

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, November 9, 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. October 19, 2021 Facilities Committee Meeting

**Meeting Minutes**

**Facilities Committee Meeting**

**October 19, 2021**

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

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, October 19, 2021 in Conference Room 3.203 at the Nursing and Allied Health Campus in McAllen, Texas. The meeting commenced at 4:32 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Paul Rodriguez, Mr. Rene Guajardo, and Mr. Danny Guzman

Members absent: Mrs. Victoria Cantú

Also present: Dr. Ricardo J. Solis, Hon. Javier Villalobos, Dr. David Plummer, Mrs. Mary Elizondo, Dr. Anahid Petrosian, Dr. Jesus Campos, Dr. Sylvia Flores, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Ken Lyons, Ms. Melanie Espinoza, Mrs. Gardenia Perez, and Ms. Stephanie Hinojosa.

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the September 14, 2021 Facilities Committee meetings were approved as written. The motion carried.

**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 would 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<br>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<br/>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 prepared a presentation of the project and a preliminary layout of the space 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 project budget as presented. Administration confirmed the budget is an estimate on the repairs necessary and all documentation will go through the adjustor.

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

## **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 would 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<br/>Welding Lab Expansion and Renovation<br/>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<br/>Automotive Lab Expansion<br/>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<br/>HVAC-R Labs Expansion and Renovation<br/>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<br/>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 were enclosed in the Committee packet. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

The Committee asked for more information on what has spurred the requests for expansion and renovations included in the Committee packet. Administration noted that there is not enough space to accommodate demand for these programs and there is a need to expand current facilities.

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

## **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 would 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<br/>Culinary Arts Labs Renovation<br/>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 was enclosed in the Committee packet. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

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

## **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 would 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<br/>Automotive Lab Expansion<br/>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<br/>HVAC-R Labs Expansion and Renovation<br/>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<br/>Total Projects Budget</b> |                      |
|---|----------------------|
| <b>Budget Item</b>  | <b>Budget Amount</b> |
| Workforce Center Building D<br>Automotive Lab Expansion                         | \$1,078,300          |
| North Academic Building C HVAC-R<br>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 were enclosed in the Committee packet. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

The Committee asked for more information on Able City LLC as the College has not previously contracted with them. Administration explained the company is based out of Laredo, TX but has a local office.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended for Board approval, the contracting of architectural services

with Able City, LLC. for the Starr County Campus Workforce Program Projects as presented. The motion carried.

### **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 would 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..... 732.00
- 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/<br/>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> <li>Subtotal</li> </ul> | (\$8,000.00)<br><br>470.91<br><u>732.00</u><br>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)          |
| <b>Revised Construction Contract Amount</b>  | <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 was enclosed in the Committee packet.

The Committee asked for clarification on the proposed change order being submitted as substantial completion for these renovations is being requested under Item IV. Administration confirmed the contractor has completed the work despite not being guaranteed payment in order to meet substantial completion. The Committee decided to reserve discussion on the payment and completion of this project for Item IV.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommend for Board approval, 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 subject to final completion of the project and based on the availability of the contingency. The motion carried.

### **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 would 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 ..... 2,370.00
- 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><br>• Increases to cost, deducted from Contingency Allowance <ul style="list-style-type: none"> <li>○ Adding galvanized pitch pans</li> <li>○ Adding metal coping arches</li> <li>○ Adding roof drain bowl</li> </ul> Subtotal of increases<br>• Credit for unrepaired roof areas<br>• Rain days<br><u>Subtotal</u> | 40,000.00<br><br>(9,465.00)<br>(4,663.20)<br><u>(2,370.00)</u><br>(16,498.20)<br><br>10,060.00<br><u>0.00</u><br>(6,498.20) | 10 days<br><br><br><br><br><br><br><br>51 days | Renewals & Replacements Fund |

|  |  |           |         |                              |
|--|--|-----------|---------|------------------------------|
|  | <u>Remaining Contingency Allowance,<br/>to remain in construction budget</u> | 33,671.80 |         |                              |
| <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<br/>Mid Valley Campus<br/>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 was enclosed in the Committee packet.

The Committee asked for more information on the proposed change order items being submitted and the additional days being added to the project. Administration and the project architect BEAM Professionals were present to provide clarification.

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

**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 would 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 .....November 27, 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>Increases to cost</u> <ul style="list-style-type: none"> <li>• Additional retrofit drains</li> </ul> | \$10,000<br>0.00 | 46 days<br>7 days | Renewals & Replacements Fund |



|  |  |            |         |                              |
|--|--|------------|---------|------------------------------|
|  | <ul style="list-style-type: none"> <li>Rain days</li> </ul> <p><i>Decreases to cost</i></p> <ul style="list-style-type: none"> <li>Credit for roofing that was not repaired</li> </ul> | (\$31,520) | 0 days  |                              |
| <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 was enclosed in the Committee packet.

There was a typo on the narrative of this item as the revised substantial completion date per Change Order #1 will be November 27, 2021, not October 30, 2021 as originally presented.

The Committee asked for more information on the additional days being added to the project. Administration and the project architect BEAM Professionals were present to provide clarification.

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

## 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 would be requested at the October 26, 2021 Board Meeting:

|    | Project  | Completion Recommended             | Date Received      |
|----|--|------------------------------------|--------------------|
| 1. | Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations<br><br>Architect: Alvarado Architects & Associates, Inc.<br>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:

| Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations |                          |                         |                      |                      |                   |
|--|--------------------------|-------------------------|----------------------|----------------------|-------------------|
| Construction Budget  | Approved Proposal Amount | Net Total Change Orders | Current Project Cost | Previous Amount Paid | Remaining Balance |
| \$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 were enclosed for the Committee’s review and information.

The Committee asked for confirmation that all renovations presented have been completed. Administration provided confirmation.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended for Board approval, substantial completion of the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations as presented. The motion carried.

## **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 would 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 was enclosed in the Committee packet.

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

### **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 were 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 5:10 p.m.

I certify that the foregoing are the true and correct minutes of the October 19, 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 Schematic Design of the Starr County Campus Workforce Center Building D Welding Lab Expansion**

Approval of schematic design prepared by Gignac & Associates, LLP for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the November 23, 2021 Board meeting.

### **Purpose**

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

### **Scheduling Priority**

This project was submitted by the Business, Public Safety, and Technology Division in 2019, and was reviewed by the Facilities Planning & Construction department, the Welding Program, the Coordinated Operations Council, Administration, the Facilities Committee, and the Board of Trustees. It is scheduled as an educational space improvement to provide more welding stations for the existing Welding Lab.

### **Justification**

The College's Welding Program at Starr County Campus has experienced a growth in enrollment and needs more space to accommodate demand. The current Welding Lab contains twenty (20) existing welding stations.

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

### **Background**

On December 10, 2019, the Board of Trustees approved contracting architectural services with Gignac & Associates, LLP for this project to include ten (10) additional welding stations and 1000 square feet of additional space. On June 22, 2021, the Board approved the revised scope of work to include twenty-two (22) additional welding stations in lieu of the originally planned ten (10) stations. The approved revision also includes a storage room and work areas, and a revised estimated construction budget of \$372,960. The architect has worked with College staff to develop a schematic design to meet the current Welding Program needs.

The scope of work is as follows:

**Program Scope**

- Additional 22 welding stations
- Total 42 welding stations
- Material storage room
- 655 square feet of renovated space
- 2,110 square feet of expansion space

**Funding Source**

Funds for the Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2022-006C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2021-2022. The total construction budget is \$372,960, which includes \$17,760 for contingency. The architect estimates that the construction cost based on the current schematic design is within the construction budget.

**Reviewers**

The proposed schematic design has been reviewed by staff from the Welding Program, Facilities Planning & Construction, and Facilities Operations & Maintenance departments, and the Coordinated Operations Council.

**Enclosed Documents**

Gignac & Associates, LLP has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, a floor plan, exterior views, and fact sheet.

**Presenters**

Gignac & Associates, LLP has developed a schematic presentation describing the proposed design. Representatives from Gignac & Associates, LLP will attend the Facilities Committee meeting to present the schematic design of the project.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 23, 2021 Board meeting, the proposed schematic design of the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented.



SOUTH TEXAS  
COLLEGE

# **SCHEMATIC DESIGN STARR COUNTY CAMPUS WELDING LAB EXPANSION**

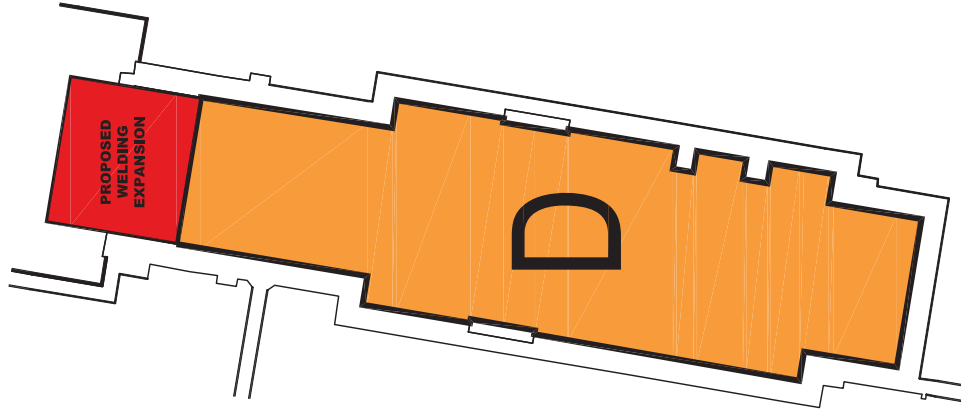
**NOVEMBER 2, 2021**





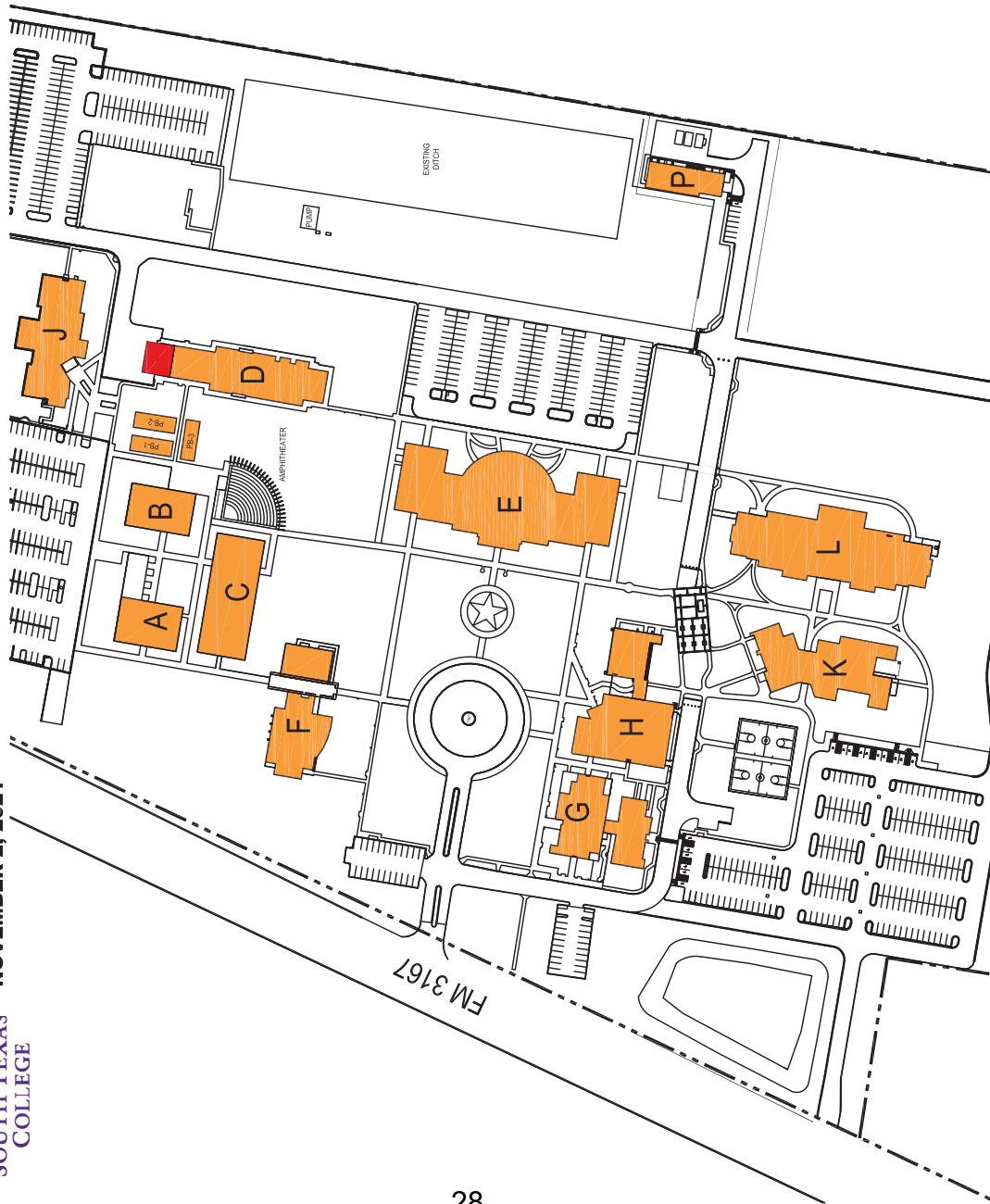
# STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021



2

**ENLARGED SITE PLAN**  
NOT TO SCALE



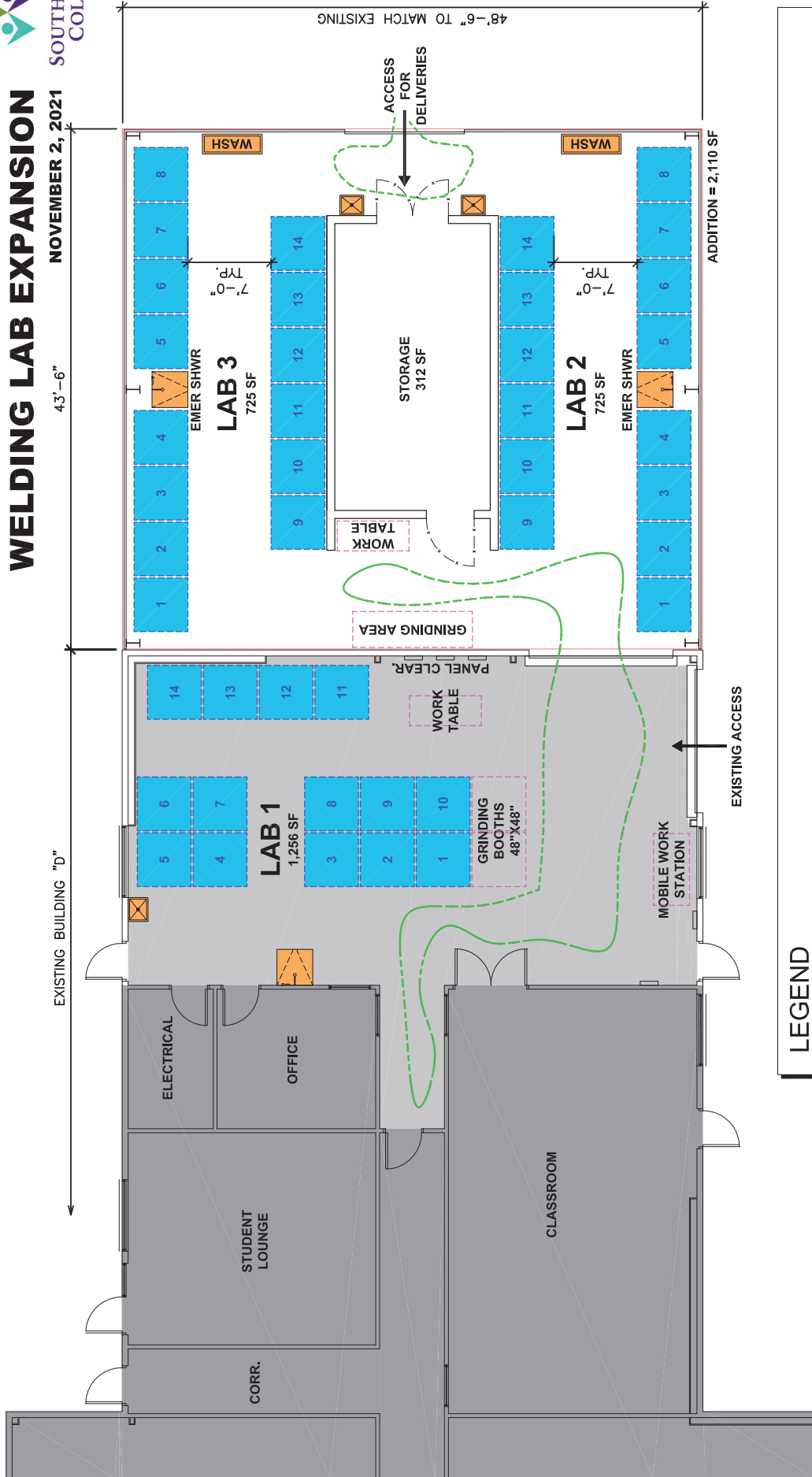
1

**CAMPUS SITE PLAN**  
NOT TO SCALE



# STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021



**LEGEND**

- EXISTING AREA WITH NO SCOPE
- EXISTING AREA WITH SCOPE
- ADDITION
- CIRCULATION AREA
- 54" x 54" WELDING BOOTH
- PLUMBING FIXTURES
- EQUIPMENT BY OWNER

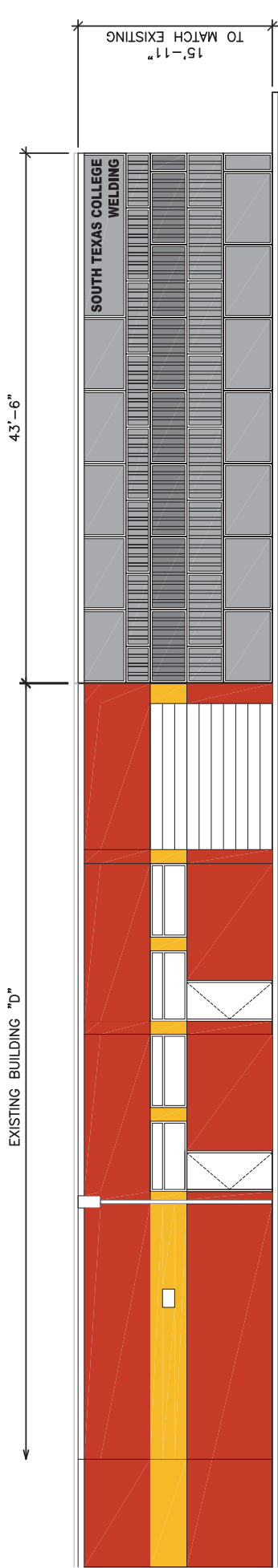
**PROPOSED PLAN**  
 NOT TO SCALE  
 1  
 TRUE NORTH



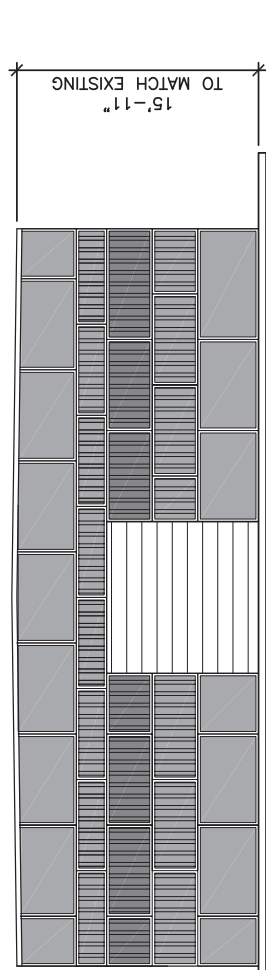
# STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021




SOUTH TEXAS  
COLLEGE



2 EAST ELEVATION  
NOT TO SCALE



1 NORTH ELEVATION  
NOT TO SCALE

|   |                        |   |                     |  |   |                                |                         |   |                      |   |                 |  |
|---|------------------------|---|---------------------|--|---|--------------------------------|-------------------------|---|----------------------|---|-----------------|--|
| <b>Project Name:</b> Starr County Campus - Workforce Building D Welding Lab Expansion   |                        |   |                     |  |   |                                |                         |   |                      | <b>Project No.:</b> 2022-006C                                   |                 |  |
| <b>Funding Source:</b> Unexpended Plant Fund  |                        |   |                     |  |   |                                |                         |   |                      |   |                 |  |
|   |                        | <b>FY 19-20</b>                           |                     |  | <b>FY 20-21</b>   |                                | <b>FY 21-22</b>         |   |                      |   |                 |  |
|   | <b>* Revised Total</b> |   |                     | <b>Variance of</b>   |   |                                |                         |   | <b>Variance of</b>   |   |                 |  |
|   | <b>Project Budget</b>  | <b>Project Budget</b>                     | <b>Expenditures</b> | <b>Project Budget</b>  | <b>Expenditures</b>   | <b>Project Budget</b>          | <b>Expenditures</b>     | <b>Project Budget</b>   | <b>Expenditures</b>  | <b>Total Actual</b>   |                 |  |
|   |                        |   |                     | <b>vs. Actual</b>  |   |                                |                         |   | <b>vs. Actual</b>    | <b>Expenditures To</b>  |                 |  |
|   |                        |   |                     | <b>Expenditures</b>  |   |                                |                         |   | <b>Expenditures</b>  | <b>Date</b>   |                 |  |
| Construction:   | \$ 355,200.00          | \$ 150,000.00                             | \$ -                | \$ 150,000.00  | \$ 150,000.00   | \$ -                           | \$ 75,000.00            | \$ -  | \$ 75,000.00         | \$ -  |                 |  |
| Other Construction Costs  |                        | -   | -                   | -  | -   | -                              | -                       | -   | -                    | -   |                 |  |
| Design:   | 35,520.00              | 15,000.00                                 | -                   | 15,000.00  | 15,000.00   | -                              | 30,000.00               | -   | 30,000.00            | -   |                 |  |
| Miscellaneous:  | 15,000.00              | 3,200.00                                  | 820.40              | 2,379.60   | 5,000.00  | -                              | 11,000.00               | -   | 11,000.00            | 820.40  |                 |  |
| FFE:  | 165,000.00             | 50,000.00                                 | -                   | 50,000.00  | 50,000.00   | -                              | 15,000.00               | -   | 15,000.00            | -   |                 |  |
| Technology:   | 10,000.00              | 10,000.00                                 | -                   | 10,000.00  | 10,000.00   | -                              | 8,000.00                | -   | 8,000.00             | -   |                 |  |
| Contingency 5%:   | 17,760.00              |   |                     |  |   |                                |                         |   |                      | -   |                 |  |
| <b>Total:</b>   | <b>\$ 598,480.00</b>   | <b>\$ 228,200.00</b>                      | <b>\$ 820.40</b>    | <b>\$ 227,379.60</b>   | <b>\$ 230,000.00</b>  | <b>\$ -</b>                    | <b>\$ 139,000.00</b>    | <b>\$ -</b>   | <b>\$ 139,000.00</b> | <b>\$ 820.40</b>  |                 |  |
|   |                        |   |                     |  |   |                                |                         |   |                      | * Budget adjusted due to change in scope of work and equipment. |                 |  |
| <b>Project Team</b>   |                        |   |                     |  | <b>Board Status</b>   |                                |                         |   |                      |   |                 |  |
|   |                        |   |                     |  | <b>Board Approval of Schematic Design</b>   |                                | <b>Contract</b>         |   | <b>Actual</b>        |   |                 |  |
|   |                        |   |                     |  | 11/23/2021  |                                | <b>Vendor</b>           |   | <b>Amount</b>        |   | <b>Variance</b> |  |
| <b>Approval to Solicit Architect/Engineer:</b> 9/24/2019  |                        |   |                     |  |   |                                | Gignac                  |   | \$ 31,968.00         |   | \$ -            |  |
| <b>Architect/Engineer:</b> Gignac Architects  |                        |   |                     |  |   |                                | TBD                     |   | \$ -                 |   | \$ -            |  |
| <b>Contractor:</b> TBD  |                        |   |                     |  | <b>Substantial Completion</b>   |                                | <b>Board Acceptance</b> |   | TBD                  |   |                 |  |
| <b>STC FPC Project Manager:</b> Martin Villarreal   |                        |   |                     |  | <b>Final Completion</b>   |                                | <b>Board Acceptance</b> |   | TBD                  |   |                 |  |
|   |                        |   |                     |  | TBD   |                                |                         |   |                      |   |                 |  |
|   |                        |   |                     |  | TBD   |                                |                         |   |                      |   |                 |  |
| <b>Project Description</b>  |                        |   |                     |  | <b>Project Scope</b>  |                                |                         |   |                      |   |                 |  |
| Renovation of Room D1.128 and outdoor welding labs.   |                        |   |                     |  | <b>Original Scope:</b> Expansion of existing welding lab to add approximately 1,000 sq ft to accommodate ten (10) more welding stations. The existing space will be renovated to incorporate automotive lab space and welding lab space.<br><b>Revised Scope:</b> Design and Construction of Welding lab Expansion for Additional (22) Welding Stations, storage room, mobile work station area, wash basin work area, and grinding station area. |                                |                         |   |                      |   |                 |  |
| <b>Projected Timeline</b>   |                        |   |                     |  |   |                                |                         |   |                      |   |                 |  |
| <b>Board Approval of Architect</b>  |                        | <b>Board Approval of Schematic Design</b> |                     | <b>Board Approval of Contractor</b>  |   | <b>Construction Start Date</b> |                         | <b>Substantial Completion Date</b>  |                      | <b>Final Completion Date</b>                                    |                 |  |
| 12/10/2019  |                        | 11/23/2021                                |                     | 5/24/2022  |   | 06/22./2022                    |                         | 2/16/2023   |                      | 3/16/2023   |                 |  |
| <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>    |   |                      |   |                 |  |
| 2019-20   | \$ -                   | \$ -                                      | \$ 3,200.00         | \$ -   | \$ -  | \$ -                           | \$ 3,200.00             |   |                      |   |                 |  |
| 2020-21   | -                      | -   | 5,000.00            | -  | -   | -                              | 5,000.00                |   |                      |   |                 |  |
| 2021-22   | -                      | -   | -                   | -  | -   | -                              | -                       |   |                      |   |                 |  |
| <b>Project Total</b>  | <b>\$ -</b>            | <b>\$ -</b>                               | <b>\$ 8,200.00</b>  | <b>\$ -</b>  | <b>\$ -</b>   | <b>\$ -</b>                    | <b>\$ 8,200.00</b>      |   |                      |   |                 |  |
| <b>Current Agenda Item</b>  |                        |   |                     |  |   |                                |                         |   |                      |   |                 |  |
| <b>11/09/21 Facilities Committee:</b> Review and Recommend Action on Approval of Schematic Design for the Starr County Campus Workforce Building D Welding Lab Expansion<br>Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion |                        |   |                     |  |   |                                |                         |   |                      |   |                 |  |
|    |                        |   |                     |  |   |                                |                         |  |                      |   |                 |  |

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita C. [Signature]*

FPC Director *RANA*

**Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion**

Approval of authorization to proceed with the solicitation of construction services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the November 23, 2021 Board meeting.

Construction services are necessary to construct the expansion to the Welding Lab in Workforce Center Building D. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

**Background**

On December 10, 2019, the Board approved contracting architectural services with Gignac & Associates, LLP to design the Welding Lab expansion. On June 22, 2021, the Board approved the use of Unexpended Plant funds previously earmarked for the proposed Workforce Program projects at the Starr County Campus which included the expansion of the existing welding lab in the Workforce Center Building D.

Gignac & Associates, LLP estimates the cost of the expansion to be within the construction budget. The total project budget is \$598,480 which includes funds for construction, design, miscellaneous, FFE, and technology costs.

| <b>Starr County Campus Workforce Center Building D<br/>Welding Lab Expansion<br/>Total Project Budget</b> |                      |
|---|----------------------|
| <b>Budget Item</b>  | <b>Budget Amount</b> |
| Construction  | \$372,960            |
| Design  | 35,520               |
| Miscellaneous   | 15,000               |
| FFE   | 165,000              |
| Technology  | 10,000               |
| <b>Total Project Budget</b>   | <b>\$598,480</b>     |

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 23, 2021 Board meeting, authorization to proceed with the solicitation of construction services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented.

**Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase I at Pecan Campus, Mid Valley Campus, and Starr County Campus**

Approval to contract construction services for the District Wide Flooring Replacements Phase I at Pecan Campus, Mid Valley Campus, and Starr County Campus Project will be requested at the November 23, 2021 Board meeting.

**Purpose**

The procurement of a contractor will provide construction services necessary for the first phase of flooring replacements district-wide.

**Scheduling Priority**

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

**Background**

On June 22, 2021, the Board approved the priority schedule for the District Wide Flooring Replacements, and the color selection for the first phase. The first phase includes the following locations:

| <b>District Wide Flooring Replacements Phase I</b> |                                      |  |
|--|--------------------------------------|--|
| <b>Campus</b>                                      | <b>Buildings</b>                     | <b>Floor / Sq. Ft.</b>   |
| Pecan Campus                                       | South Academic Building J            | 1 <sup>st</sup> Floor – 23,547 sq. ft.<br>2 <sup>nd</sup> Floor – 23,364 sq. ft.<br>3 <sup>rd</sup> Floor – 13,317 sq. ft. |
| Mid Valley Campus                                  | Student Union Building F             | 8,413 sq. ft.  |
| Starr County Campus                                | Student Activities Center Building H | 7,442 sq. ft.  |
| <b>Phase I Total</b>                               |                                      | <b>76,083 sq. ft.</b>  |

The flooring in these buildings has been in place for 17 years and has considerable wear. The scope of work at each location includes carpeting replacements. In addition, areas at the Starr County Campus Student Activities Center Building H location also include the installation of luxury vinyl tiles (LVT) to replace the existing vinyl composition tiles (VCT) and sealed concrete flooring.

Solicitation of competitive sealed proposals for this project began on September 22, 2021. A total of fifteen (15) sets of construction documents were issued to vendors. A total of six (6) proposals were received on October 21, 2021. The Request for Proposals allows for multiple contract awards. The proposals were evaluated individually by campus.

| <b>Timeline for Solicitation of Competitive Sealed Proposals</b> |   |
|--|---|
| September 22, 2021   | Solicitation of competitive sealed proposals began. |
| October 21, 2021   | Six (6) proposals were received.                    |

**Proposed Contractors**

College staff reviewed and evaluated the competitive sealed proposals and recommend the contractors as listed below:

| <b>Campus</b>  | <b>Highest Ranked Contractor</b> | <b>Highest Ranked Proposal Bid</b> |
|--|----------------------------------|------------------------------------|
| Pecan Campus<br>South Academic Building J                      | Diaz Floors & Interiors          | \$242,990                          |
| Mid Valley Campus<br>Student Union Building F                  | Diaz Floors & Interiors          | 40,740                             |
| Starr County Campus<br>Student Activities Center<br>Building H | Terra Fuerte Construction, LLC   | 56,000                             |
| <b>Total Amount</b>  |                                  | <b>\$339,730</b>                   |

**Funding Source**

Funds for the District Wide Flooring Replacements Phase I Project 2022-032R are budgeted in the FY 2021-2022 Renewals & Replacements Fund in the amount of \$500,000 for construction. An amount of \$17,330 was expended from this budget to replace rubber flooring in the weight room at the Mid Valley Campus Kinesiology and Recreational Center Building C, due to materials ordered in FY 2020-2021 year arriving in FY 2021-2022.

| <b>District Wide Flooring Replacements Phase I<br/>Construction Budget and Variance</b> |                  |
|---|------------------|
| <b>Item</b>   | <b>Amount</b>    |
| Construction Budget   | \$500,000        |
| Previous Expenditure  | 17,330           |
| Total Bid Proposals Amount  | 339,730          |
| <b>Variance</b>   | <b>\$142,940</b> |

### **Reviewers**

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

### **Enclosed Documents**

Site plans of the 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 November 23, 2021 Board meeting, to contract construction services with Diaz Floors & Interiors in the amount of \$242,990 for the Pecan Campus South Academic Building J, Diaz Floors & Interiors in the amount of \$40,740 for the Mid Valley Campus Student Union Building F, and Terra Fuerte Construction, LLC in the amount of \$56,000 for the Starr County Campus Student Activities Center Building H, for the District Wide Flooring Replacements Phase I Project as presented.





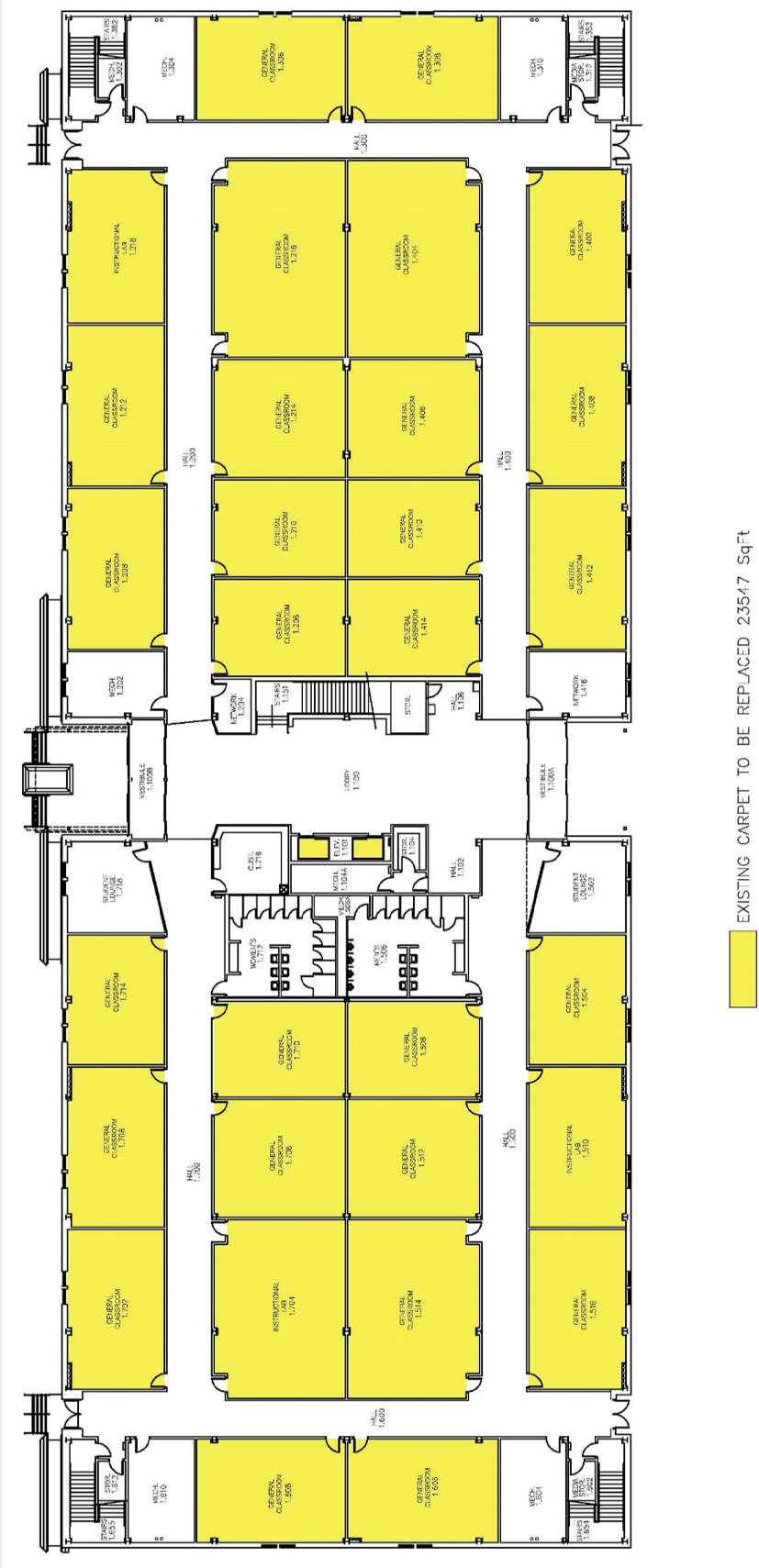
**SOUTH TEXAS  
COLLEGE**

**District Wide  
Flooring Replacement FY 21-22  
2022-032R**

# District Wide Flooring Replacement FY 21-22 Pecan Campus Bldg. J Location

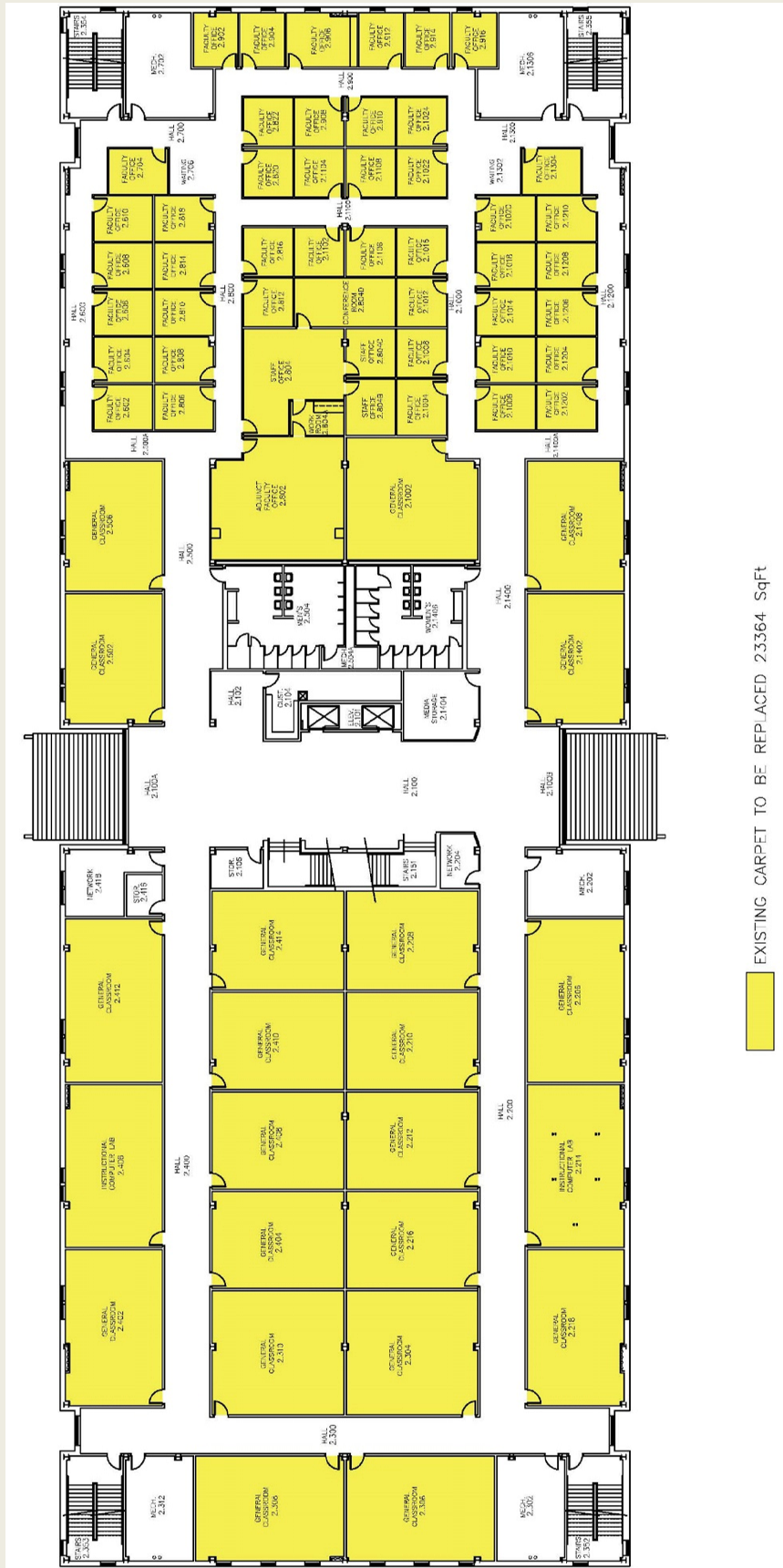


# District Wide Flooring Replacement FY 21-22 Pecan Campus Bldg. J Floor Plan 1st Floor



# District Wide Flooring Replacement FY 21-22

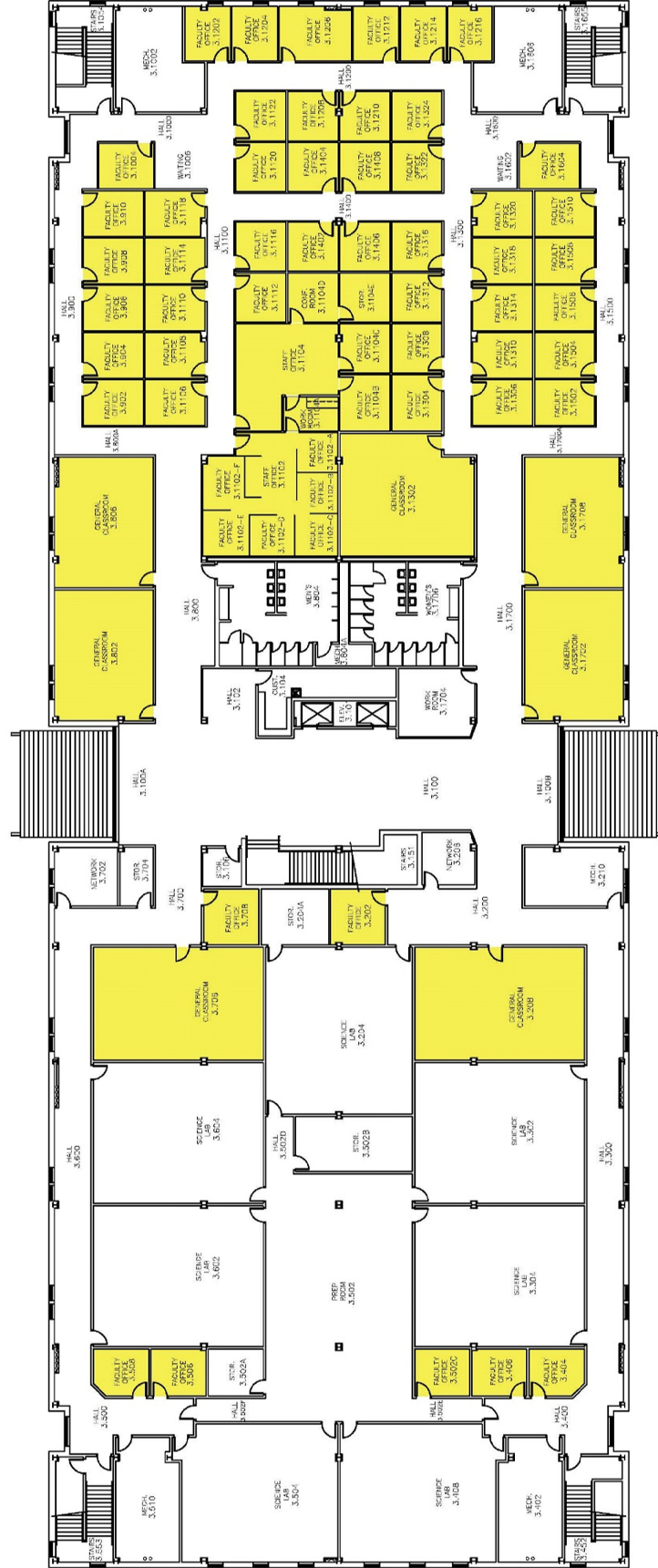
## Pecan Campus Bldg. J Floor Plan 2nd Floor






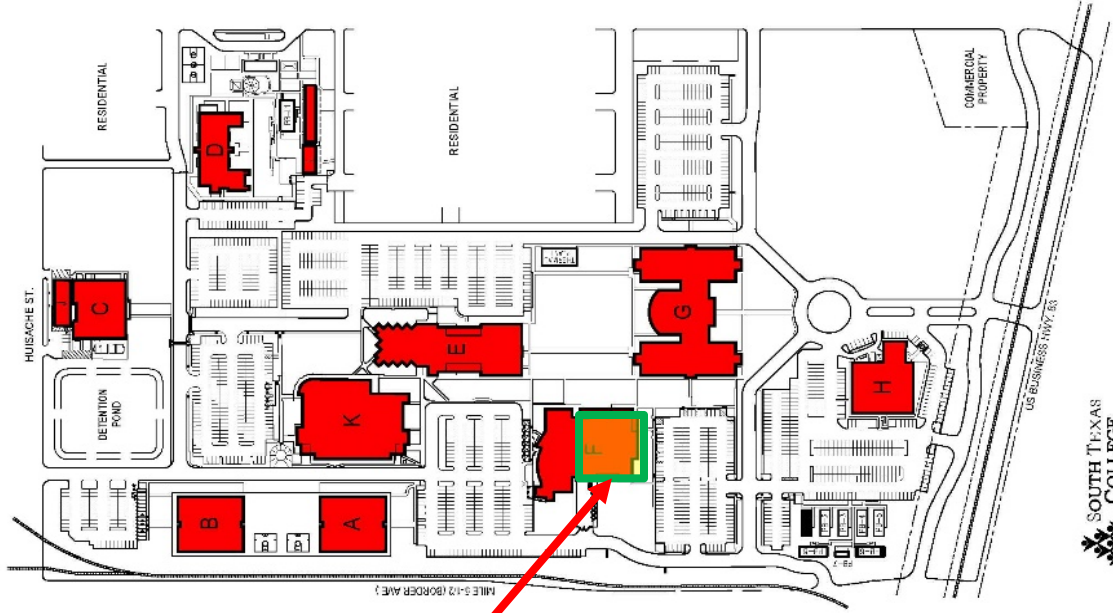
# District Wide Flooring Replacement FY 21-22

## Pecan Campus Bldg. J Floor Plan 3rd Floor



 EXISTING CARPET TO BE REPLACED 13317 Sqft

# District Wide Flooring Replacement FY 21-22 Mid-Valley Campus Bldg. F Location



Project Location

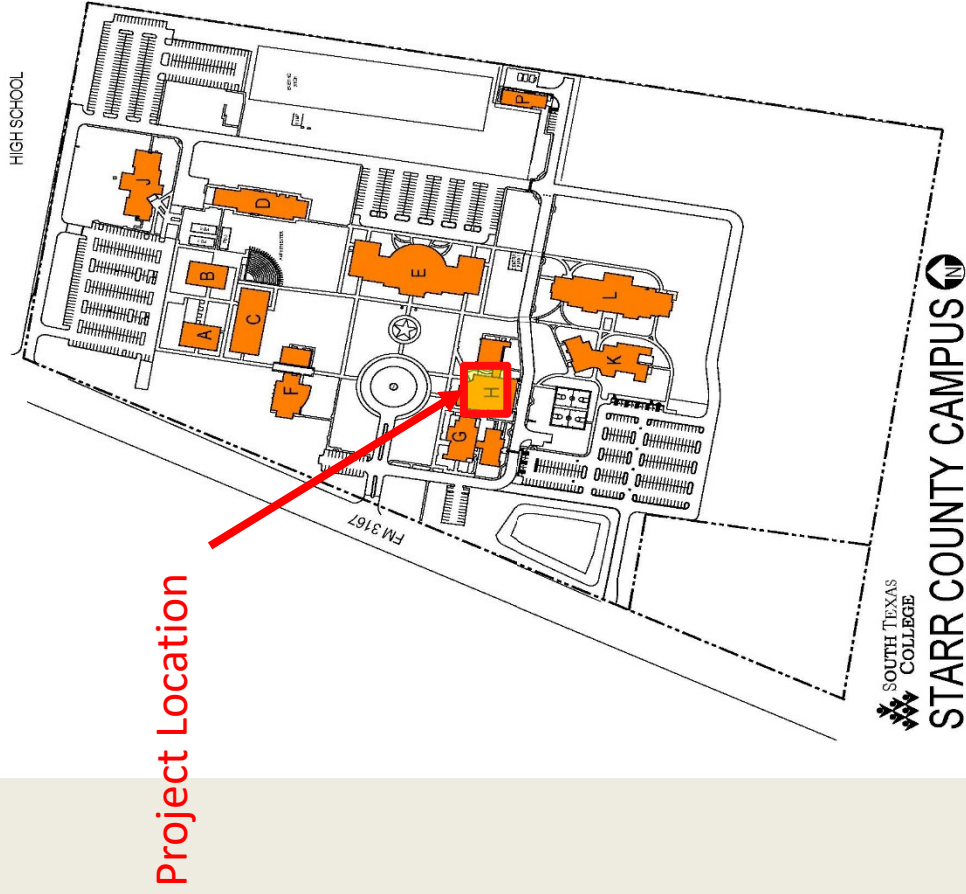


# District Wide Flooring Replacement FY 21-22

## Mid-Valley Campus Bldg. F Floor Plan



# District Wide Flooring Replacement FY 21-22 Starr County Campus Bldg. H Location





# District Wide Flooring Replacement FY 21-22

## Starr County Campus Bldg. H Floor Plan



# District Wide Flooring Replacement FY 21-22 Proposed Scope & Budget



## **Requested By**

Facilities Planning & Construction/Facilities Operations & Maintenance Department

## **Scope of work**

Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring locations needs to be replaced for FY 21-22. A total of three (3) locations are proposed for flooring replacement. Pecan Campus Building J, Mid-Valley Campus Building F and Starr County Campus Building H.

## **Estimated Total Project Budget**

|                      |            |
|----------------------|------------|
| Construction         | \$ 500,000 |
| Miscellaneous        | \$4,000    |
| Total Project Budget | \$ 504,000 |

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE FLOORING REPLACEMENT FOR STARR COUNTY CAMPUS BUILDING H, MID VALLEY CAMPUS BUILDING F, AND PECAN CAMPUS BUILDING J  
PROJECT NO. 21-22-1014**

| NAME                           | Diaz Floors & Interiors        | E-Con Group, LLC.  | Holchecom, Ltd.     | Ontiveros Floor Covering, LLC. | RG Enterprises, LLC./ dba G&G Contractors | Terra Fuerte Construction, LLC. |                  |
|--------------------------------|--------------------------------|--------------------|---------------------|--------------------------------|---|---------------------------------|------------------|
| ADDRESS                        | 1205 W Polk                    | 3025 S Sugar Rd    | 900 N Main St       | 1211 S Alamo Rd                | 711 E Wisconsin Rd                        | 614 E Frontage Rd               |                  |
| CITY/STATE/ZIP                 | Pharr, TX 78577                | Edinburg, TX 78539 | McAllen, TX 78501   | Alamo, TX 78516                | Edinburg, TX 78539                        | Alamo, TX 78516                 |                  |
| PHONE                          | 956-787-0056                   | 956-259-8005       | 956-686-2925        | 956-961-4631                   | 956-283-7040                              | 956-844-6146                    |                  |
| FAX                            | 956-781-7917                   | 956-259-8009       | 956-686-2925        | 956-961-4632                   | 956-259-8046                              |                                 |                  |
| CONTACT                        | Andres Diaz                    | Gilbert Enriquez   | Michael C. Montalvo | Gregory Ontiveros              | Rene Garza                                | Rolando Leal                    |                  |
| #                              | Proposed                       | Proposed           | Proposed            | Proposed                       | Proposed                                  | Proposed                        |                  |
| 1                              | Starr County Campus Building H | \$ 40,740.00       | \$ 65,700.00        | \$ 63,500.00                   | \$ 57,190.00                              | \$ 95,202.00                    | \$ 56,000.00     |
| 2                              | Begin Work Within              |                    |                     | 10 Working Days***             | 10 Working Days                           | 10 Working Days                 | 10 Working Days  |
| 3                              | Completion of Work Within      |                    |                     | 30 Calendar Days               | 30 Calendar Days                          | 30 Calendar Days                | 10 Working Days  |
| <b>TOTAL EVALUATION POINTS</b> |                                | 85.7               | 57.55               | 81.78                          | 87.46                                     | 69.67                           | 91.1             |
| <b>RANKING</b>                 |                                | 1                  | 5                   | 3                              | 2   | 4                               | 1                |
| 4                              | Mid Valley Campus Building F   | \$ 40,740.00       | \$ 66,200.00        | \$ 70,000.00                   | \$ 54,353.00                              | \$ 82,697.00                    | \$ 64,000.00     |
| 5                              | Begin Work Within              | **                 |                     | 10 Working Days***             | 10 Working Days                           | 10 Working Days                 | 10 Working Days  |
| 6                              | Completion of Work Within      |                    |                     | 30 Calendar Days               | 15 Calendar Days                          | 21 Calendar Days                | 10 Working Days  |
| <b>TOTAL EVALUATION POINTS</b> |                                | 85.7               | 47.69               | 68.29                          | 79.22                                     | 66.37                           | 74.74            |
| <b>RANKING</b>                 |                                | 1                  | 6                   | 4                              | 2   | 2                               | 3                |
| 7                              | Pecan Campus Building J        | \$ 242,989.60      | \$ 273,500.00       | \$ 315,000.00                  | \$ 294,686.00                             | \$ 469,619.00                   | \$ 315,000.00    |
| 8                              | Begin Work Within              | **                 |                     | 10 Working Days***             | 10 Working Days                           | 10 Working Days                 | 10 Working Days  |
| 9                              | Completion of Work Within      |                    |                     | 60 Calendar Days               | 60 Calendar Days                          | 60 Calendar Days                | 100 Working Days |
| <b>TOTAL EVALUATION POINTS</b> |                                | 85.7               | 59.98               | 80.31                          | 84  | 69.98                           | 78.26            |
| <b>RANKING</b>                 |                                | 1                  | 6                   | 3                              | 2   | 5                               | 4                |
| 10                             | Bid Bond Provided              | Yes                | Yes                 | Yes                            | Yes                                       | Yes                             | Yes              |
| <b>Summary</b>                 |                                |                    |                     |                                |   |                                 |                  |
| Starr County Campus Bldg H     |                                |                    |                     |                                |   |                                 | \$ 56,000.00     |
| Mid Valley Campus Bldg F       |                                | \$ 40,740.00       |                     |                                |   |                                 |                  |
| Pecan Campus Bldg J            |                                | \$ 242,989.60      |                     |                                |   |                                 |                  |

\*\*As per manufacturer, availability will take 6-8 weeks for delivery of materials. Once materials arrive, we will proceed with installation.

\*\*\*Construction will start upon arrival of materials

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

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE FLOORING REPLACEMENT FOR STARR COUNTY CAMPUS BUILDING H, MID VALLEY CAMPUS BUILDING F, AND PECAN CAMPUS BUILDING J  
PROJECT NO. 21-22-1014  
EVALUATION SUMMARY - PECAN CAMPUS BUILDING J**

| VENDOR   | Diaz Floors & Interiors | E-Con Group, LLC.  | Holchmont, Ltd.    | Ontiveros Floor Covering, LLC. | RG Enterprises, LLC/<br>dba G&G Contractors | Terra Fuente Construction, LLC. |
|--|-------------------------|--------------------|--------------------|--------------------------------|---|---------------------------------|
| ADDRESS  | 1205 W Polk             | 3025 S Sugar Rd    | 900N Main St       | 1211 S Alamo Rd                | 711 E Wisconsin Rd                          | 614 E Frontage Rd               |
| CITY/STATE/ZIP   | Pharr, TX 78577         | Edinburg, TX 78539 | McAllen, TX 78501  | Alamo, TX 78516                | Edinburg, TX 78539                          | Alamo, TX 78516                 |
| PHONE  | 956-787-0056            | 956-259-8005       | 956-686-2925       | 956-961-4631                   | 956-283-7040                                | 956-844-6146                    |
| FAX  | 956-781-7917            | 956-259-8009       | 956-686-2925       | 956-961-4632                   | 956-259-8046                                |                                 |
| CONTACT  | Andres Diaz             | Gilbert Enriquez   | Michael C. Motalvo | Gregory Ontiveros              | Rene Garza                                  | Rolando Leal                    |
| 1<br>The Respondent's price proposal.<br>(up to 45 points)   | 45                      | 39.98              | 34.71              | 37.1                           | 23.28                                       | 34.71                           |
|  | 45                      | 39.98              | 34.71              | 37.1                           | 23.28                                       | 34.71                           |
|  | 45                      | 39.98              | 34.71              | 37.1                           | 23.28                                       | 34.71                           |
|  | 45                      | 39.98              | 34.71              | 37.1                           | 23.28                                       | 34.71                           |
|  | 9                       | 8                  | 8                  | 8                              | 9   | 8                               |
| 2<br>The Respondent's experience and reputation.<br>(up to 10 points)  | 9                       | 8                  | 8                  | 8.5                            | 8   | 8.5                             |
|  | 9                       | 7                  | 7                  | 8.1                            | 8.5   | 8.3                             |
|  | 9                       | 9                  | 8.5                | 9                              | 8.5   | 9                               |
|  | 9                       | 9                  | 9                  | 9                              | 9   | 9                               |
|  | 9                       | 5                  | 8                  | 8                              | 9   | 7                               |
| 3<br>The quality of the Respondent's goods or services. (up to 10 points)  | 9                       | 5                  | 8                  | 8                              | 9   | 7                               |
|  | 8                       | 4                  | 7                  | 8.9                            | 8   | 8                               |
|  | 9                       | 9                  | 8                  | 9.5                            | 8   | 9                               |
|  | 7                       | 5                  | 8                  | 9                              | 8   | 7                               |
|  | 4                       | 0                  | 3                  | 4.5                            | 4   | 3                               |
| 4<br>The Respondent's safety record.<br>(up to 5 points)   | 4                       | 0                  | 4                  | 4                              | 4   | 3.5                             |
|  | 3                       | 0                  | 4                  | 4.1                            | 4   | 4                               |
|  | 4                       | 0                  | 3.5                | 4                              | 4   | 4                               |
|  | 4                       | 0                  | 4                  | 4                              | 4   | 3.5                             |
|  | 7                       | 6                  | 6.5                | 7                              | 7   | 6                               |
| 5<br>The Respondent's proposed personnel.<br>(up to 8 points)  | 6.5                     | 6                  | 7                  | 7                              | 7   | 7                               |
|  | 7                       | 6                  | 6                  | 6.8                            | 6   | 7                               |
|  | 7                       | 7                  | 7                  | 7                              | 6   | 7                               |
|  | 7                       | 6                  | 7                  | 6                              | 7   | 7                               |
|  | 8                       | 0                  | 8                  | 7                              | 8   | 8                               |
| 6<br>The Respondent's financial capability in relation to the size and scope of the project.<br>(up to 9 points) | 8                       | 0                  | 7                  | 7                              | 8   | 8                               |
|  | 8                       | 0                  | 7                  | 7                              | 7   | 8                               |
|  | 7                       | 0                  | 7                  | 7                              | 8   | 8                               |
|  | 8                       | 0                  | 9                  | 8                              | 8   | 8                               |
|  | 8                       | 0                  | 8                  | 6                              | 8   | 7                               |
| 7<br>The Respondent's organization and approach to the project. (up to 6 points)                                 | 5                       | 0                  | 4.5                | 5                              | 4.5   | 5                               |
|  | 4                       | 0                  | 5                  | 4                              | 5   | 4                               |
|  | 5                       | 0                  | 4                  | 4.4                            | 5   | 5                               |
|  | 5                       | 0                  | 5                  | 5                              | 4.5   | 5                               |
|  | 5                       | 0                  | 5                  | 4                              | 4   | 5                               |
| 8<br>The Respondent's time frame for completing the project. (up to 7 points)                                    | 0                       | 0                  | 7                  | 7                              | 7   | 4.45                            |
|  | 0                       | 0                  | 7                  | 7                              | 7   | 4.45                            |
|  | 0                       | 0                  | 7                  | 7                              | 7   | 4.45                            |
|  | 0                       | 0                  | 7                  | 7                              | 7   | 4.45                            |
|  | 0                       | 0                  | 7                  | 7                              | 7   | 4.45                            |
| <b>TOTAL EVALUATION POINTS</b>   | <b>85.7</b>             | <b>59.98</b>       | <b>80.31</b>       | <b>84</b>                      | <b>69.98</b>                                | <b>78.26</b>                    |
| <b>RANKING</b>   | <b>1</b>                | <b>6</b>           | <b>3</b>           | <b>2</b>                       | <b>5</b>                                    | <b>4</b>                        |

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

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE FLOORING REPLACEMENT FOR STARR COUNTY CAMPUS BUILDING H, MID VALLEY CAMPUS BUILDING F, AND PECAN CAMPUS BUILDING J  
PROJECT NO. 21-22-1014  
EVALUATION SUMMARY - MID VALLEY CAMPUS BUILDING F**

| VENDOR                         | Diaz Floors & Interiors   | E-Con Group, LLC.  | Holchmont, Ltd.     | Ontiveros Floor Covering, LLC. | RG Enterprises, LLC/<br>dba G&G Contractors | Terra Fuente Construction, LLC. |       |
|--------------------------------|---|--------------------|---------------------|--------------------------------|---|---------------------------------|-------|
| ADDRESS                        | 1205 W Polk   | 3025 S Sugar Rd    | 900 N Main St       | 1211 S Alamo Rd                | 711 E Wisconsin Rd                          | 614 E Frontage Rd               |       |
| CITY/STATE/ZIP                 | Pharr, TX 78577   | Edinburg, TX 78539 | McAllen, TX 78501   | Alamo, TX 78516                | Edinburg, TX 78539                          | Alamo, TX 78516                 |       |
| PHONE                          | 956-787-0056  | 956-259-8005       | 956-686-2925        | 956-961-4631                   | 956-283-7040                                | 956-844-6146                    |       |
| FAX                            | 956-781-7917  | 956-259-8009       |                     | 956-961-4632                   | 956-259-8046                                |                                 |       |
| CONTACT                        | Andres Diaz   | Gilbert Enriquez   | Michael C. Montalvo | Gregory Ontiveros              | Rene Garza                                  | Rolando Leal                    |       |
| 1                              | The Respondent's price proposal.<br>(up to 45 points)   | 45                 | 27.69               | 33.72                          | 22.16                                       | 28.64                           |       |
|                                |   | 45                 | 27.69               | 26.19                          | 33.72                                       | 22.16                           | 28.64 |
|                                |   | 45                 | 27.69               | 26.19                          | 33.72                                       | 22.16                           | 28.64 |
|                                |   | 45                 | 27.69               | 26.19                          | 33.72                                       | 22.16                           | 28.64 |
|                                |   | 9                  | 8                   | 8                              | 8   | 9                               | 8     |
| 2                              | The Respondent's experience and reputation.<br>(up to 10 points)  | 9                  | 8                   | 8.5                            | 8   | 8.5                             |       |
|                                |   | 9                  | 7                   | 8.1                            | 8.7   | 8.5                             |       |
|                                |   | 9                  | 9                   | 8.5                            | 9   | 9                               |       |
|                                |   | 9                  | 9                   | 9                              | 9   | 9                               |       |
|                                |   | 9                  | 5                   | 8                              | 8   | 9                               |       |
| 3                              | The quality of the Respondent's goods or services. (up to 10 points)  | 8                  | 5                   | 8                              | 9   | 7                               |       |
|                                |   | 8                  | 5                   | 8                              | 9   | 8                               |       |
|                                |   | 8                  | 4                   | 7                              | 9   | 8                               |       |
|                                |   | 9                  | 9                   | 8                              | 9.5   | 8                               |       |
|                                |   | 7                  | 5                   | 8                              | 9   | 8                               |       |
| 4                              | The Respondent's safety record.<br>(up to 5 points)   | 4                  | 0                   | 3                              | 4.5   | 3                               |       |
|                                |   | 4                  | 0                   | 4                              | 4   | 3.5                             |       |
|                                |   | 3                  | 0                   | 4                              | 4   | 4                               |       |
|                                |   | 4                  | 0                   | 3.5                            | 4   | 4                               |       |
|                                |   | 4                  | 0                   | 4                              | 4   | 3.5                             |       |
| 5                              | The Respondent's proposed personnel.<br>(up to 8 points)  | 7                  | 6                   | 6.5                            | 7   | 6                               |       |
|                                |   | 6.5                | 6                   | 7                              | 7   | 7                               |       |
|                                |   | 7                  | 6                   | 6                              | 7   | 7                               |       |
|                                |   | 7                  | 7                   | 7                              | 7   | 7                               |       |
|                                |   | 7                  | 6                   | 7                              | 6   | 7                               |       |
| 6                              | The Respondent's financial capability in relation to the size and scope of the project.<br>(up to 9 points) | 8                  | 0                   | 7                              | 7   | 8                               |       |
|                                |   | 8                  | 0                   | 7                              | 7   | 8                               |       |
|                                |   | 7                  | 0                   | 7                              | 7   | 8                               |       |
|                                |   | 8                  | 0                   | 9                              | 8   | 8                               |       |
|                                |   | 8                  | 0                   | 8                              | 6   | 7                               |       |
| 7                              | The Respondent's organization and approach to the project. (up to 6 points)                                 | 5                  | 0                   | 4.5                            | 5   | 5                               |       |
|                                |   | 4                  | 0                   | 5                              | 4   | 4                               |       |
|                                |   | 5                  | 0                   | 4                              | 4.4   | 5                               |       |
|                                |   | 5                  | 0                   | 5                              | 5   | 5                               |       |
|                                |   | 5                  | 0                   | 5                              | 4   | 5                               |       |
| 8                              | The Respondent's time frame for completing the project. (up to 7 points)                                    | 0                  | 0                   | 3.5                            | 5.6   | 7                               |       |
|                                |   | 0                  | 0                   | 3.5                            | 5.6   | 7                               |       |
|                                |   | 0                  | 0                   | 3.5                            | 5.6   | 7                               |       |
|                                |   | 0                  | 0                   | 3.5                            | 5.6   | 7                               |       |
|                                |   | 0                  | 0                   | 3.5                            | 5.6   | 7                               |       |
| <b>TOTAL EVALUATION POINTS</b> |   | 85.7               | 47.69               | 68.29                          | 79.22                                       | 66.37                           | 74.74 |
| <b>RANKING</b>                 |   | 1                  | 6                   | 4                              | 2   | 5                               | 3     |

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




**SOUTH TEXAS COLLEGE  
DISTRICT WIDE FLOORING REPLACEMENT FOR STARR COUNTY CAMPUS BUILDING H, MID VALLEY CAMPUS BUILDING F, AND PECAN CAMPUS BUILDING J  
PROJECT NO. 21-22-1014  
EVALUATION SUMMARY - STARR COUNTY BUILDING H**

| VENDOR   | E-Com Group, LLC.  | Holebent, Ltd.      | Oniveros Floor Covering, LLC. | RG Enterprises, LLC./ dba G&G Contractors | Terra Fuerte Construction, LLC. |
|--|--------------------|---------------------|-------------------------------|---|---------------------------------|
| ADDRESS  | 3025 S Sugar Rd    | 900 N Main St       | 1211 S Alamo Rd               | 711 E Wisconsin Rd                        | 614 E Frontage Rd               |
| CITY/STATE/ZIP   | Edinburg, TX 78539 | McAllen, TX 78501   | Alamo, TX 78516               | Edinburg, TX 78539                        | Alamo, TX 78516                 |
| PHONE  | 956-259-8005       | 956-686-2925        | 956-961-4631                  | 956-283-7040                              | 956-844-6146                    |
| FAX  | 956-259-8009       | 956-686-2925        | 956-961-4632                  | 956-259-8046                              |                                 |
| CONTACT  | Gilbert Enriquez   | Michael C. Montalvo | Gregory Oniveros              | Rene Garza                                | Rolando L. eul                  |
| 1<br>The Respondent's price proposal.<br>(up to 45 points)   | 38.35              | 39.68               | 44.06                         | 26.47                                     | 45                              |
|  | 38.35              | 39.68               | 44.06                         | 26.47                                     | 45                              |
|  | 38.35              | 39.68               | 44.06                         | 26.47                                     | 45                              |
|  | 38.35              | 39.68               | 44.06                         | 26.47                                     | 45                              |
| 2<br>The Respondent's experience and reputation.<br>(up to 10 points)  | 8                  | 8                   | 8                             | 9   | 8                               |
|  | 8                  | 8                   | 8.5                           | 8   | 8.5                             |
|  | 7                  | 7                   | 9                             | 8   | 9                               |
|  | 9                  | 8.5                 | 9                             | 8.5                                       | 9                               |
| 3<br>The quality of the Respondent's goods or services.<br>(up to 10 points)                                     | 5                  | 8                   | 8                             | 9   | 7                               |
|  | 5                  | 8                   | 9                             | 8   | 8                               |
|  | 4                  | 7                   | 9                             | 8   | 8                               |
|  | 5                  | 8                   | 9.5                           | 8   | 9                               |
| 4<br>The Respondent's safety record.<br>(up to 5 points)   | 0                  | 3                   | 4.5                           | 4   | 3                               |
|  | 0                  | 4                   | 4                             | 4   | 3.5                             |
|  | 0                  | 4                   | 4                             | 4   | 4                               |
|  | 0                  | 3.5                 | 4                             | 4   | 4                               |
| 5<br>The Respondent's proposed personnel.<br>(up to 5 points)  | 6                  | 6.5                 | 7                             | 7   | 6                               |
|  | 6                  | 7                   | 7                             | 7   | 7                               |
|  | 6                  | 6                   | 7                             | 6   | 7                               |
|  | 7                  | 7                   | 7                             | 6   | 7                               |
| 6<br>The Respondent's financial capability in relation to the size and scope of the project.<br>(up to 9 points) | 0                  | 7                   | 7                             | 7   | 8                               |
|  | 0                  | 7                   | 7                             | 7   | 8                               |
|  | 0                  | 7                   | 7.6                           | 7   | 8                               |
|  | 0                  | 9                   | 8                             | 8   | 8                               |
| 7<br>The Respondent's organization and approach to the project. (up to 6 points)                                 | 0                  | 4.5                 | 5                             | 4.5                                       | 5                               |
|  | 0                  | 5                   | 4                             | 5   | 4                               |
|  | 0                  | 4                   | 4                             | 5   | 5                               |
|  | 0                  | 5                   | 4.5                           | 4.5                                       | 5                               |
| 8<br>The Respondent's time frame for completing the project. (up to 7 points)                                    | 0                  | 3.5                 | 3.5                           | 3.5                                       | 7                               |
|  | 0                  | 3.5                 | 3.5                           | 3.5                                       | 7                               |
|  | 0                  | 3.5                 | 3.5                           | 3.5                                       | 7                               |
|  | 0                  | 3.5                 | 3.5                           | 3.5                                       | 7                               |
| <b>TOTAL EVALUATION POINTS</b>   | 57.55              | 81.78               | 87.46                         | 69.67                                     | 91.1                            |
| <b>RANKING</b>   | 5                  | 3                   | 2                             | 4   | 1                               |

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

### Project Fact Sheet

**11/3/2021**

|  |   |  |   |
|--|---|--|---|
| <b>Project Name:</b> District Wide - Flooring Replacement Phase I  |   | <b>Project No.</b> 2022-032R   |   |
| <b>Funding Source(s):</b> Renewals & Replacements Fund   |   |  |   |
|  | <b>FY 21-22</b>   |  |   |
|  | <b>Total</b>  | <b>**FY 21-22 Actual</b>   | <b>Variance of Project Budget vs. Actual Expenditures</b> |
|  | <b>Project Budget</b>   | <b>Expenditures</b>  | <b>Expenditures</b>                                       |
| Construction:  | \$ 500,000.00   | \$ 17,330.00   | \$ 482,670.00   |
| Design   | -   | -  | -   |
| Miscellaneous:   | 4,000.00  | 160.23   | 3,839.77  |
| FFE:   | -   | -  | -   |
| Technology:  | -   | -  | -   |
| <b>Total:</b>  | <b>\$ 504,000.00</b>  | <b>\$ 17,490.23</b>  | <b>\$ 486,509.77</b>                                      |
|  | **Expenditures to date \$17,330 for replacement of MVC Bldg. C Rubber Flooring. |  |   |
| <b>Project Team</b>  |   | <b>Board Status</b>  |   |
| <b>Approval to Solicit :</b>   | 6/22/2021   | <b>Board Approval of Schematic Design</b>  | NA  |
| <b>Architect/Engineer:</b>   | N/A   | <b>Design</b>  |   |
| <b>Contractor:</b>   | TBD   | <b>Substantial Completion</b>  | TBD   |
| <b>Contractor:</b>   | TBD   | <b>Final Completion</b>  | TBD   |
| <b>Contractor:</b>   | TBD   |  |   |
| <b>STC FPC Project Manager:</b>  | David Valdez  |  |   |
| <b>Project Description</b>   |   | <b>Project Scope</b>   |   |
| Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.   |   | Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year. |   |
| <b>Projected Timeline</b>  |   |  |   |
| Board Approval of Architect/Engineer   | Board Approval of Schematic Design  | Board Approval of Contractor   | Construction Start Date                                   |
| N/A  | N/A   | 11/23/2021   | 3/1/2022  |
|  |   |  | Substantial Completion Date                               |
|  |   |  | 5/30/2022   |
|  |   |  | Final Completion Date                                     |
|  |   |  | 6/30/2022   |
|  |   |  | FFE Completion of Move In                                 |
|  |   |  | N/A   |
| <b>Project Calendar of Expenditures by Fiscal Year</b>   |   |  |   |
| <b>Fiscal Year</b>   | <b>Construction</b>   | <b>Design</b>  | <b>Miscellaneous</b>                                      |
| 2021-22  | 17,490.23   | -  | 160.23  |
| <b>Project Total</b>   | <b>\$ 17,490.23</b>   | <b>\$ -</b>  | <b>\$ 160.23</b>  |
|  |   |  | <b>FFE</b>  |
|  |   |  | -   |
|  |   |  | <b>Tech</b>   |
|  |   |  | -   |
|  |   |  | <b>Project Total</b>                                      |
|  |   |  | <b>\$ 17,650.46</b>                                       |
|  |   |  | <b>\$ -</b>   |
|  |   |  | <b>\$ -</b>   |
|  |   |  | <b>\$ 17,650.46</b>                                       |
| <b>Current Agenda Item</b>   |   |  |   |
| <b>11/09/21 Facilities Committee:</b> Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase I at Pecan Campus, Mid Valley Campus, and Starr County Campus   |   |  |   |
| <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Pecan Campus</p> </div> <div style="text-align: center;">  <p>Mid-Valley Campus</p> </div> <div style="text-align: center;">  <p>Starr County Campus</p> </div> </div> |   |  |   |

FPC Project Manager *David A. Valdez* FPC Asst. Director *Rita Collier* FPC Director *RDA*

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

Approval of final completion of the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations will be requested at the November 23, 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<br>Project No. 2020-002C<br><br>Architect: Alvarado Architects & Associates, Inc.<br>Contractor: Tri-Gen Construction, LLC | Final Completion Recommended  | October 25, 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Tri-Gen Construction, LLC be approved. 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                    | (\$6,847.09)                   | \$168,152.91                | \$153,845.10                | \$14,307.81              |

On October 25, 2021, Alvarado Architects & Associates, Inc. verified that all punch list items were completed.

**Enclosed Documents**

A copy of the final completion letter 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 November 23, 2021 Board meeting, final 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





# Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations



October 29, 2021

**Mr. Ricardo De la Garza, Associate AIA**  
Director of Facilities Planning & Construction  
South Texas College  
PO Box 9701  
McAllen, Texas 78502

**VIA: EMAIL**

**RE: STC Pecan Plaza – Kinesiology Renovations Phase 1**  
**South Texas College**  
**AAA Project Number: 2001**

Dear Mr. De la Garza,

As of October 25, 2021, Tri-Gen Construction, LLC has completed all work associated with the Kinesiology Renovations project. A Final Walkthrough was conducted with STC, Alvarado Architects & Associates, Inc. and Tri-Gen Construction, LLC. All punch list items have been corrected and all Change Order work has been completed. All Close Out documents and as-builts have been submitted, they are currently under review, and they will be turned into STC for their records.

To the best of our knowledge, all work has been completed and performed in accordance with the Contract Documents. Alvarado Architects & Associates, Inc. recommends Final Acceptance being awarded to Tri-Gen Construction, LLC on the project.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office at (956) 464-8258.


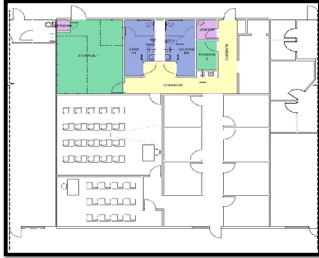
Sincerely,  
**Alvarado Architects & Associates, Inc.**



Erasmo Alvarado, Jr. AIA  
President

Cc: Robert Cuellar, STC  
Martin Villareal, STC  
Jorge Gonzalez, Tri-Gen Construction, LLC

**Project Fact Sheet**  
**11/5/2021**

|  |  |   |  |   |                                |   |                                     |  |  |
|--|--|---|--|---|--------------------------------|---|-------------------------------------|--|--|
| <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>                        |   | <b>FY 20-21</b>  |   |                                | <b>FY 21-22</b>   |                                     |  | <b>Total Actual Expenditures To Date</b> |
|  | <b>FY 19-20 Project Budget</b>         | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 20-21 Project Budget</b>   | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 21-22 Project Budget</b> | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 21-22 Actual Expenditures</b> | <b>Total Actual Expenditures To Date</b> |  |
| Construction:  | \$ 122,000.00                          | \$ -  | \$ 122,000.00  | \$ 99,162.15  | \$ 175,000.00                  | \$ 54,682.95  | \$ 120,317.05                       | \$ 153,845.10                            |  |
| Design:  | 12,200.00                              | 1,647.00  | 12,200.00  | 8,235.00  | 15,915.00                      | 15,915.00   | 15,915.00                           | 9,882.00                                 |  |
| Miscellaneous:   | 3,600.00                               | 2,896.80  | 3,600.00   | 530.11  | 10,927.00                      | 318.18  | 10,608.82                           | 3,745.09                                 |  |
| FFE:   | 6,000.00                               | -   | 6,000.00   | 3,997.40  | 6,000.00                       | -   | 6,000.00                            | 3,997.40                                 |  |
| Technology:  | -                                      | -   | -  | -   | -                              | -   | -                                   | -  |  |
| <b>Total:</b>  | <b>\$ 143,800.00</b>                   | <b>\$ 4,543.80</b>  | <b>\$ 143,800.00</b>   | <b>\$ 111,924.66</b>                                      | <b>\$ 207,842.00</b>           | <b>\$ 55,001.13</b>                                       | <b>\$ 152,840.87</b>                | <b>\$ 171,469.59</b>                     |  |
| <b>Approval to Solicit Architect/Engineer:</b>   | 12/10/2019                             |   |  |   | <b>Contract Amount</b>         | <b>Actual Expenditures</b>                                | <b>Variance</b>                     |  |  |
| <b>Architect/Engineer:</b>   | Alvarado Architects & Associates, Inc. | <b>Board Approval of Schematic Design</b>                 | 09/22/2020   |   | Alvarado Architects            | \$ 10,980.00  | \$ 9,882.00                         | \$ 1,098.00                              |  |
| <b>Contractor:</b>   | Tri-gen Construction LLC               |   |  |   | Construction LLC               | \$ 168,152.91   | \$ 153,845.10                       | \$ 14,307.81                             |  |
| <b>STC FPC Project Manager:</b>  | Martin Villarreal                      | <b>Substantial Completion</b>                             | 9/21/2021  |   | <b>Board Acceptance</b>        | 10/26/2021  |                                     |  |  |
|  |  | <b>Final Completion</b>                                   | 10/21/2021   |   | <b>Board Acceptance</b>        | TBD   |                                     |  |  |
| <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  | 54,682.95                              | -   | 318.18   | -   | -                              | <b>\$ 55,001.13</b>                                       |                                     |  |  |
| <b>Project Total</b>   | <b>\$ 153,845.10</b>                   | <b>\$ 9,882.00</b>  | <b>\$ 3,745.09</b>   | <b>\$ 3,997.40</b>  | <b>\$ -</b>                    | <b>\$ 171,469.59</b>                                      |                                     |  |  |
| <b>Current Agenda Item</b>   |  |   |  |   |                                |   |                                     |  |  |
| 11/9/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations |  |   |  |   |                                |   |                                     |  |  |
|   |  |   |  <p align="center">Proposed Layout</p>   |   |                                |   |                                     |  |  |

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Cella*

FPC Director *RdA*

## **Review and Recommend Action on Architectural Fee Adjustment for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations**

Approval to amend the current architectural agreement with Alvarado Architects & Associates, Inc. (AAA) to adjust the architectural fee based on the final construction cost for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project will be requested at the November 23, 2021 Board meeting.

### **Purpose**

Authorization is requested to amend the current architectural agreement with AAA to adjust their architectural fee based on the final construction cost for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project.

### **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 was scheduled as an educational space improvement to provide more efficient storage space for staff and to renovate the restrooms.

### **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 AAA for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations 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 \$8,784.00, 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 \$122,000, with a negotiated fee at 9%, totaling \$10,980. On March 30, 2021, the Board of Trustees approved contracting construction services with Tri-Gen Construction, LLC in the amount of \$175,000 for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project. The total project cost is \$168,152.91, which includes a deductive amount of \$6,847.09 for all previously approved change orders.

The Architect is requesting a fee increase of \$830.75, which would result in an adjusted fee of \$11,810.75. The total revised fee, including the reimbursable expenses of \$907.50, is \$12,718.25.

The fee information is summarized below:

|                          |                    |
|--------------------------|--------------------|
| Original Fee:            | \$10,980.00        |
| Fee Increase:            | 830.75             |
| Subtotal:                | \$11,810.75        |
| Reimbursable Expenses:   | 907.50             |
| <b>Total Revised Fee</b> | <b>\$12,718.25</b> |

Board approval is necessary to amend the current architectural agreement with AAA to a revised fixed fee of \$12,718.25. No additional costs are anticipated for this project.

**Funding Source**

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

The design budget for this project is \$15,915. The total revised fee is within the budgeted amount.

| <b>Pecan Plaza West Building C Kinesiology<br/>Storage and Restroom Renovations<br/>Design Budget</b> |                      |
|---|----------------------|
| <b>Budget Item</b>  | <b>Budget Amount</b> |
| Design Budget   | \$15,915.00          |
| Total Revised Fee   | 12,718.25            |
| <b>Design Budget Variance</b>   | <b>\$3,196.75</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 November 23, 2021 Board meeting, to amend the current architectural agreement with AAA for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project to a revised fixed fee of \$12,718.25.

**Company Name:** Alvarado Architects & Associates  
**Campus:** Pecan Plaza  
**Project Name:** Building C Kinesiology Storage & Restroom Renovations

**Original Construction Budget:** \$122,000.00      Approved Construction Cost: \$175,000.00  
Sum of all Change Orders (6,847.09)  
Total Adjusted Cost of Work: \$168,152.91

**Original Fee** \$10,980.00  
(9% of estimated construction budget)

**Phases Unaffected by Fee Adjustment:**

|  |                 |
|--|-----------------|
| <b>Completed Phases @ 9% of \$122,000 (Original Fee Agreement)</b> |                 |
| Schematic Design @ 15%   | \$1,647.00      |
| Design Development @ 20%   | 2,196.00        |
| Construction Documents @ 40%                                       | 4,392.00        |
| Bidding & Negotiations @ 5%  | 549.00          |
| <b>Subtotal for Completed Phases</b>                               | <b>8,784.00</b> |

**Phase Affected by Fee Adjustment:**

|   |                    |
|---|--------------------|
| <b>Remaining Phases @ 9% of \$168,152.91 (Revised Cost of Work)</b> |                    |
| Construction Administration @ 20%                                   | \$3,026.75         |
| <b>Adjusted Contract Fee:</b>                                       | <b>\$11,810.75</b> |
| Original fee based on Original Budget                               | 10,980.00          |
| <b>Additional Fees</b>  | <b>\$830.75</b>    |



**\*Total Original Fee:** \$10,980.00

\*Without reimbursable expenses

|                            |                    |
|----------------------------|--------------------|
| Total Original Fee:        | \$10,980.00        |
| Additional Fees:           | \$830.75           |
| Reimbursables              | 907.50             |
| <b>Total Adjusted Fee:</b> | <b>\$12,718.25</b> |
| Less previously paid       | (\$9,882.00)       |
| <b>Total owed to date</b>  | <b>\$2,836.25</b>  |



**Project Fact Sheet**  
**11/5/2021**

|  |  |   |  |   |                                |   |                                     |  |  |
|--|--|---|--|---|--------------------------------|---|-------------------------------------|--|--|
| <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>                        |   | <b>FY 20-21</b>  |   |                                | <b>FY 21-22</b>   |                                     |  | <b>Total Actual Expenditures To Date</b> |
|  | <b>FY 19-20 Project Budget</b>         | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 20-21 Project Budget</b>   | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 21-22 Project Budget</b> | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 21-22 Actual Expenditures</b> | <b>Total Actual Expenditures To Date</b> |  |
| Construction:  | \$ 122,000.00                          | \$ -  | \$ 122,000.00  | \$ 99,162.15  | \$ 175,000.00                  | \$ 54,682.95  | \$ 120,317.05                       | \$ 153,845.10                            |  |
| Design:  | 12,200.00                              | 1,647.00  | 12,200.00  | 8,235.00  | 15,915.00                      | 15,915.00   | 15,915.00                           | 9,882.00                                 |  |
| Miscellaneous:   | 3,600.00                               | 2,896.80  | 3,600.00   | 530.11  | 10,927.00                      | 318.18  | 10,608.82                           | 3,745.09                                 |  |
| FFE:   | 6,000.00                               | -   | 6,000.00   | 3,997.40  | 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>\$ 111,924.66</b>                                      | <b>\$ 207,842.00</b>           | <b>\$ 55,001.13</b>                                       | <b>\$ 152,840.87</b>                | <b>\$ 171,469.59</b>                     |  |
| <b>Approval to Solicit Architect/Engineer:</b>   | 12/10/2019                             |   |  |   | <b>Contract Amount</b>         | <b>Actual Expenditures</b>                                | <b>Variance</b>                     |  |  |
| <b>Architect/Engineer:</b>   | Alvarado Architects & Associates, Inc. | <b>Board Approval of Schematic Design</b>                 | 09/22/2020   |   | Alvarado Architects            | \$ 10,980.00  | \$ 9,882.00                         | \$ 1,098.00                              |  |
| <b>Contractor:</b>   | Tri-gen Construction LLC               |   |  |   | Construction LLC               | \$ 168,152.91   | \$ 153,845.10                       | \$ 14,307.81                             |  |
| <b>STC FPC Project Manager:</b>  | Martin Villarreal                      | <b>Substantial Completion</b>                             | 9/21/2021  |   | <b>Board Acceptance</b>        | 10/26/2021  |                                     |  |  |
|  |  | <b>Final Completion</b>                                   | 10/21/2021   |   | <b>Board Acceptance</b>        | TBD   |                                     |  |  |
| <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  | 54,682.95                              | -   | 318.18   | -   | -                              | <b>\$ 55,001.13</b>                                       |                                     |  |  |
| <b>Project Total</b>   | <b>\$ 153,845.10</b>                   | <b>\$ 9,882.00</b>  | <b>\$ 3,745.09</b>   | <b>\$ 3,997.40</b>  | <b>\$ -</b>                    | <b>\$ 171,469.59</b>                                      |                                     |  |  |
| <b>Current Agenda Item</b>   |  |   |  |   |                                |   |                                     |  |  |
| 11/9/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations |  |   |  |   |                                |   |                                     |  |  |
|   |  |   |  <p align="center">Proposed Layout</p>   |   |                                |   |                                     |  |  |

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Cella*

FPC Director *RdA*

**Review and Recommend Action on Approval of Substantial and Final Completion of the Regional Center for Public Safety Excellence Drainage Improvements Phase II**

Approval of substantial and final completion of the Regional Center for Public Safety Excellence Drainage Improvements Phase II will be requested at the November 23, 2021 Board Meeting:

| Project |  | Completion Recommended       | Date Received    |
|---------|--|------------------------------|------------------|
| 1.      | Regional Center for Public Safety Excellence Drainage Improvements Phase II<br>Project No. 2020-022C | Substantial Completion       | October 20, 2021 |
|         | Engineer: Perez Consulting Engineers, LLC<br>Contractor: McAllen Multi Service                       | Final Completion Recommended | October 25, 2021 |

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

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 McAllen Multi Service be approved. The original cost approved for this project was in the amount of \$113,500.

The following table summarizes the current budget status:

| Regional Center for Public Safety Excellence Drainage Improvements Phase II |                          |                         |                    |                      |                   |
|---|--------------------------|-------------------------|--------------------|----------------------|-------------------|
| Construction Budget   | Approved Proposal Amount | Net Total Change Orders | Final Project Cost | Previous Amount Paid | Remaining Balance |
| \$300,000.00  | \$113,500.00             | \$0                     | \$113,500.00       | \$33,715.50          | \$79,784.50       |

On October 19, 2021, Perez Consulting Engineers, LLC inspected the site to confirm that all punch list items were completed. On October 25, 2021, the engineer issued a letter recommending final completion and release of final payment to the contractor.

**Enclosed Documents**

A copy of the Substantial Completion Certificate, the Final Completion Letter, 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 November 23, 2021 Board meeting, substantial and final completion of the Regional Center for Public Safety Excellence Drainage Improvements Phase II as presented.

# Regional Center for Public Safety Excellence Drainage Improvements Phase II



# Regional Center for Public Safety Excellence Drainage Improvements Phase II





# Regional Center for Public Safety Excellence Drainage Improvements Phase II



# Regional Center for Public Safety Excellence Drainage Improvements Phase II





# Substantial Completion Acceptance

**Project Name:** RCPSE - Site Drainage Improvements Phase II

**Project No.:** 20-21-1043

**Owner:** South Texas College

**Contractor:** McAllen Multiservice

**A/E Firm:** Perez Consulting Engineers

**Scope of Work Covered by This Acceptance:**

Work included completion of detention pond, irrigation and sprinkler system, rock rip rap and hydromulching.

Effective Date of Acceptance: 10/20/2021

This constitutes the Owner's acceptance for Beneficial Occupancy:    Yes        No   

In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued under separate cover. It is expressly understood that the failure to include any items on such list (s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the Contract, the Date of Substantial Completion is that Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.

|   |                  |
|---|------------------|
| The <b>Contractor</b> shall complete/correct the items identified on the punch list(s) within | 30               |
| Calendar days from the Effective Date of this Acceptance.                                     |                  |
| McAllen Multiservice  |                  |
| <i>Printed Name and Title</i>   | <i>Signature</i> |
|   | <i>Date</i>      |

|  |                  |
|--|------------------|
| The <b>Architect/Engineer</b> agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended. |                  |
| Perez Consulting Engineers   | 10/22/2021       |
| <i>Printed Name and Title</i>  | <i>Signature</i> |
|  | <i>Date</i>      |

|   |                  |
|---|------------------|
| With the exception of those items noted on the attached "punch list(s)", the <b>Owner</b> accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance. |                  |
| South Texas College   |                  |
| <i>Printed Name and Title</i>   | <i>Signature</i> |
|   | <i>Date</i>      |







October 25, 2021

Ricardo De La Garza, Director  
Facilities Planning and Construction  
South Texas College  
3200 W. Pecan Blvd.  
McAllen, TX 78501

**Re: Final Inspection**  
**STC RCPSE Site Drainage Improvements Phase II**  
**Project No.: 20-21-1043**  
**Pharr, Texas**

Dear Mr. De La Garza,

On Tuesday, October 19, 2021, PCE Engineer David Perez P.E., inspected the project site along with representatives from SSP Design (Scott Pajeski), McAllen Multi-Service (Gabriel Carrillo), and South Texas College (Robert Cuellar and Robert Gomez). The site was visually inspected and to the best of my knowledge all items have been completed as per the plans and specifications.


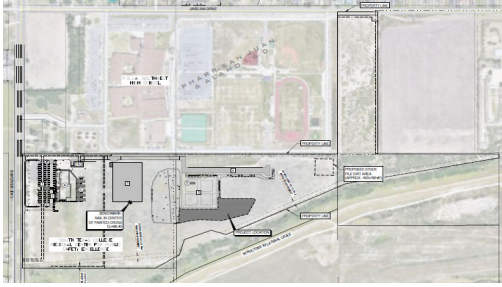
Based on the requirements outlined in the contract documents for final completion, we recommend contract amount to be paid including the retainage. If you have any questions, please feel free to contact me at 956.631.4482 or email me at dp@perezce.com.

Respectfully submitted,  
Perez Consulting Engineers, LLC

A handwritten signature in blue ink, appearing to read "J. David Perez", written over a horizontal line.

J. David Perez, P.E.  
President

CC: Ricardo De La Garza, STC  
Scott Pajeski, SSP Design  
Gabriel Carrillo, McAllen Multi-Service

|  |                                     |  |                                     |   |  |                                     |   |                                |                                     |   |
|--|-------------------------------------|--|-------------------------------------|---|--|-------------------------------------|---|--------------------------------|-------------------------------------|---|
| <b>Project Name:</b> RCPSE - Site Drainage Improvements Phase II   |                                     |  |                                     |   | <b>Project No.:</b> 2020-022C  |                                     |   |                                |                                     |   |
| <b>Funding Source(s):</b> Unexpended Plant Fund  |                                     |  |                                     |   |  |                                     |   |                                |                                     |   |
|  | <b>FY 18-19</b>                     | <b>FY 19-20</b>  |                                     | <b>FY 20-21</b>   | <b>FY 21-22</b>  |                                     |   |                                |                                     |   |
|  | <b>FY 18-19 Actual Expenditures</b> | <b>FY 19-20 Project Budget</b>   | <b>FY 19-20 Actual Expenditures</b> | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 20-21 Project Budget</b>   | <b>FY 20-21 Actual Expenditures</b> | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>FY 21-22 Project Budget</b> | <b>FY 21-22 Actual Expenditures</b> | <b>Variance of Project Budget vs. Actual Expenditures</b> |
| Construction:  | \$ -                                | \$ 300,000.00  | \$ -                                | \$ 300,000.00   | \$ 300,000.00  | \$ -                                | \$ 300,000.00   | \$ 150,000.00                  | \$ 33,715.50                        | \$ 116,284.50   |
| Design - Improvements:   | -                                   | 30,000.00  | -                                   | 30,000.00   | 30,000.00  | 10,730.00                           | 19,270.00   | 19,880.00                      | -                                   | 19,880.00   |
| Design - Drainage evaluation study:  | -                                   | 40,000.00  | 23,745.00                           | 16,255.00   | 16,255.00  | 15,745.00                           | 510.00  | -                              | -                                   | -   |
| Miscellaneous:   | 879.00                              | 10,885.00  | 6.48                                | 10,878.52   | 10,000.00  | 548.77                              | 9,451.23  | 9,500.00                       | -                                   | 9,500.00  |
| FFE:   | -                                   | -  | -                                   | -   | -  | -                                   | -   | -                              | -                                   | -   |
| Technology:  | -                                   | -  | -                                   | -   | -  | -                                   | -   | -                              | -                                   | -   |
| <b>Total:</b>  | <b>\$ 879.00</b>                    | <b>\$ 380,885.00</b>   | <b>\$ 23,751.48</b>                 | <b>\$ 357,133.52</b>                                      | <b>\$ 356,255.00</b>   | <b>\$ 27,023.77</b>                 | <b>\$ 329,231.23</b>                                      | <b>\$ 179,380.00</b>           | <b>\$ 33,715.50</b>                 | <b>\$ 145,664.50</b>                                      |
| Original total design budget of \$70,000 includes:<br>- 10% for design services @ \$30,000.<br>- Fees for drainage evaluation study @ \$40,000.  |                                     | The consulting engineer recommended Option 1A for the RCPSE drainage improvements. Option 1A was estimated to be less than the current budget. |                                     |   |  |                                     |   |                                |                                     |   |
| <b>Project Team</b>  |                                     |  |                                     |   | <b>Board Status</b>  |                                     |   |                                |                                     |   |
| <b>Approval to Solicit Architect/Engineer:</b>   | 7/23/2019                           | <b>Board Approval of Schematic Design</b>  |                                     |   | NA   | <b>Vendor</b>                       | <b>Contract Amount</b>                                    | <b>Actual Expenditures</b>     | <b>Variance</b>                     |   |
| <b>Architect/Engineer:</b>   | Perez Consulting Engineers, LLC     | <b>Substantial Completion</b>  |                                     |   | 10/20/2021   | Perez CE                            | \$ 12,775.00  | \$ 10,730.00                   | \$ 2,045.00                         |   |
| <b>Contractor:</b>   | McAllen Multiservice                | <b>Final Completion</b>  |                                     |   | 10/20/2021   | McAllen Multiservice                | \$ 113,500.00   | \$ 33,715.50                   | \$ 79,784.50                        |   |
| <b>STC FPC Project Manager:</b>  | David Valdez                        | <b>Board Acceptance</b>  |                                     |   | TBD  |                                     |   |                                |                                     |   |
| <b>Project Description</b>   |                                     |  |                                     |   | <b>Project Scope</b>   |                                     |   |                                |                                     |   |
| Evaluation and proposed improvements of the RCPSE existing site drainage.  |                                     |  |                                     |   | Consulting engineer to design drainage improvements to the existing detention pond. As per board approval, Option 1A consists of expanding the detention pond and drainage swales. |                                     |   |                                |                                     |   |
| <b>Projected Timeline</b>  |                                     |  |                                     |   |  |                                     |   |                                |                                     |   |
| Board Approval of Architect/Engineer   | Board Approval of Drainage Report   | Board Approval of Contractor   | Construction Start Date             | Substantial Completion Date                               | Final Completion Date  | FFE Completion of Move In           |   |                                |                                     |   |
| 8/27/2019  | 10/27/2020                          | 7/27/2021  | 10/1/2021                           | 10/20/2021  | 10/20/2021   | NA                                  |   |                                |                                     |   |
| <b>Project Calendar of Expenditures by Fiscal Year</b>   |                                     |  |                                     |   |  |                                     |   |                                |                                     |   |
| <b>Fiscal Year</b>   | <b>Construction</b>                 | <b>Design Improvements</b>   | <b>Design Drainage Study</b>        | <b>Misc.</b>  | <b>FFE</b>   | <b>Tech</b>                         | <b>Project Total</b>                                      |                                |                                     |   |
| 2018-19  | \$ -                                | \$ -   | \$ -                                | \$ 879.00   | \$ -   | \$ -                                | \$ 879.00   |                                |                                     |   |
| 2019-20  | -                                   | -  | 23,745.00                           | 6.48  | -  | -                                   | \$ 23,751.48  |                                |                                     |   |
| 2020-21  | -                                   | 10,730.00  | 15,745.00                           | 548.77  | -  | -                                   | \$ 27,023.77  |                                |                                     |   |
| 2021-22  | 33,715.50                           | -  | -                                   | -   | -  | -                                   | \$ 33,715.50  |                                |                                     |   |
| <b>Project Total</b>   | <b>\$ 33,715.50</b>                 | <b>\$ 10,730.00</b>  | <b>\$ 39,490.00</b>                 | <b>\$ 1,434.25</b>  | <b>\$ -</b>  | <b>\$ -</b>                         | <b>\$ 85,369.75</b>                                       |                                |                                     |   |
| <b>Current Agenda Item</b>   |                                     |  |                                     |   |  |                                     |   |                                |                                     |   |
| <b>11/09/21 Facilities Committee:</b> Review and Recommend Action on Acceptance of Substantial and Final Completion for the Regional Center for Public Safety Excellence Drainage Improvements Phase II. |                                     |  |                                     |   |  |                                     |   |                                |                                     |   |
|  <p>Master Plan</p>   |                                     |  |                                     |   |  <p>Proposed Drainage Improvements</p>   |                                     |   |                                |                                     |   |

FPC Project Manager David A. Valdez FPC Asst. Director Rita C. Geller FPC Director R. D. A.

### **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 November 5, 2021**

| Total Project Budget Summary                               | FY22<br>Unexpended Plant<br>Fund | FY22<br>Renewals &<br>Replacements Fund |
|--|----------------------------------|---|
| Total Construction Project Budget                          | \$ 12,639,709                    | \$ 6,590,868                            |
| Previously Approved Projects from September - October 2021 | (5,707,295)                      | (2,356,813)                             |
| Proposed Projects for the Month of November 2021           | (139,000)                        | (504,000)                               |
| <b>Total Project Budget Balance</b>                        | <b>\$ 6,793,414</b>              | <b>\$ 3,730,055</b>                     |

| Project<br>Reference #                            | Project Name  | Total Project Budget/Actual* |                   |
|---|---|------------------------------|-------------------|
|   |   | CIP Fund                     | R&R Fund          |
| <b>Board Approved on September 28, 2021</b>       |   |                              |                   |
| 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           |
| <b>Total Board Approved on September 28, 2021</b> |   | <b>\$ 4,805,350</b>          | <b>\$ 590,250</b> |
| <b>Board Approved on October 26, 2021</b>         |   |                              |                   |
| 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 November 5, 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 - CO                                | 55,000                       | -                   |
| 2019-030R  | District Wide Deferred Maintenance of Roofs at the Mid Valley Campus   | -                            | 573,872             |
| 2019-030R  | District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus                          | -                            | 206,991             |
| 2020-008C  | Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project        | 14,450                       | -                   |
| <b>Total Board Approved on October 26, 2021</b>          |  | <b>\$ 901,945</b>            | <b>\$ 1,766,563</b> |
| <b>Pending Board Approval on November 23, 2021</b>       |  |                              |                     |
| 2022-006C  | Starr County Campus Workforce Center Building D Welding Lab Expansion - CO                                   | \$ 139,000                   | \$ -                |
| 2022-032R  | District Wide Flooring Replacements Phase I at Pecan Campus, Mid Valley Campus, and Starr County Campus - CO | -                            | 504,000             |
| <b>Total Pending Board Approval on November 23, 2021</b> |  | <b>\$ 139,000</b>            | <b>\$ 504,000</b>   |
| <b>Current Total Project Budget</b>                      |  | <b>\$ 5,707,295</b>          | <b>\$ 2,356,813</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 2020 - 2021

| #   | Projects   | Not Started | Project Development | Design Phase | Bidding and Negotiations | Construction Phase | Substantial Completion | Final Completion | Move In | Completed | Total Project Budget | Amount Paid | Total Project Balance | FY2021 Budget | Priority Status | Upcoming Board Meeting Item | Architect/ Engineering Firm       | Contractor                             |                                  |
|---|--|-------------|---------------------|--------------|--------------------------|--------------------|------------------------|------------------|---------|-----------|----------------------|-------------|-----------------------|---------------|-----------------|-----------------------------|-----------------------------------|--|----------------------------------|
| <b>Pecan Campus</b>   |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |                                   |  |                                  |
| 1   | Business and Science Building G Classroom Renovation                                       |             |                     | •            |                          |                    |                        |                  |         |           | \$ 275,003           | \$ 3,438    | \$ 271,565            | \$ 267,700    | High            | January 2021                | Approval of Construction Services | EGV Architects                         | TBD                              |
| 2   | Sand Volleyball Courts   |             |                     |              |                          | •                  |                        |                  |         |           | \$ 113,008           | \$ 91,879   | \$ 21,129             | \$ -          | High            | N/A                         |                                   | Alvarado Architects & Assoc.           | NM Contracting, LLC (Terminated) |
| 3   | Sand Volleyball Courts - Sand Replacement  |             |                     |              |                          | •                  |                        |                  |         |           | \$ 43,711            | \$ 23,381   | \$ 20,330             | \$ 44,450     | High            | November 2020               | Substantial Completion            | Alvarado Architects & Assoc.           | Limon Masonry                    |
| 4   | Library Building F Renovation and Expansion  |             |                     | •            |                          |                    |                        |                  |         |           | \$ 1,572,047         | \$ 129,781  | \$ 1,442,266          | \$ 1,442,266  | High            | December 2020               | Approval of Schematic Design      | ERO Architects                         | TBD                              |
| 5   | Information Technology Building M Office and Work Space Renovation                         |             |                     |              |                          | •                  |                        |                  |         |           | \$ 624,445           | \$ 227,757  | \$ 396,688            | \$ 499,435    | High            | November 2020               | Substantial Completion            | Boultinghouse Simpson Gates Architects | Noble Texas Builders             |
| 6   | Student Services Building K Renovations  | •           |                     |              |                          |                    |                        |                  |         |           | \$ 26,200            | \$ -        | \$ 26,200             | \$ 26,200     | Medium          | TBD                         | TBD                               | TBD                                    | N/A                              |
| <b>Pecan Plaza</b>  |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |                                   |  |                                  |
| 7   | West Building C Kinesiology Renovation   |             |                     | •            |                          |                    |                        |                  |         |           | \$ 36,909            | \$ 4,544    | \$ 32,365             | \$ 142,538    | High            | January 2021                | Approval of Construction Services | Alvarado Architects & Assoc.           | TBD                              |
| 8   | Human Resources Building A Renovation  | •           |                     |              |                          |                    |                        |                  |         |           | \$ 141,000           | \$ -        | \$ 141,000            | \$ 141,000    | Medium          | TBD                         | TBD                               | TBD                                    | TBD                              |
| 9   | Human Resources Building A Entry Court Yard Improvements                                   | •           |                     |              |                          |                    |                        |                  |         |           | \$ 16,000            | \$ -        | \$ 16,000             | \$ 16,000     | High            | TBD                         | TBD                               | TBD                                    | TBD                              |
| <b>Mid-Valley Campus</b>                                      |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |                                   |  |                                  |
| 10  | Student Union Building F Renovation  |             |                     |              |                          | •                  |                        |                  |         |           | \$ 389,224           | \$ 102,040  | \$ 287,184            | \$ 308,666    | High            | November 2020               | Substantial Completion            | ROFA Architects                        | Noble Texas Builders             |
| 11  | Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction |             |                     | •            |                          |                    |                        |                  |         |           | \$ 224,200           | \$ 2,008    | \$ 222,192            | \$ 223,200    | High            | December 2020               | Schematic Design                  | The Warren Group Architects            | TBD                              |
| <b>Technology Campus</b>                                      |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |                                   |  |                                  |
| 12  | Emerging Technologies Building A & Advanced Technical Careers Building B Renovation        |             | •                   |              |                          |                    |                        |                  |         |           | \$ 151,320           | \$ 820      | \$ 150,500            | \$ 150,500    | High            | December 2020               | Master Plan Acceptance            | EGV Architects                         | TBD                              |
| <b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b> |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |                                   |  |                                  |
| 13  | East Building A Student Services Renovation  |             |                     |              |                          | •                  |                        |                  |         |           | \$ 396,616           | \$ 21,346   | \$ 375,270            | \$ 375,270    | High            | December 2020               | Substantial Completion            | Gignac Architects                      | Holchemont                       |
| 14  | West Entry Campus Sign   |             |                     |              |                          |                    |                        | •                |         |           | \$ 80,353            | \$ 56,680   | \$ 23,673             | \$ 60,000     | High            | October 2020                | Final Completion                  | N/A                                    | Limon Masonry                    |
| <b>Starr County Campus</b>                                    |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |                                   |  |                                  |
| 15  | Student Services Building G Renovation   |             |                     |              |                          | •                  |                        |                  |         |           | \$ 247,380           | \$ 13,018   | \$ 234,362            | \$ 236,500    | High            | November 2020               | Substantial Completion            | Gignac Architects                      | Holchemont                       |
| 16  | Workforce Center Building D Welding Expansion  |             |                     | •            |                          |                    |                        |                  |         |           | \$ 230,820           | \$ 820      | \$ 230,000            | \$ 230,000    | Low             | November 2020               | Schematic Design                  | Gignac Architects                      | TBD                              |

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

| #   | Projects   | Not Started | Project Development | Design Phase | Bidding and Negotiations | Construction Phase | Substantial Completion | Final Completion | Move In | Completed | Total Project Budget | Amount Paid | Total Project Balance | FY2021 Budget | Priority Status | Upcoming Board Meeting Item | Architect/ Engineering Firm                  | Contractor                 |                                 |
|---|--|-------------|---------------------|--------------|--------------------------|--------------------|------------------------|------------------|---------|-----------|----------------------|-------------|-----------------------|---------------|-----------------|-----------------------------|--|----------------------------|---------------------------------|
| <b>Regional Center for Public Safety Excellence</b> |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |  |                            |                                 |
| 17  | Target Range - STC   |             | •                   |              |                          |                    |                        |                  |         |           | \$ 296,092           | \$ 14,780   | \$ 281,312            | \$ 291,972    | High            | December 2020               | Schematic Design                             | PBK Architects             | TBD                             |
| 18  | Canopy for Safety Training Vehicles                                | •           |                     |              |                          |                    |                        |                  |         |           | \$ 285,500           | \$ -        | \$ 285,500            | \$ 285,500    | Low             | TBD                         | TBD  | TBD                        | TBD                             |
| 19  | Canopy for Students/Instructors                                    | •           |                     |              |                          |                    |                        |                  |         |           | \$ 247,000           | \$ -        | \$ 247,000            | \$ 247,000    | Low             | TBD                         | TBD  | TBD                        | TBD                             |
| 20  | Fire Training Area   | •           |                     |              |                          |                    |                        |                  |         |           | \$ 443,600           | \$ -        | \$ 443,600            | \$ 443,600    | Low             | TBD                         | TBD  | TBD                        | TBD                             |
| 21  | Site Drainage Improvements   |             |                     | •            |                          |                    |                        |                  |         |           | \$ 380,885           | \$ 24,630   | \$ 356,255            | \$ 356,255    | High            | September 2020              | Approval of Drainage Study                   | Perez Consulting Engineers | TBD                             |
| 22  | Chiller Installation   |             | •                   |              |                          |                    |                        |                  |         |           | \$ 170,000           | \$ -        | \$ 170,000            | \$ 170,000    | High            | TBD                         | TBD  | TBD                        | TBD                             |
| 23  | Cityscape Remediation  |             |                     |              |                          | •                  |                        |                  |         |           | \$ 129,500           | \$ -        | \$ 129,500            | \$ 129,500    | High            | July 2020                   | Approval of additional construction services | TBD                        | TBD                             |
| <b>Higher Education Center La Joya</b>              |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |  |                            |                                 |
| 24  | Exterior Building and Wayfinding Signage (Wayfinding Signage Only) |             |                     |              |                          | •                  |                        |                  |         |           | \$ 59,144            | \$ 6,424    | \$ 52,721             | \$ 36,400     | High            | N/A                         |  | N/A                        | Interface Architectural Signage |
| <b>2</b>  |  |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |  |                            |                                 |
| 25  | Land   | N/A         |                     |              |                          |                    |                        |                  |         |           | \$ 3,000,000         | \$ -        | \$ 3,000,000          | \$3,000,000   | N/A             | N/A                         |  | N/A                        | N/A                             |
| 26  | Renovation and Contingencies                                       | N/A         |                     |              |                          |                    |                        |                  |         |           | \$ 659,296           | \$ 22,594   | \$ 636,703            | \$ 659,296    | N/A             | N/A                         |  | N/A                        | TBD                             |
| 27  | Outdoor Furniture  | •           |                     |              |                          |                    |                        |                  |         |           | \$ 25,000            | \$ -        | \$ 25,000             | \$ 25,000     | N/A             | N/A                         |  | N/A                        | TBD                             |
| 28  | Facility Signage   |             |                     | •            |                          |                    |                        |                  |         |           | \$ 49,632            | \$ -        | \$ 49,632             | \$ 49,632     | N/A             | N/A                         |  | N/A                        | Fast Signs                      |
| 29  | Removal of Existing Trees  | •           |                     |              |                          |                    |                        |                  |         |           | \$ 24,687            | \$ -        | \$ 24,687             | \$ 24,687     | N/A             | N/A                         |  | N/A                        | TBD                             |
| 30  | Automatic Doors Phase IV   | •           |                     |              |                          |                    |                        |                  |         |           | \$ 95,120            | \$ -        | \$ 95,120             | \$ 95,120     | Medium          | N/A                         |  | TBD                        | TBD                             |
| 31  | Campus Master Plan   | •           |                     |              |                          |                    |                        |                  |         |           | \$ 375,000           | \$ -        | \$ 375,000            | \$ 375,000    | N/A             | N/A                         |  | TBD                        | N/A                             |
| Totals  |  | 12          | 3                   | 6            | 0                        | 8                  | 1                      | 0                | 0       | 1         |                      |             |                       |               |                 |                             |  |                            |                                 |

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

| #   | Projects  | Not Started | Project Development | Design Phase | Bidding and Negotiations | Construction Phase | Substantial Completion | Final Completion | Move In | Completed | Total Project Budget | Amount Paid | Total Project Balance | FY2021 Budget | Priority Status | Upcoming Board Meeting Item | Architect/Engineering Firm                   | Contractor         |                        |
|---|---|-------------|---------------------|--------------|--------------------------|--------------------|------------------------|------------------|---------|-----------|----------------------|-------------|-----------------------|---------------|-----------------|-----------------------------|--|--------------------|------------------------|
| <b>Mid Valley Campus</b>                                      |   |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |  |                    |                        |
| 1   | Resurfacing Northwest Drive                                 |             |                     |              |                          | •                  |                        |                  |         |           | \$ 128,132           | \$ 11,134   | \$ 116,998            | \$ 92,971     | High            | November 2020               | Substantial Completion                       | PCE Consultants    | McAllen Multi Services |
| 2   | Drainage Improvements Phase I                               |             |                     |              |                          | •                  |                        |                  |         |           | \$ 459,202           | \$ 218,862  | \$ 240,340            | \$ 302,919    | High            | November 2020               | Substantial Completion                       | PCE Consultants    | McAllen Multi Services |
| 3   | Roofing Replacement   |             |                     | •            |                          |                    |                        |                  |         |           | \$ 951,000           | \$ 4,308    | \$ 946,692            | \$ 947,123    | High            | December 2020               | Approval of Schematic Design                 | Beam Professionals | TBD                    |
| <b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b> |   |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |  |                    |                        |
| 4   | NAH East Building A Westside Elevators Refurbishment        |             |                     |              |                          | •                  |                        |                  |         |           | \$ 159,000           | \$ -        | \$ 159,000            | \$ 159,000    | Medium          | January 2021                | Approval of Substantial Completion           | N/A                | Oracle Elevator        |
| 5   | NAH East Building A Roofing Replacement                     |             |                     | •            |                          |                    |                        |                  |         |           | \$ 166,077           | \$ 1,077    | \$ 165,000            | \$ 165,108    | High            | January 2021                | Approval of Schematic Design                 | BEAM Professionals | TBD                    |
| 6   | NAH East Building A Data Cabling Infrastructure Replacement |             |                     |              |                          |                    |                        |                  | •       |           | \$ 161,677           | \$ 146,677  | \$ 15,000             | \$ 15,000     | Low             | TBD                         | TBD  | N/A                | TBD                    |
| 7   | NAH East Building A Exterior Stair Repairs and Replacement  |             | •                   |              |                          |                    |                        |                  |         |           | \$ 169,000           | \$ -        | \$ 169,000            | \$ 169,000    | High            | October 2020                | Authorization to Solicit for Design Services | TBD                | TBD                    |
| <b>Starr County Campus</b>                                    |   |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |  |                    |                        |
| 8   | Roofing Replacement   |             |                     | •            |                          |                    |                        |                  |         |           | \$ 832,323           | \$ 8,615    | \$ 823,708            | \$ 824,569    | High            | January 2021                | Approval of Schematic Design                 | Beam Professionals | TBD                    |
| <b>District Wide</b>  |   |             |                     |              |                          |                    |                        |                  |         |           |                      |             |                       |               |                 |                             |  |                    |                        |
| 9   | Irrigation System Controls Upgrade                          |             |                     |              | •                        |                    |                        |                  |         |           | \$ 143,685           | \$ 72,485   | \$ 71,200             | \$ 71,200     | Low             | TBD                         |  | N/A                | Aqua Tech              |
| 10  | Fire Alarm Panel Replacement/Upgrade                        |             |                     |              | •                        |                    |                        |                  |         |           | \$ 182,500           | \$ -        | \$ 182,500            | \$ 40,000     | Low             | TBD                         |  | N/A                | TBD                    |
| 11  | Interior LED Lighting Upgrade                               |             |                     |              | •                        |                    |                        |                  |         |           | \$ 219,950           | \$ 109,950  | \$ 110,000            | \$ 110,000    | Low             | TBD                         |  | N/A                | TBD                    |
| 12  | Ext Walkway LED Lighting Upgrade Ph I                       |             |                     |              | •                        |                    |                        |                  |         |           | \$ 49,000            | \$ -        | \$ 49,000             | \$ 49,000     | Low             | TBD                         |  | N/A                | TBD                    |
| 13  | Interior Controls Upgrade                                   |             |                     |              | •                        |                    |                        |                  |         |           | \$ 76,500            | \$ 17,049   | \$ 59,451             | \$ 76,500     | Low             | TBD                         |  | N/A                | TBD                    |
| 14  | Floor Replacement   |             |                     | •            |                          |                    |                        |                  |         |           | \$ 532,042           | \$ 28,042   | \$ 504,000            | \$ 504,000    | Medium          | October 2020                | Color Selections                             | N/A                | TBD                    |
| 15  | HVAC Upgrades   |             |                     |              | •                        |                    |                        |                  |         |           | \$ 660,000           | \$ -        | \$ 660,000            | \$ 660,000    | Low             | TBD                         |  | N/A                | TBD                    |
| 16  | Exterior Lighting Upgrade                                   |             |                     |              | •                        |                    |                        |                  |         |           | \$ 279,000           | \$ -        | \$ 279,000            | \$ 279,000    | Low             | TBD                         |  | N/A                | TBD                    |
| 17  | Keyless Entry Access Upgrades                               |             |                     |              | •                        |                    |                        |                  |         |           | \$ 39,626            | \$ 14,626   | \$ 25,000             | \$ 25,000     | Low             | TBD                         |  | N/A                | ADI                    |
| 18  | Renewals & Replacements                                     | N/A         |                     |              |                          |                    |                        |                  |         |           | \$ 151,000           | \$ -        | \$ 151,000            | \$ 151,000    | N/A             | N/A                         |  | N/A                | N/A                    |
| 19  | Water Tower Logo Replacements                               |             | •                   |              |                          |                    |                        |                  |         |           | \$ 80,000            | \$ -        | \$ 80,000             | \$ 80,000     | N/A             | TBD                         |  | N/A                | TBD                    |
| Totals  |   | 0           | 1                   | 4            | 8                        | 3                  | 0                      | 0                | 0       | 1         |                      |             |                       |               |                 |                             |  |                    |                        |