC
18	NAH East Building A Generator Replacements	SS	●									\$ 422,000	\$ -	\$ 422,000	\$ 422,000	Low	TBD	TBD	TBD
<b>Nursing and Allied Health Campus Subtotal</b>												\$ 1,256,077	\$ 116,164	\$ 1,139,913	\$ 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	DV	●									\$ 223,000	\$ -	\$ 223,000	\$ 223,000	High	TBD	TBD	TBD	TBD
20	Roofing Deferred Maintenance	MV					●					\$ 702,320	\$ 42,278	\$ 660,042	\$ 661,255	High	February 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	\$ 42,278	\$ 1,063,042	\$ 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
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	RG			●							\$ 756,380	\$ -	\$ 756,380	\$ 504,000	Medium	October 2021	Authorization to Solicit for Construction Services	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	RG			●							\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 3,527,736	\$ -	\$ 3,527,736	\$ 2,092,000					
Totals		0	14	0	2	1	3	0	0	0	0	\$ 8,394,446	\$ 213,781	\$ 8,180,665	\$ 6,590,868					