

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, December 7, 2021
@ 5:00 PM
McAllen, Texas

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

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Approval of Facilities Committee Meeting Minutes

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

1. November 9, 2021 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
November 9, 2021

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, November 9, 2021 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, November 9, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:32 p.m. with Ms. Rose Benavidez presiding.

Members present: Ms. Rose Benavidez and Mr. Gary Gurwitz

Other Trustees present: Mrs. Victoria Cantú

Members absent: Dr. Alejo Salinas, Jr.

Also present: Dr. Ricardo J. Solis, Hon. Javier Villalobos, Dr. David Plummer, Mrs. Mary Elizondo, Mr. Ricardo De La Garza, Mrs. Sara Lozano, Mr. Sam Saldana, Mr. David Perez, Mr. Martin Villarreal, Mr. Robert Cuellar, Mr. David Valdez, Mr. Jorge Sanchez, and Ms. Stephanie Hinojosa.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the October 19, 2021 Facilities Committee meeting were approved as written. The motion carried.

**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 was 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 contained twenty (20) existing welding stations.

Once schematic design was approved, Gignac & Associates, LLP would 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 would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On 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 included a storage room and work areas, and a revised estimated construction budget of \$372,960. The architect 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 were budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2021-2022. The total construction budget was \$372,960,

which included \$17,760 for contingency. The architect estimated that the construction cost based on the current schematic design was within the construction budget.

Reviewers

The proposed schematic design was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, a floor plan, exterior views, and fact sheet.

Presenters

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design of the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented. The motion carried.

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

Background

On 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 estimated the cost of the expansion to be within the construction budget. The total project budget was \$598,480 which included funds for construction, design, miscellaneous, FFE, and technology costs.

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

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of authorization to proceed with the solicitation of construction services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented. The motion carried.

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 would provide construction services necessary for the first phase of flooring replacements district-wide.

Scheduling Priority

This project was part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance and Facilities Planning & Construction departments. The project was reviewed by the Facilities Planning & Construction and Facilities Operations and Maintenance departments, the President’s Cabinet, and the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was 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 included the following locations:

District Wide Flooring Replacements Phase I		
Campus	Buildings	Floor / Sq. Ft.
Pecan Campus	South Academic Building J	1 st Floor – 23,547 sq. ft. 2 nd Floor – 23,364 sq. ft. 3 rd 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.
Phase I Total		76,083 sq. ft.

The flooring in these buildings was in place for 17 years and had considerable wear. The scope of work at each location included carpeting replacements. In addition, areas at the Starr County Campus Student Activities Center Building H location also included 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 allowed for multiple contract awards. The proposals were evaluated individually by campus.

Timeline for Solicitation of Competitive Sealed Proposals	
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 recommended the contractors as listed below:

Campus	Highest Ranked Contractor	Highest Ranked Proposal Bid
Pecan Campus South Academic Building J	Diaz Floors & Interiors	\$242,990
Mid Valley Campus Student Union Building F	Diaz Floors & Interiors	40,740

Starr County Campus Student Activities Center Building H	Terra Fuerte Construction, LLC	56,000
Total Amount		\$339,730

Funding Source

Funds for the District Wide Flooring Replacements Phase I Project 2022-032R were 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.

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

Reviewers

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

Enclosed Documents

Site plans of the projects were provided. The evaluation team members completed evaluations for the firms and provided a scoring and ranking summary.

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

**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:

	Project	Completion Recommended	Date Received
1.	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project No. 2020-002C Architect: Alvarado Architects & Associates, Inc. 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 was 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:

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	(\$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 was provided for the Committee’s review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of final completion of the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations and payment of remaining balance of \$14,307.81 as presented. The motion carried.

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 was 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 was compensated based on a percentage of the Construction Budget, and compensation adjustments may be necessary once the construction costs were 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 was required if the final construction cost exceeded or was lower than the Owner's original budget for the Cost of Work.

However, phases that had already been completed were not affected by the fee adjustment as per the Owner/Architect Agreement. These completed phases, which amounted to \$8,784.00, were schematic design, design development, construction documents, and bidding & negotiation. The fee adjustment would 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 was \$168,152.91, which included a deductive amount of \$6,847.09 for all previously approved change orders.

The Architect requested 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, was \$12,718.25.

The fee information is summarized below:

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

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

Funding Source

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

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

Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Design Budget	
Budget Item	Budget Amount
Design Budget	\$15,915.00
Total Revised Fee	12,718.25
Design Budget Variance	\$3,196.75

Enclosed Documents

A detailed breakdown of the fee adjustment was provided.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of 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 and payment of remaining balance of \$2,836.25 as presented. The motion carried.

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 Project No. 2020-022C	Substantial Completion	October 20, 2021
	Engineer: Perez Consulting Engineers, LLC 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 was 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 were provided for the Committee's review and information.

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

Upon a motion by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial and final completion of the Regional Center for Public Safety Excellence Drainage Improvements Phase II as presented.

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:08 p.m.

I certify that the foregoing are the true and correct minutes of the November 9, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

Ms. Rose Benavidez, Presiding

Review and Recommend Action on Contracting Architectural Services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion

Approval to contract architectural services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion will be requested at the December 14, 2021 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion 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 the Division of Nursing & Allied Health. It has been reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide lab space for instruction and demonstration.

Background

On June 22, 2021, the Board approved the proposed Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion as part of the College's FY 2021-2022 Capital Improvement Projects. The project consists of constructing an expansion to the existing Occupational Therapy Kitchen Lab to provide adequate space and equipment for instruction and occupational therapy training.

- Design and construction of the expansion
- Addition of cabinet millwork, shelving, and sinks
- Existing Kitchen Lab A303 expanded to allow more counter space for instructional stations and more floor space for teaching students to use assisted devices (wheel chairs and walkers)
- Hand washing station in Neuromat Lab A304.
- Bathroom (A304) to be part of the kitchen expansion.
- Media Lab (A308) remove computer counter and add storage shelving.
- Approximate square feet of the proposed space: 923 s.f.

On September 28, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on October 20, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of twenty (20) firms received a copy of the Request for Qualifications (RFQ) and a total of four (4) firms submitted their responses on November 11, 2021.

Timeline for Solicitation of Statements of Qualifications	
October 20, 2021	Solicitation of statements of qualifications began.
November 11, 2021	Four (4) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Negrete & Kolar Architects, LLP** was the highest ranked firm.

The project budget is \$73,500 and itemized in the table below:

Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion Total Project Budget	
Budget Item	Project Total
Construction	\$60,000
Design	6,000
Miscellaneous	1,500
FFE	3,000
Contingency 5%	3,000
Total Project Budget	\$73,500

Funding Source

Funds for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion Project 2022-004C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Reviewers

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

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 14, 2021 Board meeting, the contracting of architectural services with Negrete & Kolar Architects, LLP for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project as presented.

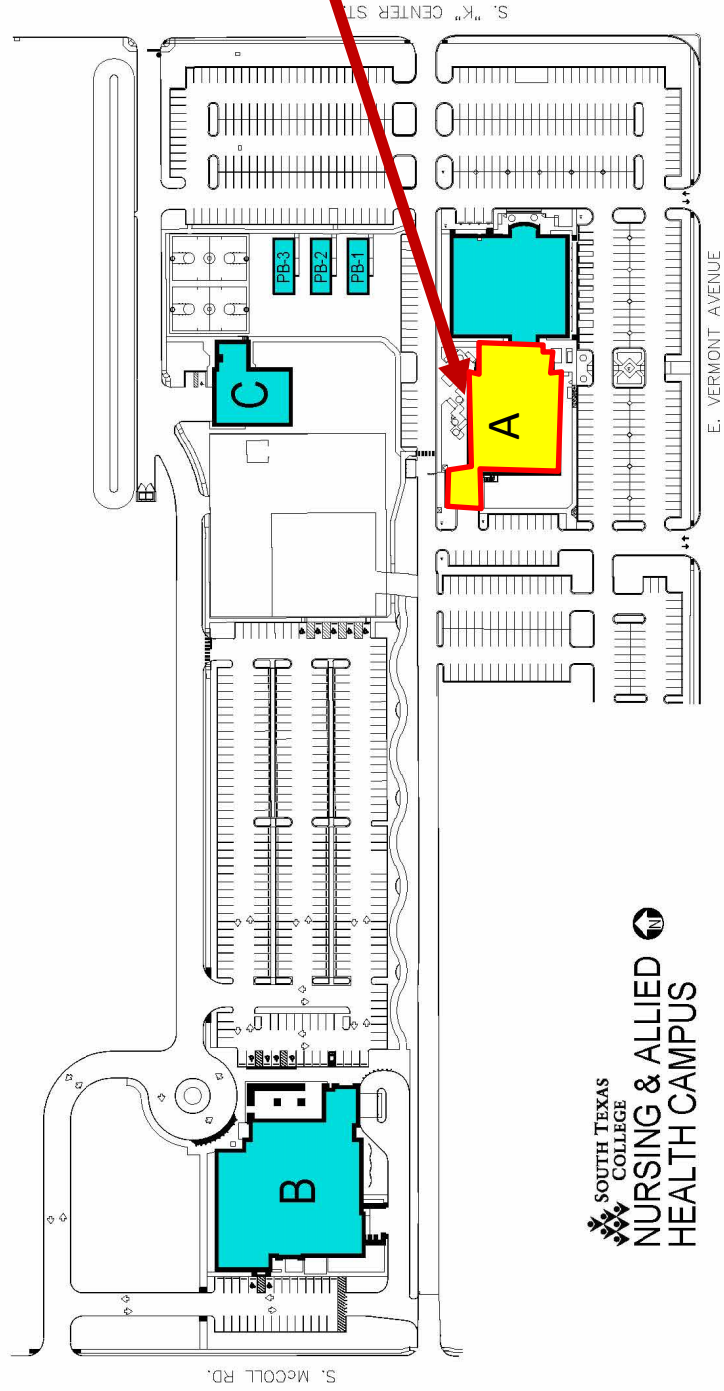


**Nursing and Allied Health Campus
NAH East - Building A
Occupational Therapy Program
Kitchen Lab Expansion
CIP 2022-004**



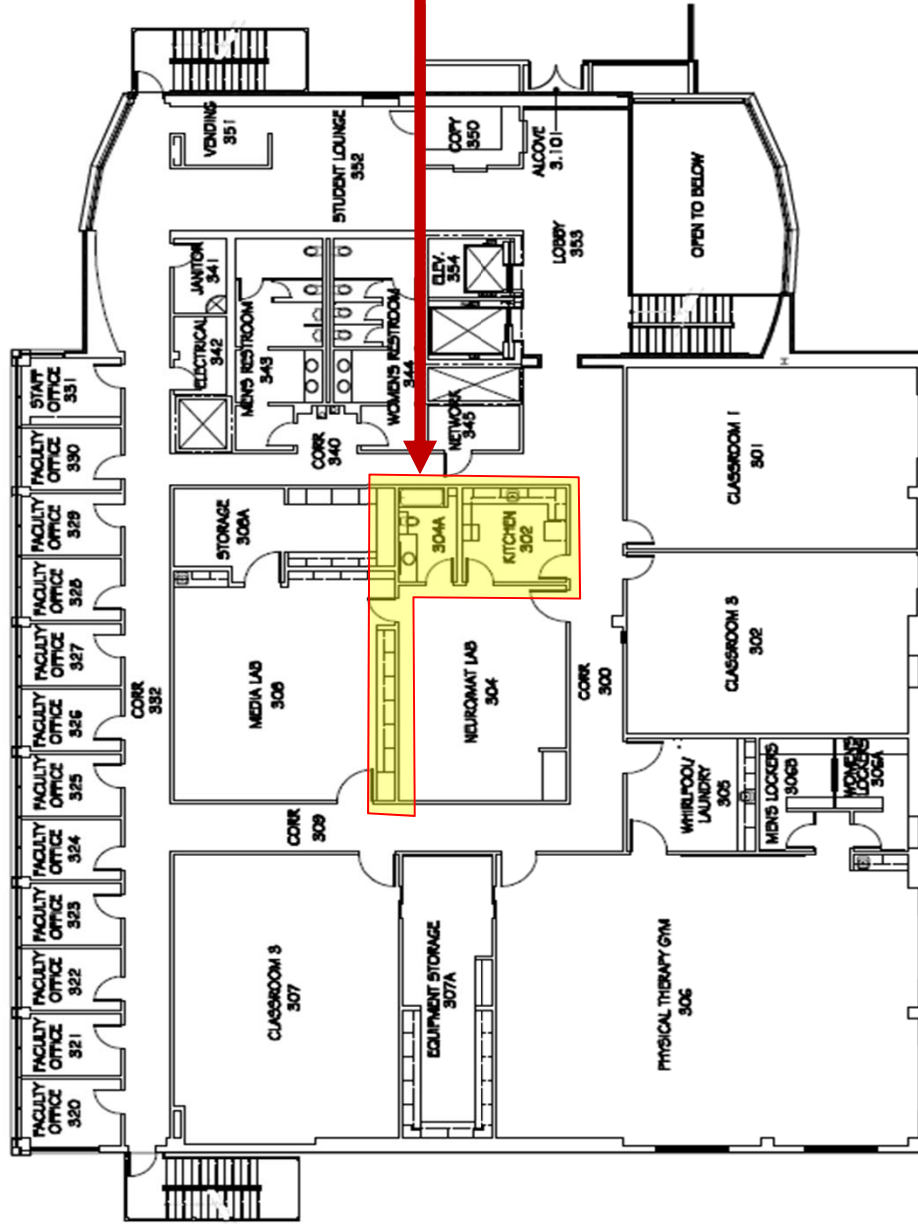
**SOUTH TEXAS
COLLEGE**

Occupational Therapy Program Kitchen Expansion



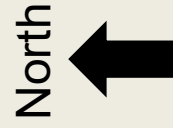
PROJECT
LOCATION

Occupational Therapy Program Kitchen Expansion

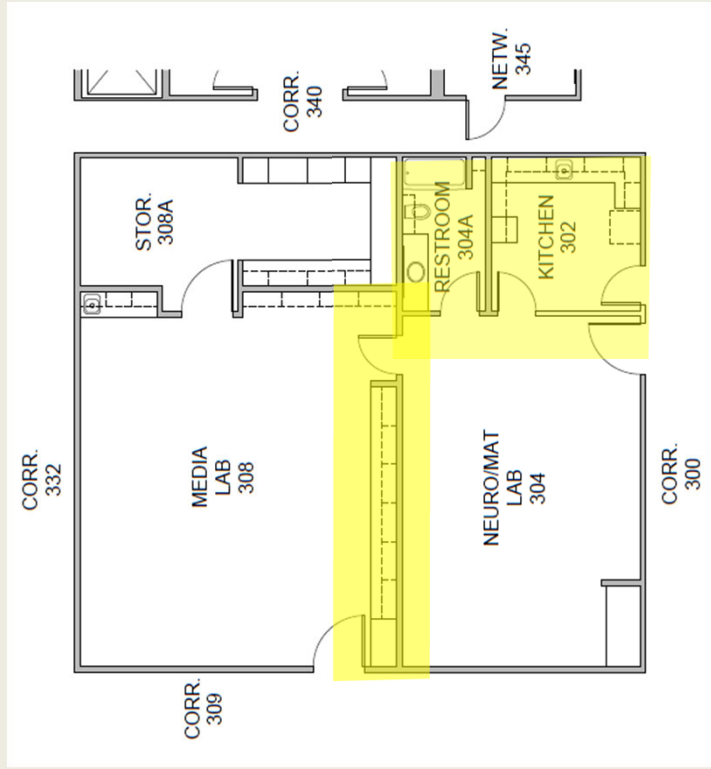


**PROJECT
LOCATION**

**THIRD FLOOR
ROOMS 302, 304,
304A, & 308**

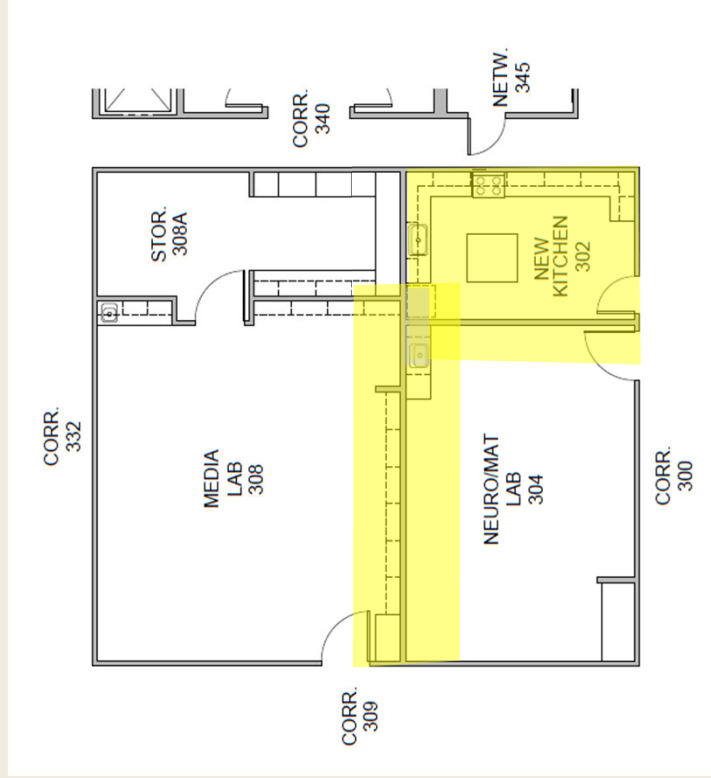


Occupational Therapy Program Kitchen Expansion Proposed Layout



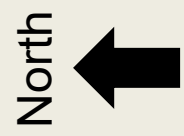
Existing Layout

ROOMS 302, 304,
304A, & 308



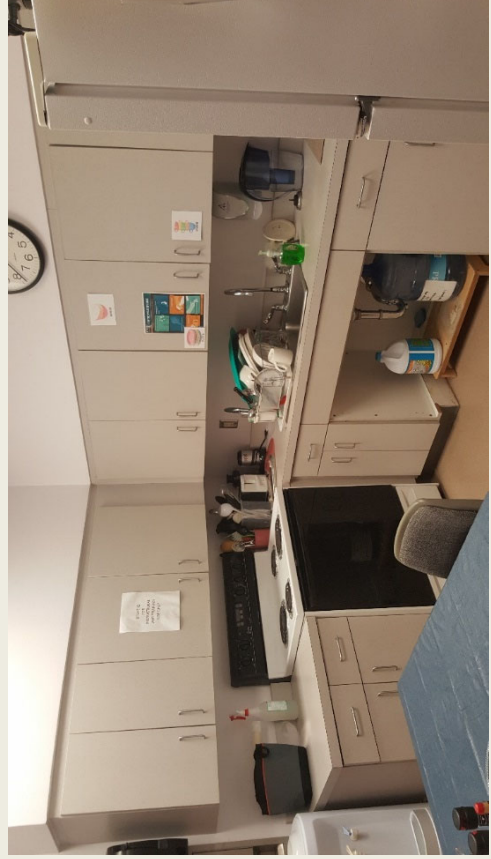
Proposed Layout

ROOMS 302, 304, 308



Occupational Therapy Program Kitchen Expansion

Interior Photos



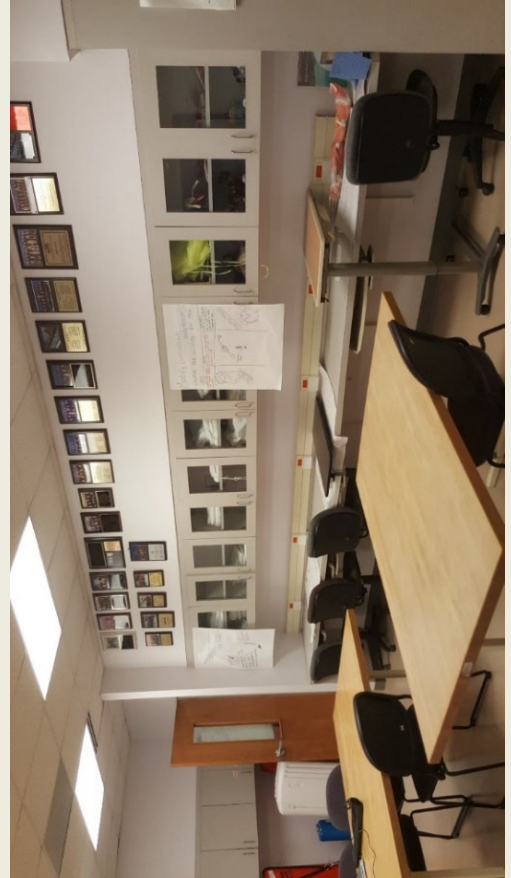
Existing Room 302

Occupational Therapy Program Kitchen Expansion Interior Photos



Existing Rooms 304 & 304A

Occupational Therapy Program Kitchen Expansion Interior Photos



Existing Room 308

Occupational Therapy Program Kitchen Expansion Project Scope and Budget



Requested By

Occupational Therapy Assistant Program

Scope of work

- Existing Kitchen Lab A302 expanded to allow more counter space for instructional stations and more floor space for teaching students to use assisted devices (wheel chairs and walkers)
- Hand washing station in Neuromat Lab A304.
- Bathroom (A304) to be part of the kitchen expansion.
- Media Lab (A308) remove computer counter and add storage shelving.

Total Renovated Square Feet = 923 sq. ft.

Estimated Construction Cost per Square Foot = \$65/sq ft

Estimated Total Project Budget

Construction	\$ 63,000
Design	6,000
Miscellaneous	1,500
FFE	3,000
Total Project Budget	\$ 73,500

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
EAST BUILDING A OCCUPATIONAL THERAPY KITCHEN LAB EXPANSION
PROJECT NO. 21-22-1022**

VENDOR	CG5 Architect	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	SAMES, Inc.
ADDRESS	1314 E 22nd St	3700 N 10th St	204 E Stubbs St	200 S 10th St Ste 1500
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501
PHONE	956-239-2438	956-686-0100	512-461-8810	956-702-8880
CONTACT	Jose Carlos Garcia III	Raymond Gignac	David Negrete	Saul Maldonado
3.1 Statement of Interest				
3.1.1 Statement of Interest for Project	Stated that they are interested in establishing & maintaining a professional relationship with STC. Indicated that their specialized experience is in adaptive reuse of educational related spaces including the reorganization of mechanical, electrical systems, other life safety systems and specialized data.	Pointed out their expertise in designing culinary spaces, kitchens, cafeterias, and nutritional education centers and meeting their clients needs and goals for these educational facilities. Highlighted their availability & commitment to their projects in their entirety and their clients.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive architectural and engineering design that will combine their knowledge and experience to deliver valuable, cost effective, and quality driven professional services.
3.1.2 History and Statistics of Firm	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - Over 400 successful educational projects	- Offices in Austin and Edinburg - Principal has 30+ years experience - Established in 2003	- Established in 2008 - 97 Employees
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have unique qualifications working on commercial kitchens for professional arenas, local area restaurants, including UTRGV's teaching kitchens for its educational facilities	Pointed out the teams has a vast amount of experience designing labs, mechanical areas, covered walkways and areas, storage and classrooms for educational and public agencies.	Pointed out their extended 10-year history with Trinity MEP Engineering & Chanin Engineering (Structural) as their design team members and with whom they have collaborated with for conversions projects and other new projects for a variety of public institutions.	Stated they have a distinct advantage over many other architectural firms in that they provide project turn-key options including complete project development, design, construction and completion.
3.1.4 Statement of Availability and Commitment	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Stated they will commit all named Principals and professionals for the duration of the project.	Indicated the firm will commit to having the principal and staff available according to the schedules determined.	Stated they have 97 employees that are readily available to provide quality professional services to STC.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
EAST BUILDING A OCCUPATIONAL THERAPY KITCHEN LAB EXPANSION
PROJECT NO. 21-22-1022**

VENDOR	CG5 Architect	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	SAMES, Inc.
3.2 Prime Firm				
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Charlie Garcia III, Managing Partner - Olga N. Garcia, Owner Executive Director - Charlie Garcia, Sr., Construction Manager Draftsman & Assistants: - Herman Mendez, Senior Project Manager - Leeroy Flores, Project Manager - Olga N. Garcia, Principal Executive Director	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Senior Project Architect - Carolyn James, Senior Interior Designer/ Space Planner - Nicholas Gignac, Architectural Designer - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Hector Guevara - Production Support/Architectural Intern	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Project Manager - Jason T. George, Architect/ Project Manager	Included resumes for the following staff: - Saul D. Maldonado, Principal in Charge - Adan A. Alvarez, Jr, Senior Architect/ Project Manager - Luz Maria Ibarra Cantu, Architectural Assistant Project Manager - Samuel D. Maldonado, Project Surveyor - Ricardo A. Leal, Project Engineer/Construction Manager
3.2.2 Project Assignments and Lines of Authority	Lines of authority and communication start with the Owner and the Project Architect. The Architect of Record leads the Design Team through Schematic Design & on thru Owner occupancy until project is complete and serves as a single point of contact for the Owner and CG5's Consultants.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Duties and time assignments for firm staff are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated they are located in McAllen, TX, 2.9 miles from STC's Pecan campus and will be very accessible for meeting throughout the entire project.	Indicated their main project office is located in Edinburg and is within 12 miles of the work site.	Firm is 2.4 miles from STC.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation. Noted that none of the claims will have any impact on their ability to provide architectural services under this contract.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
EAST BUILDING A OCCUPATIONAL THERAPY KITCHEN LAB EXPANSION
PROJECT NO. 21-22-1022**

VENDOR	CG5 Architect	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	SAMES, Inc.
3.3 Project Team				
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showing prime firm and its (5) employees and the following consultants: - CLH Engineering (Civil & Instructional) a role summary has been included - VME Engineering LLC (MEP) a role summary has been included - MEG Engineers (Geotechnical)	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil	Included organizational chart showing prime firm and the following consultant: - Trinity MEP Engineering - MEP - Chanin Engineering - Structural	Included organizational chart and indicated they will not be subcontracting any portion of the work.
3.4 Representative Projects				
3.4.1 Minimum of 5 projects firm has worked on	- PSJA ISD Elvis J Ballew Parking Lot & Interior Renovations including Cosmetology Lab (\$873,000) - PSJA ISD Franklin Elementary Roof Renovations (\$600,000) - La Joya ISD Guillermo Flores Elementary Roof and Interior Renovations (\$1.1 Million) - La Joya ISD Rosendo Benavides Elementary Roof and Interior Renovations (\$1.6 Million) - La Joya ISD Kika De La Garza Elementary Roof & Interior Renovations (\$750,000)	- Del Mar College - Emerging Technology Expansion (\$8 million) - PSJA ISD - Collegiate Academy Campus Re-purpose: Agricultural Science CTE Facilities (\$27.2 Million) - La Joya ISD- Nutritional Education & Foods Storage Facility (\$6.75 Million) La Joya ISD- Juarez-Lincoln High School & CTE Labs (\$57.3 Million) - La Joya ISD- Collegiate Academy- Culinary CTE Facilities (\$27.2 Million) - Corpus Christi ISD- Veterans Memorial High School, Welding Labs, & CATE Shops (\$93,204,494)	- UTRGV - Dietetics Lab Renovation (\$280,000) - UTRGV - El Comedor Food Services- Brownsville (\$534,000) - UTRGV- MASS Administration (\$2,345,000) - McAllen ISD - Nikki Rowe High School - Cafeteria Renovation (\$1,100,000) - Austin Community College - Culinary Arts Program (\$10,673,647)	- Texas State Technical College -Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - Texas State Technical College - Engineering - Phase II (\$3,750,000) - Texas State Technical College - Building 200D Renovation (\$1,993,000) - Texas State Technical College Engineering Technology Center- Phase I (\$4,418,666) -The University of Texas System - UTRGV at Starr County (\$5,207,784)
3.5 References				
3.5.1 References for five (5) projects	- PSJA ISD - La Joya ISD	- City of Weslaco - Region One ESC - Del Mar College - PSJA ISD	- UT-Rio Grande Valley - City of Edinburg - Edinburg CISD - Lower Rio Grande Valley Development Council - Washington Alliance Capitol, LLC.	- Texas State Technical College - MD Anderson Center - Tropical Texas Behavioral Health - San Jacinto College - Edinburg CISD

**SOUTH TEXAS COLLEGE
 ARCHITECTURAL SERVICES - DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
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 PROJECT NO. 21-22-1022**

VENDOR	CG5 Architect	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	SAMES, Inc.
3.6 Project Execution				
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that they are committed to their clients' success and believe that one point of contact allows quality control from and successful project completion from beginning to end.	Provided very detailed project approach process.	Provided a project timeline that covers key events of entire project.	Stated they are experienced in Architectural and Engineering master planning, programming, design, and construction administration.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated that their Architect, Charlie Garcia III's is experienced with enhanced and expedited project scheduling which, for example, allowed them to successfully complete Vanguard Academy Educational Facility with 15 classrooms (\$1.5 Million) within months.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Stated they are willing and able to expedite services and construction administration, if needed.
TOTAL EVALUATION POINTS	528.4	552.80	554.20	549.40
RANKING	4	2	1	3

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

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A
OCCUPATIONAL THERAPY KITCHEN LAB EXPANSION
PROJECT NO. 21-22-1022

VENDOR	CG5 Architect	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	SAMES, Inc.				
ADDRESS	1314 E 22nd St	3700 N 10th St	204 E Stubbs St	200 S 10th St Ste 1500				
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501				
PHONE	956-239-2438	956-686-0100	512-461-8810	956-702-8880				
CONTACT	Jose Carlos Garcia III	Raymond Gignac	David Negrete	Saul Maldonado				
3.1 Statement of Interest (up to 100 points)								
3.1.1 Statement of interest on project	80	88.00	96	91.00	90	91.20	75	88.20
3.1.2 Firm History including credentials	93		93		93			
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	90		90		90			
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	85		85		90			
	92		91		93			
3.2 Prime Firm (up to 100 points)								
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	75	86.40	96	91.00	96	91.60	85	90.60
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	92		90		90			
3.2.3 Prime Firm proximity and meeting availability	92		89		89			
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	80		90		90			
	93		90		93			
3.3 Project Team (up to 100 points)								
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	75	87.40	96	92.20	96	93.00	90	92.00
--Identify the consultant and provide a brief history about the consultant	94		92		95			
--Describe the consultant's proposed role in the project and its related project experience	95		93		95			
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	80		90		85			
--Provide a statement of the consultant's availability for the projects(s)	93		90		94			
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)								
3.4 Representative Projects (up to 100 points)								
3.4.1 Specific data on five (5) projects the prime firm provided or is providing professional services in an educational setting	96	91.80	96	93.60	96	95.00	96	94.00
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	92		91		93			
	98		97		97			
	80		90		95			
	93		94		94			

**SOUTH TEXAS COLLEGE
 ARCHITECTURAL SERVICES - DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A
 OCCUPATIONAL THERAPY KITCHEN LAB EXPANSION
 PROJECT NO. 21-22-1022**

VENDOR	CG5 Architect	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	SAMES, Inc.				
3.5 Five References (up to 100 points)								
3.5.1 Provide references for five (5) projects, other than STC. The references shall include the following current information: Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address.	90	88.20	95	92.20	90	91.00	90	93.60
	91		92		94		95	
	92		92		89		94	
	75		90		90		95	
	93		92		92		94	
3.6 Project Execution (up to 100 points)								
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	75	86.60	95	92.80	95	92.40	90	91.00
	92		91		95		91	
	88		90		89		90	
	85		95		90		90	
	93		93		93		94	
TOTAL EVALUATION POINTS	528.40		552.80		554.20		549.40	
RANKING	4		2		1		3	

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

Project Fact Sheet

12/1/2021

Project Name: Nursing Allied Health Campus - East Building A Occupational Therapy Kitchen Expansion			Project No.: 2022-004C			
Funding Source(s): Unexpended Plant Fund						
		FY 21-22				
	<u>Total Project Budget</u>	<u>Project Budget</u>	<u>FY 21-22 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>	
Construction:	\$ 63,000.00	\$ 63,000.00		\$ 63,000.00	\$ -	
Design:	6,000.00	6,000.00		\$ 6,000.00	\$ -	
Miscellaneous:	1,500.00	1,500.00		\$ 1,500.00	\$ -	
FFE:	3,000.00	3,000.00		\$ 3,000.00	\$ -	
Technology:	-	-	-	\$ -	\$ -	
Total:	\$ 73,500.00	\$ 73,500.00	\$ -	\$ 73,500.00	\$ -	
Project Team			Board Status			
Approval to Solicit Architect/Engineer:	9/28/2021	Board Approval of Schematic Design		Vendor	Contract Amount	Actual Expenditures
Architect/Engineer:	TBD			TBD	\$ -	\$ -
Contractor:	TBD			TBD	\$ -	\$ -
STC FPC Project Manager:	Samuel Saldana	Substantial Completion		Board Acceptance	TBD	
		Final Completion		Board Acceptance	TBD	
Project Description			Project Scope			
Expansion of the Occupational Therapy Kitchen			Expansion of the Occupational Therapy Kitchen, removal of existing training restroom, additional plumbing and storage shelving.			
Projected Timeline						
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
12/14/2021	3/29/2022	5/24/2022	6/21/2022	9/2/2022	10/2/2022	N/A
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total
2021-22	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Agenda Item						
12/07/21 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Nursing & Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion.						
<p style="text-align: right; color: red;">PROJECT LOCATION</p>			<p style="text-align: right; color: red;">PROJECT LOCATION</p> <p style="text-align: right;">THIRD FLOOR ROOMS 302, 304, 304A, & 308</p> <p style="text-align: center;">North ↑</p>			
Project Location			Proposed Location			

FPC Project Manager

FPC Asst. Director

FPC Director

Review and Recommend Action on Contracting Architectural Services for the Technology Campus Exterior Solar Panel Structures

Approval to contract architectural services for the Technology Campus Exterior Solar Panel Structures project will be requested at the December 14, 2021 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for the Technology Campus Exterior Solar Panel Structures 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 the Construction and Building Technologies Program. It has been reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide a structure for instruction and demonstration.

Background

On June 22, 2021, the Board approved the proposed Technology Campus Exterior Solar Panel Structures as part of the College's FY 2021-2022 Capital Improvement Projects. The project consists of constructing two standalone structures to provide a space for instruction and training of installing solar panels.

- Design and construction of the two (2) structures
- Each structure to hold twelve (12) solar panels each, for a total of twenty-four (24)
- Approximate square feet of the proposed spaces: 840 s.f.

On September 28, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on October 20, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of seventeen (17) firms received a copy of the RFQ and a total of two (2) firms submitted their responses on November 11, 2021.

Timeline for Solicitation of Statements of Qualifications	
October 20, 2021	Solicitation of statements of qualifications began.
November 11, 2021	Two (2) statements of qualifications were received.

Highest Ranked Vendor

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

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

Technology Campus Exterior Solar Panel Structures Total Project Budget	
Budget Item	Project Total
Construction	\$88,200
Design	8,400
Miscellaneous	6,500
Total Project Budget	\$103,100

Funding Source

Funds for the Technology Campus Exterior Solar Panel Structures Project 2022-008C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Reviewers

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

Enclosed Documents

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

Recommended Action

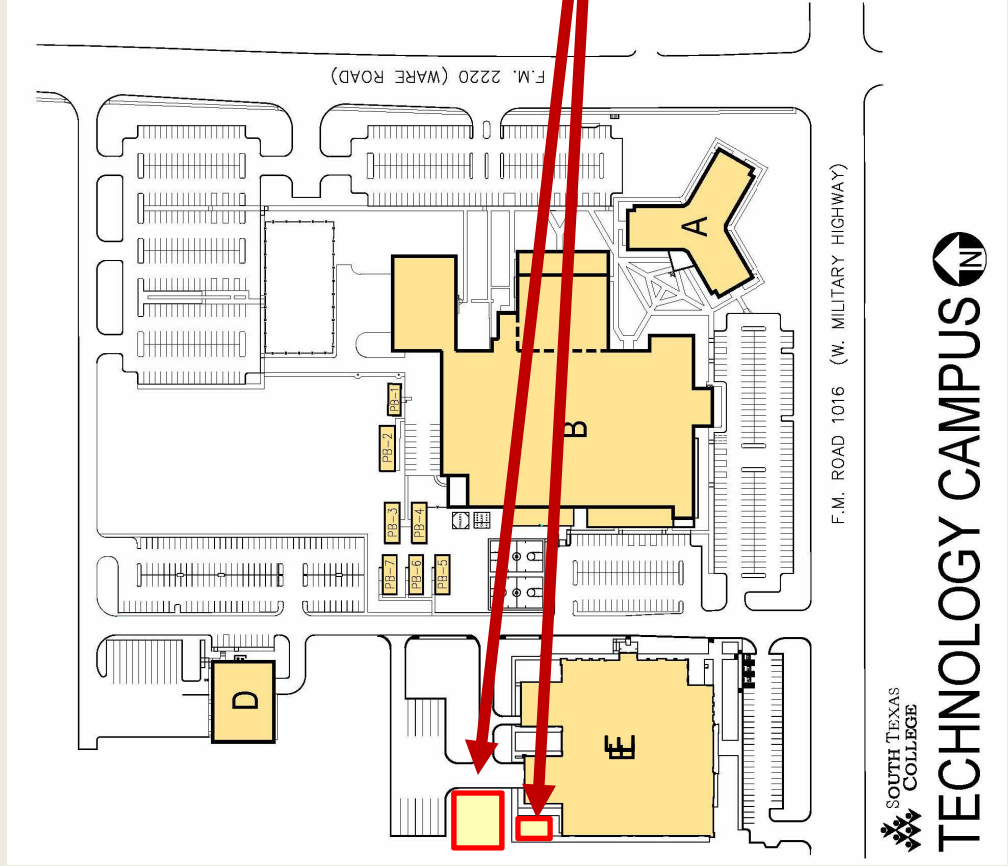
It is requested that the Facilities Committee recommend for Board approval at the December 14, 2021 Board meeting, the contracting of architectural services with SAMES, Inc. for the Technology Campus Exterior Solar Panel Structures project as presented.



Technology Campus
Institute for Advanced Manufacturing Building E
Solar Panel Structure
CIP 2022-008

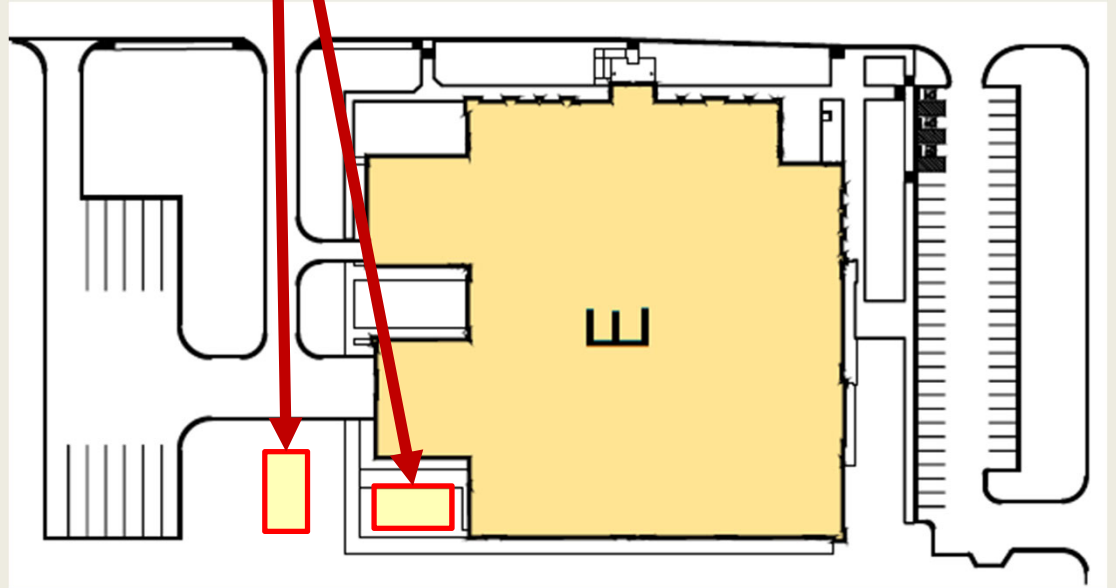


Solar Panel Structure Proposed Project Site

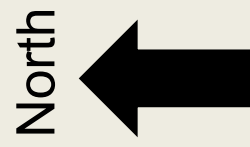


**PROPOSED
PROJECT
LOCATION**
Institute for Advanced
Manufacturing
Building E

Solar Panel Structure Proposed Project Locations



PROPOSED
PROJECT
LOCATIONS



Solar Panel Structure Exterior Photo



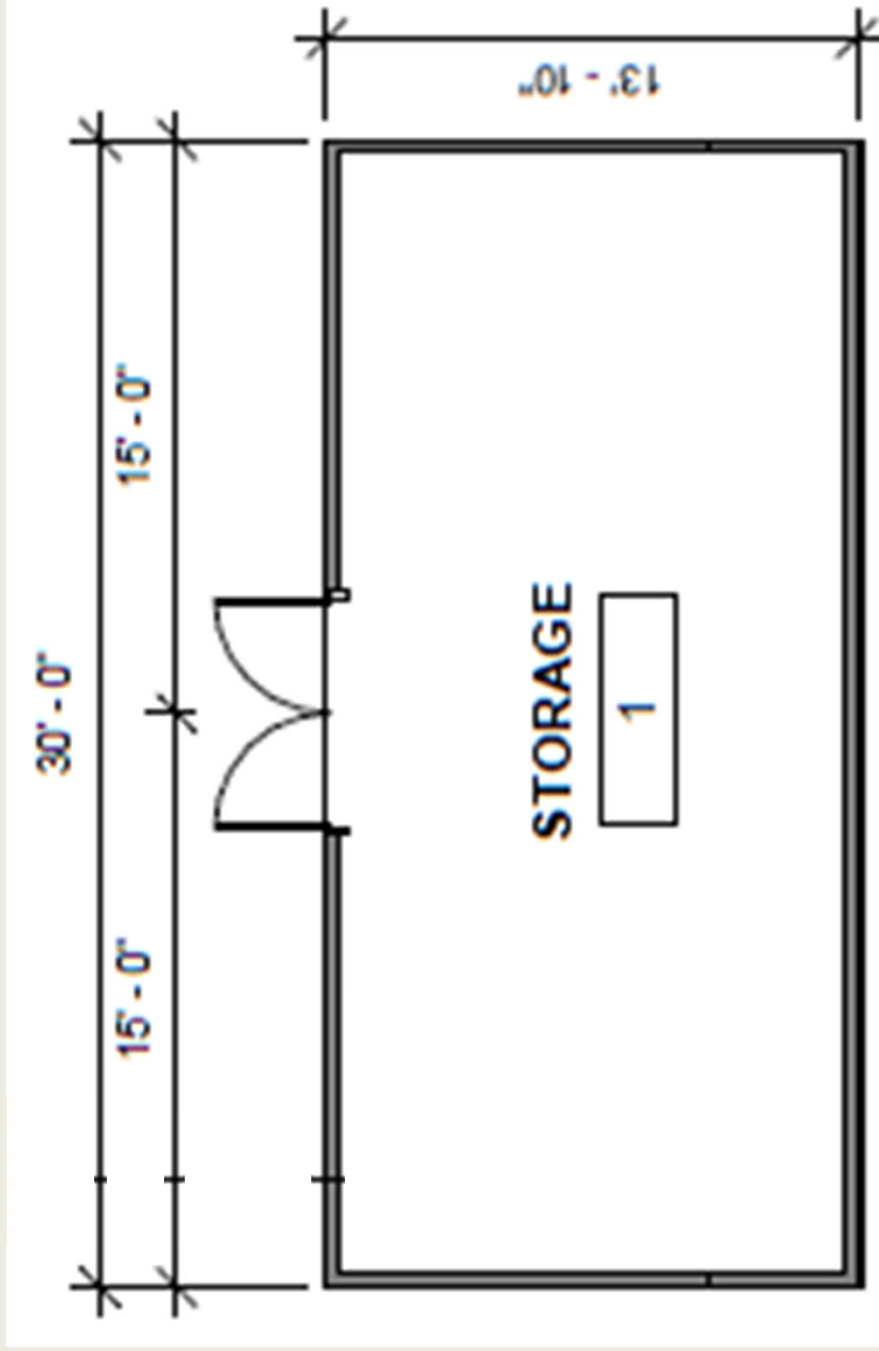
Existing Site – Location 1

Solar Panel Structure Exterior Photo



Existing Site Photo – Location 2

Solar Panel Structure Proposed Floor Plan



**Proposed
Floor Plan**

Solar Panel Structure Proposed Elevation Views



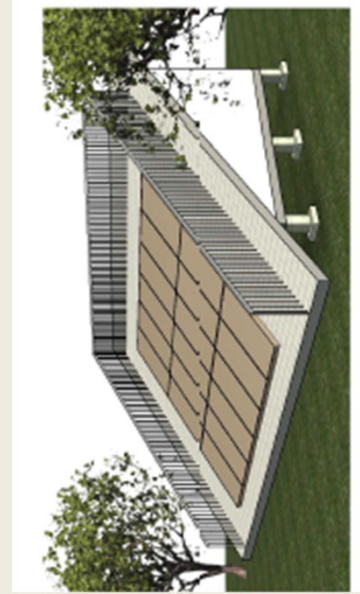
Front

Side



Rear

Side



Proposed Structures

Solar Panel Structure Proposed Locations



Requested By

Construction and Building Technologies Program

Scope of Work

1. Two free-standing structures used to instruct students on the installation of solar panels, and a storage space for solar panels
2. Free standing structures:
 - Wood frame on concrete blocks
 - Asphalt shingle roof
 - Safety railing all around elevated areas

Total Renovated Square Feet = 840 sq. ft.

Estimated Construction Cost per Square Foot = \$100/sq ft

Estimated Total Project Budget

Construction	\$ 88,200
Design	8,400
Miscellaneous	6,500
Total Project Budget	\$ 103,100

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS EXTERIOR SOLAR PANEL STRUCTURES
PROJECT NO. 21-22-1023**

VENDOR	CG5 Architect	SAMES, Inc.
ADDRESS	1314 E 22nd St	200 S 10th St Ste 1500
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501
PHONE	956-239-2438	956-702-8880
CONTACT	Jose Carlos Garcia, III	Saul D. Maldonado
3.1 Statement of Interest		
3.1.1 Statement of Interest for Project	Stated that they are interested in establishing & maintaining a professional relationship with STC. Indicated that their services include professional level design layout and electrical services for the STC solar panel project, including coordination services with Electrical Service Providers and STC Personnel.	Stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive architectural and engineering design that will combine their knowledge and experience to deliver valuable, cost effective, and quality driven professional services.
3.1.2 History and Statistics of Firm	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Established in 2008 - 97 Employees
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have unique qualifications working on commercial kitchens for professional arenas, local area restaurants, including UTRGV's teaching kitchens for its educational facilities	Stated they have a distinct advantage over many other architectural firms in that they provide project turn-key options including complete project development, design, construction and completion.
3.1.4 Statement of Availability and Commitment	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Stated they have 97 employees that are readily available to provide quality professional services to STC.

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS EXTERIOR SOLAR PANEL STRUCTURES
PROJECT NO. 21-22-1023**

VENDOR	CG5 Architect	SAMES, Inc.
3.2 Prime Firm		
3.2.1 Resumes of Principals and Key Members	<p>Included resumes for the following:</p> <ul style="list-style-type: none"> - Charlie Garcia III, Managing Partner - Olga N. Garcia, Owner Executive Director - Charlie Garcia, Sr., Construction Manager <p>Draftsman & Assistants:</p> <ul style="list-style-type: none"> - Herman Mendez, Senior Project Manager - Leeroy Flores, Project Manager - Olga N. Garcia, Principal Executive Director 	<p>Included resumes for the following staff:</p> <ul style="list-style-type: none"> - Saul D. Maldonado, Principal in Charge - Adan A. Alvarez, Jr, Senior Architect/ Project Manager - Luz Maria Ibarra Cantu, Architectural Assistant Project Manager - Samuel D. Maldonado, Project Surveyor - Ricardo A. Leal, Project Engineer/Construction Manager
3.2.2 Project Assignments and Lines of Authority	<p>Lines of authority and communication start with the Owner and the Project Architect. The Architect of Record leads the Design Team through Schematic Design & on thru Owner occupancy until project is complete and serves as a single point of contact for the Owner and CG5's Consultants.</p>	<p>Duties and time assignments for firm staff are summarized in a table.</p>
3.2.3 Prime Firm proximity and meeting availability	<p>Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.</p>	<p>Firm is 2.4 miles from STC.</p>
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	<p>Indicated that the firm is not or has not ever been involved in any litigation.</p>	<p>Indicated that the firm is not involved in any litigation.</p>
3.3 Project Team		
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	<p>Included organization chart which showing prime firm and its (5) employees and the following consultants:</p> <ul style="list-style-type: none"> - CLH Engineering (Civil & Instructional) a role summary has been included - VME Engineering LLC (MEP) a role summary has been included - MEG Engineers (Geotechnical) 	<p>Included organizational chart and indicated they will not be subcontracting any portion of the work.</p>

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS EXTERIOR SOLAR PANEL STRUCTURES
PROJECT NO. 21-22-1023**

VENDOR	CG5 Architect	SAMES, Inc.
3.4 Representative Projects		
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - PSJA ISD Elvis J. Ballew Parking Lot & Interior Renovations including Cosmetology Lab (\$873,000) - PSJA ISD Franklin Elementary Roof Renovations (\$600,000) - La Joya ISD Guillermo Flores Elementary Roof and Interior Renovations (\$1.1 Million) - La Joya ISD Rosendo Benavides Elementary Roof and Interior Renovations (\$1.6 Million) - La Joya ISD Kika De La Garza Elementary Roof & Interior Renovations (\$750,000) 	<ul style="list-style-type: none"> - Texas State Technical College - Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - Texas State Technical College - Engineering - Phase II (\$3,750,000) - Texas State Technical College - Building 200D Renovation (\$1,993,000) - Texas State Technical College Engineering Technology Center- Phase I (\$4,418,666) -The University of Texas System - UTRGV at Starr County (\$5,207,784)
3.5 References		
3.5.1 References for five (5) projects	<ul style="list-style-type: none"> - PSJA ISD - La Joya ISD 	<ul style="list-style-type: none"> - Texas State Technical College - MD Anderson Center - Tropical Texas Behavioral Health - San Jacinto College - Edinburg CISD
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3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that they are committed to their clients' success and believe that one point of contact allows quality control from and successful project completion from beginning to end.	Stated they are experienced in Architectural and Engineering master planning, programming, design, and construction administration.
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TOTAL EVALUATION POINTS	530.8	557.00
RANKING	2	1

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

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS EXTERIOR SOLAR PANEL STRUCTURES
PROJECT NO. 21-22-1023**


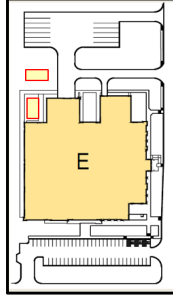




VENDOR	CG5 Architect	SAMES, Inc.	
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CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	
PHONE	956-239-2438	956-702-8880	
CONTACT	Jose Carlos Garcia, III	Saul D. Maldonado	
3.1 Statement of Interest (up to 100 points)			
3.1.1 Statement of interest on project	90	95	92.20
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3.1.4 Availability and commitment of firm and its principal(s) and key professionals	85	90	
	92	93	
3.2 Prime Firm (up to 100 points)			
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	90	97	93.60
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	92	93	
3.2.3 Prime Firm proximity and meeting availability	92	94	
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	80	90	
	93	94	
3.3 Project Team (up to 100 points)			
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	85	94	92.80
--Identify the consultant and provide a brief history about the consultant	95	93	
--Describe the consultant's proposed role in the project and its related project experience	94	94	
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	80	90	
--Provide a statement of the consultant's availability for the projects(s)	93	93	

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS EXTERIOR SOLAR PANEL STRUCTURES
PROJECT NO. 21-22-1023**

VENDOR	CG5 Architect		SAMES, Inc.	
3.4 Representative Projects (up to 100 points)				
3.4.1 Specific data on five (5) projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	78	88.20	83	91.80
	98		94	
	92		94	
	80		95	
	93		93	
3.5 Five References (up to 100 points)				
3.5.1 Provide references for five (5) projects, other than STC. The references shall include the following current information: Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address.	75	85.20	90	93.60
	92		94	
	91		95	
	75		95	
	93		94	
3.6 Project Execution (up to 100 points)				
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	85	88.60	95	93.00
	88		90	
	92		96	
	85		90	
	93		94	
TOTAL EVALUATION POINTS	530.80		557.00	
RANKING	2		1	

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

Project Fact Sheet
11/30/2021

Project Name: Technology Campus - Solar Panel Structures		Project No. 2022-008C				
Funding Source Unexpended Plant Fund						
		FY 21-22				
	Total Project Budget	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		
Construction:	\$ 88,200.00	\$ 88,200.00	\$ -	\$ 88,200.00		
Design:	8,400.00	8,400.00	-	8,400.00		
Miscellaneous:	6,500.00	6,500.00	-	6,500.00		
FFE:	-	-	-	-		
Technology:	-	-	-	-		
Total:	\$ 103,100.00	\$ 103,100.00	\$ -	\$ 103,100.00		
Project Team		Board Status				
Approval to Solicit Architect/Engineer:	9/28/2021	Board Approval of Schematic Design	TBD			
Architect/Engineer:	TBD					
Contractor:	TBD					
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD	Board Acceptance TBD		
		Final Completion	TBD	Board Acceptance TBD		
Project Description		Project Scope				
Need two structures simulating a residential roof to train students how to install Solar Panels on a roof.		Design and Construction of Solar Panel Structures. Two free standing structures to be use to instruct students on the installation of solar panels, and a storage space for solar panels.				
Projected Timeline						
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
12/14/2021	3/29/2022	5/24/2022	6/21/2022	9/2/2022	10/2/2022	N/A
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Agenda Item						
12/07/21 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Technology Campus Solar Panel Structures						
						

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Contracting Construction Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement

Approval to contract construction services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Project will be requested at the December 14, 2021 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Project.

Scheduling Priority

This project was initiated in 2020 to maintain the safety conditions and code compliance of emergency evacuation routes. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the Facilities Committee, and the Board of Trustees. It is scheduled as a routine improvement to repair and replace exterior stairs that are in a deteriorated condition, and is considered a priority project.

Background

On January 26, 2021, the Board approved contracting engineering services with Chanin Engineering, LLC to evaluate the condition of the stairs on the north side and west side of Building A, make recommendations for repairing or replacing the stairs, and develop construction documents. On May 25, 2021, the Board accepted the assessment report as prepared by the engineer, and authorized the development of construction documents and the solicitation of construction services for this project.

Solicitation of competitive sealed proposals for this project began on October 13, 2021. A total of five (5) sets of construction documents were issued to vendors. A total of two (2) proposals were received on October 28, 2021.

Timeline for Solicitation of Competitive Sealed Proposals	
October 13, 2021	Solicitation of competitive sealed proposals began.
October 28, 2021	Two (2) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **5 Star GC Construction, LLC**. as the highest ranked in the amount of \$305,000.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal 5 Star GC Construction, LLC.	Original Budget Variance
Renewals & Replacements Fund	\$250,000	\$305,000	(\$55,000)
Total Amount	\$250,000	\$305,000	(\$55,000)

Funds for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Project 2021-011R are budgeted in the FY 2021-2022 Renewals & Replacements Fund in the amount of \$250,000 for construction.

Reviewers

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

Enclosed Documents

A site plan of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 14, 2021 Board meeting, contracting construction services with 5 Star GC Construction, LLC. in the amount of \$305,000 for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Project as presented.



Dr. Ramiro R. Casso Nursing and Allied Health Campus

East Building A Exterior Stairs Repairs and Replacement

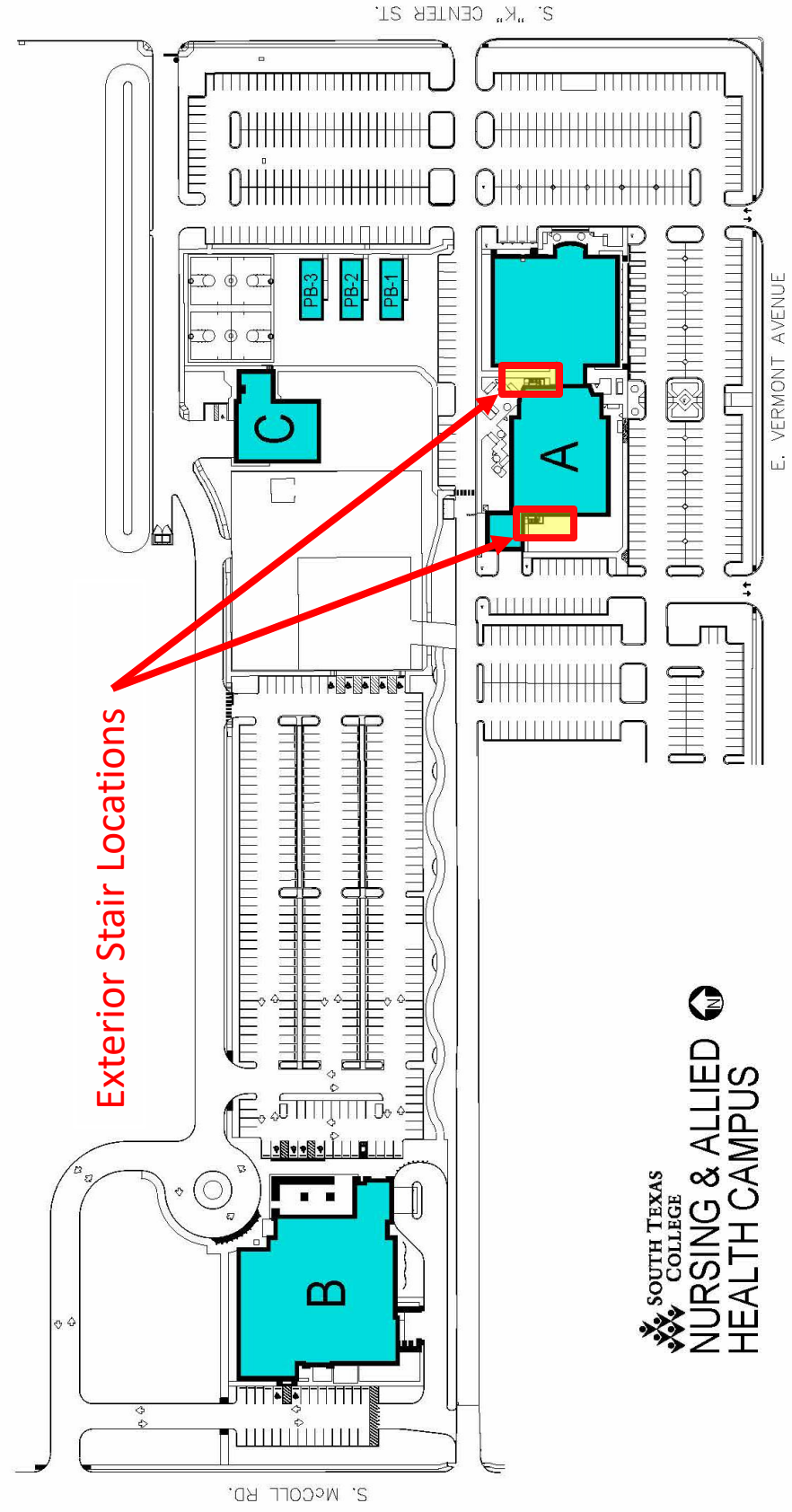


**SOUTH TEXAS
COLLEGE**

NAHC East Building A Exterior Stairs Repairs and Replacement



Exterior Stair Locations



**SOUTH TEXAS COLLEGE
DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
EAST BUILDING A STAIR REPAIRS AND REPLACEMENT
PROJECT NO. 21-22-1009**

NAME		5 Star GC Construction, LLC.	McAllen Multi Service
ADDRESS		3209 Melody Ln	P O Box 4428
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78502
PHONE		956-867-5040	956-322-9777
FAX		956-599-9055	
CONTACT		Alan Oakley	Gabriel Carrillo
#	Description	Proposed	Proposed
1	Base Bid: Dr. Ramiro R. Casso - Nursing Allied Health Campus East Building A Stair Repairs and Replacement	\$ 305,000.00	\$ 386,000.00
2	Alternate 1: All steel members and connections to be painted using a rust-inhibitive paint, color to match existing.	\$ (15,000.00)	\$ -
3	Bid Bond	Yes	Yes
4	Begin Work Within	10 Working Days	30 Working Days
5	Completion of Work Within	120 Calendar Days	180 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 305,000.00	\$ 386,000.00
TOTAL EVALUATION POINTS		93.8	7748
RANKING		1	2

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


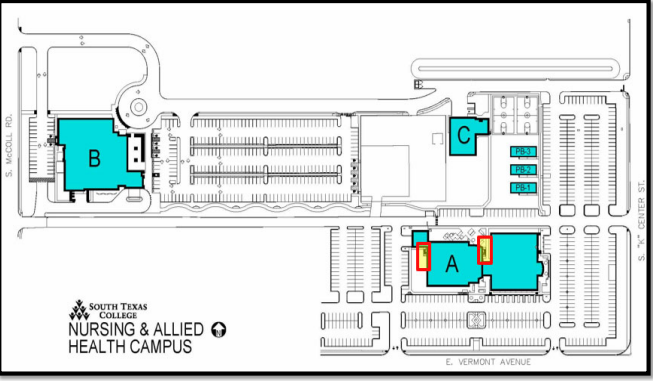
**SOUTH TEXAS COLLEGE
DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
EAST BUILDING A STAIR REPAIRS AND REPLACEMENT
PROJECT NO. 21-22-1009
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.		McAllen Multi Service	
ADDRESS		3209 Melody Ln		P O Box 4428	
CITY/STATE/ZIP		Mission, TX 78574		McAllen, TX 78502	
PHONE		956-867-5040		956-322-9777	
FAX		956-599-9055			
CONTACT		Alan Oakley		Gabriel Carrillo	
1	The Respondent's price proposal. (up to 45 points)	45	45	33.55	33.55
		45		33.55	
		45		33.55	
		45		33.55	
		45		33.55	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.9	7.5	8.6
		9.5		9	
		8		8	
		9		9	
		9		9.5	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.8	8	8.5
		9.5		9	
		8		8	
		9		8	
		9		9.5	
4	The Respondent's safety record (up to 5 points)	4	4.1	4.5	4.3
		4.5		4	
		4		4.5	
		4		4	
		4		4.5	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.1	5	5.9
		7.5		6	
		7		6	
		7		6	
		7		6.5	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.8	7.5	7.6
		8		8	
		8		7.5	
		8		8	
		7		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.1	4	4.7
		5.5		5	
		5		5	
		5		4.5	
		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	4.33	4.33
		7		4.33	
		7		4.33	
		7		4.33	
		7		4.33	
TOTAL EVALUATION POINTS		93.8		77.48	
RANKING		1		2	

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

Project Fact Sheet

11/29/2021

Project Name: NAHC - Building A Stair Repairs and Replacement			Project No.: 2021-011R			
Funding Source(s): Renewals & Replacements Fund						
	FY 20-21			FY 21-22		
		<u>Variance of Project Budget vs. Actual Expenditures</u>			<u>Variance of Revised Budget vs. Actual Expenditures</u>	
	<u>Project Budget</u>	<u>Actual Expenditures</u>		<u>*Revised Budget</u>	<u>Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>
Construction:	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 250,000.00	\$ -	\$ -
Design	15,000.00	9,600.00	5,400.00	28,000.00	-	9,600.00
Miscellaneous:	4,000.00	-	4,000.00	15,000.00	183.12	183.12
FFE:	-	-	-	-	-	-
Technology:	-	-	-	-	-	-
Total:	\$ 169,000.00	\$ 9,600.00	\$ 159,400.00	\$ 293,000.00	\$ 183.12	\$ 9,783.12
*Budget revised due to structural engineer assessment. Engineer assessment fee of \$3,000 added to design cost of \$25,000, which is 10% of construction budget, for a total of \$28,000.						
Project Team			Board Status			
Approval to Solicit Architect/Engineer:	10/27/2020	<u>Board Approval of Assessment Report</u> 5/25/2021	<u>Contract</u>		<u>Actual</u>	
Architect/Engineer:	Chanin Engineering		<u>Vendor</u>	<u>Amount</u>	<u>Expenditures</u>	<u>Variance</u>
Contractor:	TBD		Chanin Engineering	\$ 15,000.00	\$ 9,600.00	\$ 5,400.00
STC FPC Project Manager: Samuel Saldana			<u>Board Acceptance</u>		TBD	
			<u>Board Acceptance</u>		TBD	
Project Description			Project Scope			
Repair west existing exterior stairs for Building A due to rust damage and deterioration and replace the north existing stairs.			Structural engineer evaluated the stairs and made a recommendation to repair the west exterior stairs and replace the north exterior stairs.			
Projected Timeline						
Board Approval of Architect/Engineer	Board Approval of Assessment Report	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
1/26/2021	5/25/2021	12/14/2021	1/29/2022	7/15/2022	8/15/2022	N/A
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2020-21	-	9,600.00		-	-	\$ 9,600.00
2021-22		-	183.12		-	\$ 183.12
Project Total	\$ -	\$ 9,600.00	\$ 183.12	\$ -	\$ -	\$ 9,783.12
Current Agenda Item						
12/07/21 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Nursing & Allied Health Campus East Building A Exterior Stairs Repairs and Replacement						
						

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Additional Chiller Installation

Approval to contract construction services for the Regional Center for Public Safety Excellence (RCPSE) Additional Chiller Installation Project will be requested at the December 14, 2021 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Regional Center for Public Safety Excellence Additional Chiller Installation Project.

Scheduling Priority

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

Background

On January 26, 2021, the Board of Trustees approved contracting design services with Halff Associates, Inc. for this project. Halff Associates, Inc. prepared plans and specifications needed for the solicitation of construction proposals. On August 24, 2021, the Board authorized the rejection of construction proposals due to the proposals being significantly over the project construction budget. College staff worked with the engineer to modify the scope in an effort to reduce project costs and issued a new solicitation for construction services.

Solicitation of competitive sealed proposals for this project began on October 27, 2021. A total of six (6) sets of construction documents were issued to vendors and plan rooms. A total of three (3) proposals were received on November 16, 2021.

Timeline for Solicitation of Competitive Sealed Proposals	
October 27, 2021	Solicitation of competitive sealed proposals began.
November 16, 2021	Three (3) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **Johnson Controls** as the highest ranked in the amount of \$199,345.40.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal Johnson Controls	Original Budget Variance
Unexpended Construction Plant Fund	\$150,000.00	\$199,345.40	(\$49,345.40)
Total Amount	\$150,000.00	\$199,345.40	(\$49,345.40)

Funds for the Regional Center for Public Safety Excellence Additional Chiller Installation Project 2019-019C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund in the amount of \$150,000 for construction.

Reviewers

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

Enclosed Documents

A site plan of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

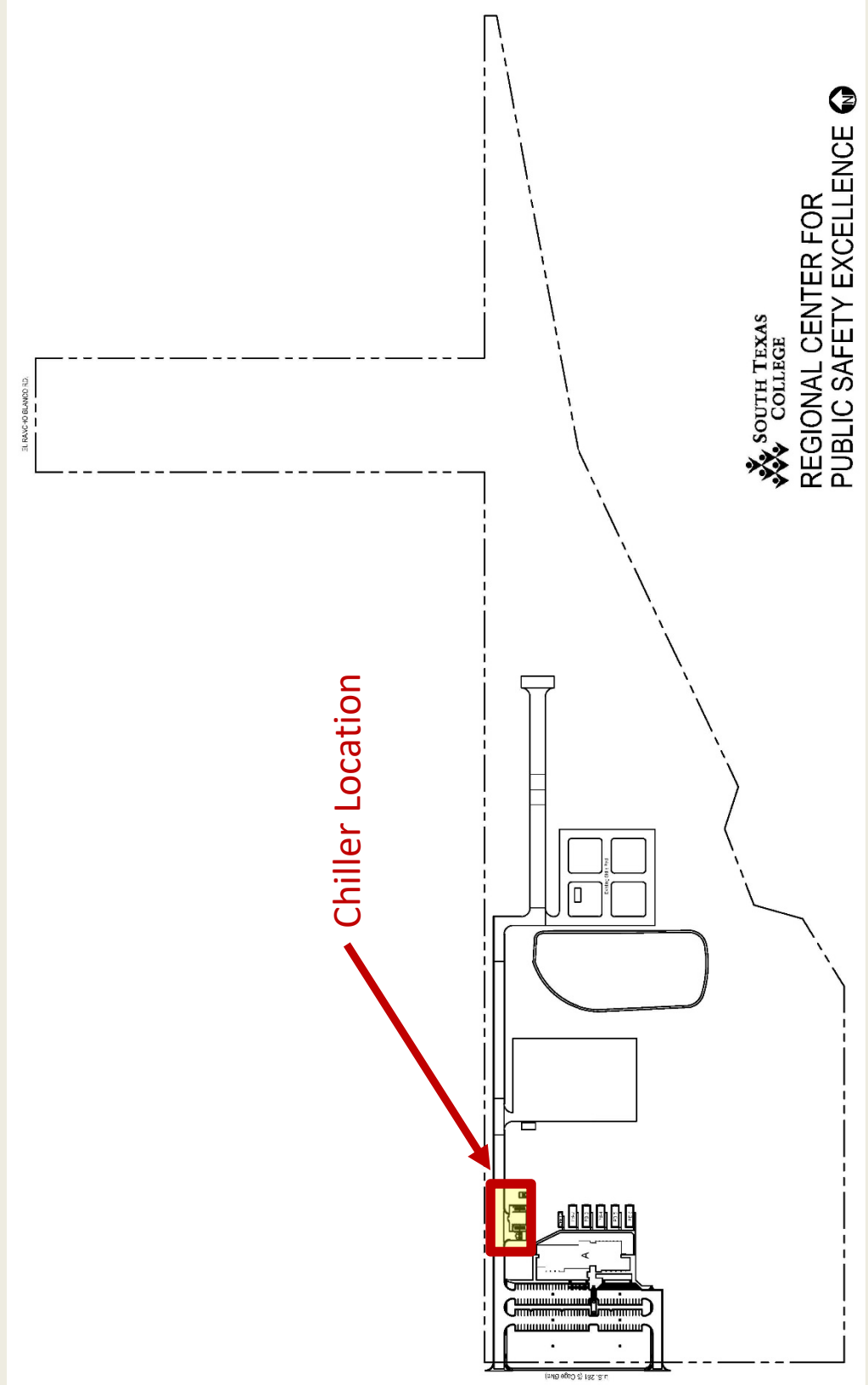
It is requested that the Facilities Committee recommend for Board approval at the December 14, 2021 Board meeting, contracting construction services with Johnson Controls in the amount of \$199,345.40 for the Regional Center for Public Safety Excellence Additional Chiller Installation Project as presented.



**Regional Center for Public Safety
Excellence
Additional Chiller Installation
CIP 2019-019C**



Additional Chiller Installation Proposed Project Site



**SOUTH TEXAS COLLEGE
RE-BID REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
CHILLER INSTALLATION
PROJECT NO. 21-22-1015**

NAME	Central Air & Heating Services, Inc.	Johnson Controls	Texas Chiller Systems, LLC.
ADDRESS	3028 Wilson Rd	1200 E Hackberry Ave Ste A	1219 Safari
CITY/STATE/ZIP	Harlingen, TX 78552	McAllen, TX 78501	San Antonio, TX 78216
PHONE	956-428-4509	956-451-5470	210-650-9972
FAX		956-428-1591	210-650-9973
CONTACT	Jeff Matz	Omar Rodriguez	Mike Andreason
#	Description	Proposed	Proposed
1	Base Bid: Regional Center for Public Safety Excellence Chiller Installation	\$ 263,000.00	\$ 199,345.40
2	Bid Bond	Yes	Yes
3	Begin Work Within	7 Working Days	30 Working Days
4	Completion of Work Within	150 Calendar Days	45 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 263,000.00	\$ 199,345.40
TOTAL EVALUATION POINTS		76.54	92.1
RANKING		2	1

****The vendor did not sign required documents, therefore not evaluated.

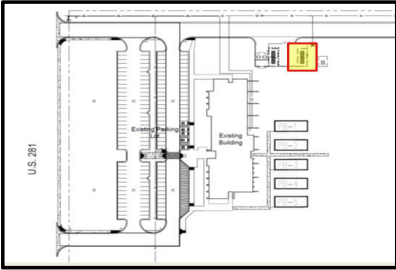

The Director of Purchasing has reviewed all the responses and evaluations completed.

**SOUTH TEXAS COLLEGE
RE-BID REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
CHILLER INSTALLATION
PROJECT NO. 21-22-1015
EVALUATION SUMMARY**

VENDOR		Central Air & Heating Services, Inc.		Johnson Controls	
ADDRESS		3028 Wilson Rd		1200 E Hackberry Ave Ste A	
CITY/STATE/ZIP		Harlingen, TX 78552		McAllen, TX 78501	
PHONE		956-428-4509		956-451-5470	
FAX				956-428-1591	
CONTACT		Jeff Matz		Omar Rodriguez	
1	The Respondent's price proposal. (up to 45 points)	34.1	34.1	45	45
		34.1		45	
		34.1		45	
		34.1		45	
		34.1		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	7.4	8.5	7.9
		6		6	
		8		9	
		8		8.5	
		7		7.5	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.3	8.5	8.7
		8		8	
		8		9	
		8.5		9	
		9		9	
4	The Respondent's safety record (up to 5 points)	4	4	4.5	4.2
		4		4	
		4		5	
		4		4	
		4		3.5	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	7	6.6
		8		6	
		6		7	
		7		7	
		7		6	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.5	8	7.9
		7		7	
		7		8	
		8		8.5	
		7.5		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.9	5	4.8
		4		4	
		5		5	
		5		5	
		5.5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	3.34	3.34	7	7
		3.34		7	
		3.34		7	
		3.34		7	
		3.34		7	
TOTAL EVALUATION POINTS		76.54		92.1	
RANKING		2		1	

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

Project Fact Sheet
11/30/2021

Project Name: RCPSE - Chiller Installation		Project No. 2019-019C																					
Funding Source(s): Unexpended Plant Fund																							
	FY 18-19 <u>Variance of</u> FY 18-19 Actual <u>Project Budget</u> <u>vs. Actual</u> Project Budget Expenditures Expenditures		*FY 20-21 <u>Variance of</u> FY 20-21 Actual <u>Project Budget</u> <u>vs. Actual</u> Project Budget Expenditures Expenditures		FY 21-22 <u>Variance of</u> FY 21-22 Actual <u>Project Budget</u> <u>vs. Actual</u> Project Budget Expenditures Expenditures		Total Actual Expenditures To Date																
Construction:	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -													
Design	15,000.00	-	15,000.00	15,000.00	11,250.00	3,750.00	3,750.00	-	3,750.00	11,250.00													
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	748.34	4,251.66	4,500.00	194.57	4,305.43	942.91													
FFE:	-	-	-	-	-	-	-	-	-	-													
Technology:	-	-	-	-	-	-	-	-	-	-													
Total:	\$ 170,000.00	\$ -	\$ 170,000.00	\$ 170,000.00	\$ 11,998.34	\$ 158,001.66	\$ 158,250.00	\$ 194.57	\$ 158,055.43	\$ 12,192.91													
				*Budget was not included in the FY19-20 Unexpended Fund ; Maintenance was exploring scope of work as an in-house project.				Original total design estimate of \$15,000 includes: 10% for design services @ \$15,000.															
Project Team						Board Status																	
Approval to Solicit						Board Approval of Schematic Design																	
Architect/Engineer: 11/11/2020						N/A																	
Architect/Engineer: Half & Associates, Inc.						<table border="1"> <thead> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> </thead> <tbody> <tr> <td>Half & Associates</td> <td>\$ 15,000.00</td> <td>\$ 11,250.00</td> <td>\$ 3,750.00</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </tbody> </table>						Vendor	Contract Amount	Actual Expenditures	Variance	Half & Associates	\$ 15,000.00	\$ 11,250.00	\$ 3,750.00	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																				
Half & Associates	\$ 15,000.00	\$ 11,250.00	\$ 3,750.00																				
TBD	\$ -	\$ -	\$ -																				
Contractor: TBD						<table border="1"> <thead> <tr> <th>Board Acceptance</th> <th>TBD</th> </tr> </thead> <tbody> <tr> <td>Board Acceptance</td> <td>TBD</td> </tr> </tbody> </table>						Board Acceptance	TBD	Board Acceptance	TBD								
Board Acceptance	TBD																						
Board Acceptance	TBD																						
STC FPC Project Manager: Martin Villarreal						<table border="1"> <thead> <tr> <th>Board Acceptance</th> <th>TBD</th> </tr> </thead> <tbody> <tr> <td>Board Acceptance</td> <td>TBD</td> </tr> </tbody> </table>						Board Acceptance	TBD	Board Acceptance	TBD								
Board Acceptance	TBD																						
Board Acceptance	TBD																						
Project Description						Project Scope																	
Design and installation of chilled water lines to the existing chiller.						Design and installation of chilled water lines to the existing chiller to utilize the relocated chiller for redundancy.																	
Projected Timeline																							
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In																	
1/26/2021	N/A	12/14/2021	1/10/2022	3/10/2022	4/10/2022	N/A																	
Project Calendar of Expenditures by Fiscal Year																							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																	
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																	
2020-21	-	11,250.00	-	748.34	-	\$ 11,998.34																	
2021-22	-	-	-	194.57	-	\$ 194.57																	
Project Total	\$ -	\$ 11,250.00	\$ -	\$ 942.91	\$ -	\$ 12,192.91																	
Current Agenda Item																							
12/07/21 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Additional Chiller Installation																							
																							

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Geller*

FPC Director *RMA*

Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the Starr County Campus

Approval of a proposed change order with Sechrist-Hall Company for the District Wide Deferred Maintenance of Roofs at the Starr County Campus project will be requested at the December 14, 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 roofs at the Starr County Campus.

Background

On April 27, 2021, the Board approved contracting construction services with Sechrist-Hall Company for the District Wide Deferred Maintenance of Roofs at the Starr County Campus. A change order to the construction contract is needed for additional costs and time associated with scope modifications that include an additional thirteen (13) retrofit drains.

The project contains a Contingency Allowance of \$41,035.00. 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 \$11,895.00, are listed as follows:

- An additional thirteen (13) retrofit drains are necessary at the following buildings:
 - Building E Five (5) retrofit drains
 - Building F Six (6) retrofit drains
 - Building H Two (2) retrofit drains
- Total \$11,895.00

The scope modifications totaling \$11,895.00 will be applied to the Contingency Allowance of \$41,035.00, leaving a remaining balance of \$29,140.00. 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.....January 9, 2022
 Additional Days Requested per Change Order #1 Forty-two (42) days
 Revised Substantial Completion Date per Change Order #1 February 20, 2022

Below is a description of the proposed change order item.

District Wide Deferred Maintenance of Roofs at the Starr County Campus			
Proposed Change Order No.	Item Description and Justification	Cost	Days
1	<u>Contingency Allowance</u>	41,035.00	
	• Increases to cost, deducted from Contingency Allowance		
	○ An additional thirteen (13) retrofit drains	(11,895.00)	6 days
	• Material days	0.00	27 days
	• Rain days	0.00	9 days
	<u>Subtotal</u>	(11,895.00)	
	<u>Remaining Contingency Allowance, to remain in construction budget</u>	29,140.00	
Net Effect of Proposed Change Order No. 1 to Contract Amount		\$0.00	42 days

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

District Wide Deferred Maintenance of Roofs at the Starr County Campus Construction Budget with Change Order Proposal	
Construction Contract Amount	\$862,055.00
Net Effect of Change Order No. 1 to Contract Amount	0.00
Revised Construction Contract Amount	\$862,055.00

Funding Source

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

Enclosed Documents

The proposed change order #1 is enclosed.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 14, 2021 Board meeting, the proposed change order with Sechrist-Hall Company for scope modifications in the amount of \$11,895.00 which will be deducted from the Contingency Allowance, resulting in no net effect on the contract amount, and adding forty-two (42) additional days for the District Wide Deferred Maintenance of Roofs at the Starr County Campus project as presented.



Change Order

PROJECT: *(Name and address)*
Deferred Maintenance of District Wide
Roofs - Starr County
142 FM 3167
Rio Grande City, TX 78582

CONTRACT INFORMATION:
Contract For: General Construction

Date: June 1, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: November 24, 2021

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

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

CONTRACTOR: *(Name and address)*
Sechrist-Hall Company
2826 W. Expway 83
Harlingen, TX 78552

THE CONTRACT IS CHANGED AS FOLLOWS:

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

- | | |
|---------------------------------------------------------------------------------------------------------------------|---------------|
| 1) Allowance Amount: | \$41,035.00 |
| 2) Building E: (5) Additional Retrofits; Building F: (6) Additional Retrofits; Building H: (2) Additional Retrofits | (\$11,895.00) |
| 6) Allowance Balance: | \$29,140.00 |

The original Contract Sum was	\$ 862,055.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 862,055.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 862,055.00

The Contract Time will be increased by Forty-Two (42) days.
The new date of Substantial Completion will be February 20, 2022.

- 1) (6) Six Additional Days for (13) Thirteen Roof Retrofits Total.
- 2) (27) Twenty-Seven Additional Days or Material Delays.
- 3) (2) Two Additional Days for Inclement Weather for September.
- 4) (3) Three Additional Days for Inclement Weather for October.
- 5) (4) Four Additional Days for Inclement Weather for November.

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

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

BEAM Professionals

ARCHITECT *(Firm name)*

Sechrist-Hall Company

CONTRACTOR *(Firm name)*

South Texas College

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

Ricardo J. Solis, President

PRINTED NAME AND TITLE

DATE

DATE

DATE

Project Fact Sheet
12/3/2021

Project Name: District Wide - Deferred Maintenance of District Wide Roofs			Project No.: 2019-030R							
Funding Source(s): Renewals & Replacements Fund										
	FY 19-20		FY 20-21			FY 21-22				
	<u>FY 19-20</u>	<u>Variance of</u>	<u>FY 20-21</u>	<u>Variance of</u>	<u>FY 21-22</u>	<u>Variance of</u>			<u>Total Actual</u>	
	<u>Project Budget</u>	<u>Project Budget vs. Actual</u>	<u>Project Budget</u>	<u>Project Budget vs. Actual</u>	<u>Project Budget</u>	<u>Project Budget vs. Actual</u>			<u>Expenditures To Date</u>	
	<u>Actual Expenditures</u>	<u>Expenditures</u>	<u>Actual Expenditures</u>	<u>Expenditures</u>	<u>Actual Expenditures</u>	<u>Expenditures</u>				
Construction:	\$ 1,880,000.00	\$ -	\$ 1,880,000.00	\$ 94,484.15	\$ 1,668,850.00	\$ 722,449.74	\$ 946,400.26	\$ 816,933.89		
Design:	188,000.00	14,000.00	174,000.00	154,400.00	81,921.00	72,479.00	109,746.00	96,908.00		
Miscellaneous:	15,000.00		15,000.00	15,000.00	328.21	14,671.79	15,109.00	328.21		
FFE:	-	-	-	-	-	-	-	-		
Technology:	-	-	-	-	-	-	-	-		
Total:	\$ 2,083,000.00	\$ 14,000.00	\$ 2,069,000.00	\$ 1,949,400.00	\$ 176,733.36	\$ 1,772,666.64	\$ 1,793,705.00	\$ 723,436.74	\$ 1,070,268.26	\$ 914,170.10

Original total design estimate of \$188,000 includes: 5.25% for design services @ \$98,700.

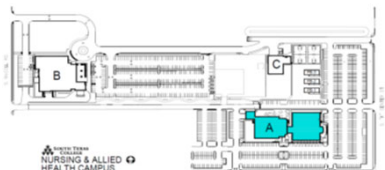
Project Team		Board Status					
Approval to Solicit Architect/Engineer:	1/29/2019	Board Approval of Schematic Design	8/25/2020	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	BEAM Professionals, a PBK Company			BEAM Professionals	\$ 98,700.00	\$ 96,908.00	\$ 1,792.00
Contractor:	Argio Roofing (Mid Valley Campus) American Contracting USA (Nursing & Allied Health Campus) Sechrist-Hall (Starr County Campus)			Argio Roofing (Mid Valley Campus)	\$ 756,295.00	\$ 540,139.04	\$ 216,155.96
		Substantial Completion	TBD	Board Acceptance	TBD		
STC FPC Project Manager	Martin Villarreal	Final Completion	TBD	Board Acceptance	TBD		

Project Description	Project Scope
Maintenance of 13 roofs for various buildings at Mid Valley Campus, Nursing and Allied Health Campus, and Starr County Campus due to roofs reaching their life expectancy of 20 years	Provide roof coating system at Mid Valley Campus-Workforce Center Building D, Library Building E, Student Union Building F, North Academic Building G; Nursing Allied Health Campus-NAH West & Simulation Center Building B; and Starr County Campus-Administration/Bookstore Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Center Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, and Student Activities Center Building H.

Projected Timeline						
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
5/30/2019	8/25/2020	4/27/2021	6/15/2021	1/4/2022	2/4/2022	N/A

Projected Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019-20	-	14,000.00	-	-	-	14,000.00
2020-21	94,484.15	81,921.00	328.21	-	-	176,733.36
2021-22	722,449.74	987.00	-	-	-	723,436.74
Project Total	\$ 816,933.89	\$ 96,908.00	\$ 328.21	\$ -	\$ -	\$ 914,170.10

Current Agenda Item
N/A



FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Geller

FPC Director RDA

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 December 3, 2021

Total Project Budget Summary	FY22 Unexpended Plant Fund	FY22 Renewals & Replacements Fund
Total Construction Project Budget	\$ 12,639,709	\$ 6,590,868
Previously Approved Projects from September - November 2021	(5,846,295)	(2,860,813)
Proposed Projects for the Month of December 2021	(170,000)	(169,000)
Total Project Budget Balance	\$ 6,623,414	\$ 3,561,055

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 28, 2021			
2022-036C	Technology Campus Advanced Technical Careers Building B Welding Lab Expansion	\$ 127,500	\$ -
2016-018C	Pecan Campus Library Building F Renovation and Expansion	3,778,000	-
2022-008C	Technology Campus Exterior Solar Panel Structure	103,100	-
2022-004C	Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion	73,500	-
2022-010C	Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting	342,000	-
2022-015C	Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure	381,250	-
2020-017R	Pecan Campus Resurfacing of East Drive	-	92,000
2020-019R	Pecan Campus South Academic Building J Generator Replacement	-	76,250
2016-019R	Nursing and Allied Health Campus NAH East Building A Generator Replacement	-	422,000
Total Board Approved on September 28, 2021		\$ 4,805,350	\$ 590,250
Board Approved on October 26, 2021			
2022-038R	Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas	\$ -	\$ 985,700
2022-013C	Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation	114,600	-
2022-012C	Mid Valley Campus Workforce Center Building D Automotive Lab Expansion	208,350	-
2022-014C	Mid Valley Campus Workforce Center Building D HVAC-R Labs Expansion and Renovation	124,000	-

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of December 3, 2021

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
2022-002C	Mid Valley Campus Learning Excellence Building A Culinary Arts Labs Renovation	110,745	-
2022-005C	Starr County Campus Workforce Center Building D Automotive Lab Expansion	243,100	-
2022-007C	Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation	31,700	-
2022-007C	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations - CO	55,000	-
2019-030R	District Wide Deferred Maintenance of Roofs at the Mid Valley Campus	-	573,872
2019-030R	District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus	-	206,991
2020-008C	Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project - CO	14,450	-
Total Board Approved on October 26, 2021		\$ 901,945	\$ 1,766,563
Board Approved on November 23, 2021			
2022-006C	Starr County Campus Workforce Center Building D Welding Lab Expansion - CO	\$ 139,000	\$ -
2022-032R	District Wide Flooring Replacements Phase I at Pecan Campus, Mid Valley Campus, and Starr County Campus - CO	-	504,000
Total Board Approved on November 23, 2021		\$ 139,000	\$ 504,000
Pending Board Approval on December 14, 2021			
2021-011R	Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement - CO	\$ -	\$ 169,000
2019-019C	Regional Center for Public Safety Excellence Additional Chiller Installation - CO	170,000	-
Total Pending Board Approval on December 14, 2021		\$ 170,000	\$ 169,000
Current Total Project Budget		\$ 6,016,295	\$ 3,029,813

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Project Status		Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor
										FY 2021 - 2022	Move In								
Pecan Campus																			
1	Business and Science Building G Classroom Renovation	SS								●		\$ 179,677	\$ 177,495	\$ 2,182	\$ 14,450	High	N/A		EGV Architects Tri-Gen Construction
2	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Low	TBD	Approval of Schematic Design	TBD N/A
3	Library Building F Renovation and Expansion	DV		●								\$ 4,289,187	\$ 485,785	\$ 3,803,402	\$ 3,778,000	High	April 2022	Approval of Solicitation for Construction Services	ERO Architects TBD
4	New Continuing Education Building	TBD	●									\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD TBD
Pecan Campus Subtotal												\$ 4,893,224	\$ 663,280	\$ 4,229,944	\$ 4,216,810				
Pecan Plaza																			
8	West Building C Kinesiology Renovation	MV								●		\$ 207,841	\$ 178,004	\$ 29,837	\$ 55,000	High	November 2021	Approval of Final Completion	Alvarado Architects & Assoc. Tri-Gen Construction
9	East Building B Dance Studio Improvements	SS	●									\$ 51,250	\$ -	\$ 51,250	\$ 51,250	Low	TBD	TBD	TBD TBD
10	Human Resources Building A Renovation	RG								●		\$ 15,108	\$ 24,240	\$ (9,132)	\$ 5,000	Medium	N/A		N/A O&M
Pecan Plaza Subtotal												\$ 274,199	\$ 202,244	\$ 71,955	\$ 111,250				
Mid-Valley Campus																			
11	Workforce Center Building D Welding Expansion	MV		●								\$ 114,600	\$ -	\$ 114,600	\$ 114,600	High	February 2022	Approval of Schematic Design	PBK Architects TBD
12	Workforce Center Building D Automotive Lab Expansion	MV		●								\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	February 2022	Approval of Schematic Design	PBK Architects TBD
13	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV		●								\$ 124,000	\$ -	\$ 124,000	\$ 124,000	High	February 2022	Approval of Schematic Design	PBK Architects TBD
14	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen	MV		●								\$ 110,745	\$ 283	\$ 110,462	\$ 110,745	High	February 2022	Approval of Schematic Design	Boultinghouse Simpson Gates Architects TBD
Mid Valley Campus Subtotal												\$ 557,695	\$ 283	\$ 557,412	\$ 557,695				
Technology Campus																			
15	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation (Master Plan Only)	SS								●		\$ 172,195	\$ 59,320	\$ 112,875	\$ 127,500	High	N/A		EGV Architects TBD
16	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									\$ 200,500	\$ -	\$ 200,500	\$ 200,500	Low	TBD	TBD	TBD TBD
17	Exterior Solar Panels Structure	SS		●								\$ 103,100	\$ 183	\$ 102,917	\$ 103,100	High	January 2021	Approval of Architectural Services	TBD TBD
Technology Campus Subtotal												\$ 475,795	\$ 59,504	\$ 416,291	\$ 431,100				

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)

Project Status

FY 2021 - 2022

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor
Nursing and Allied Health Campus Subtotal																			
18	East Building A Student Services Renovation	SS									●	\$ 425	\$ 327,633	\$ (327,208)	\$ 425	Completed	N/A	Gignac & Associates, LLP	Holchemont
19	East Building A Occupational Therpay Kitchen Lab Expansion	SS		●								\$ 73,500	\$ 183	\$ 73,317	\$ 73,500	High	January 2021	Approval of Architectural Services	TBD
Nursing and Allied Health Campus Subtotal												\$ 73,925	\$ 327,816	\$ (253,891)	\$ 73,925				
Starr County Campus																			
20	Workforce Center Building D Welding Expansion	MV			●							\$ 139,000	\$ 820	\$ 138,180	\$ 139,000	High	November 2021	Approval of Schematic Design	Gignac & Associates, LLP
21	Workforce Building D Automotive Expansion	MV			●							\$ 243,100	\$ -	\$ 243,100	\$ 243,100	High	February 2022	Approval of Schematic Design	Able City, LLC
22	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 31,700	\$ -	\$ 31,700	\$ 31,700	High	February 2022	Approval of Schematic Design	Able City, LLC
Starr County Campus Subtotal												\$ 413,800	\$ 820	\$ 412,980	\$ 413,800				
Regional Center for Public Safety Excellence																			
23	Target Range	DV			●							\$ 870,627	\$ 61,519	\$ 809,108	\$ 815,000	Low	January 2022	Approval of Schematic Design	PBK Architects
24	Canopy for Safety Training Vehicles	DV			●							\$ 79,924	\$ 160	\$ 79,764	\$ 79,833	High	January 2022	Approval of Schematic Design	Gignac & Associates, LLP
25	Canopy for Students/Instructors	DV			●							\$ 67,424	\$ 160	\$ 67,264	\$ 67,333	High	January 2022	Approval of Schematic Design	Gignac & Associates, LLP
26	Chiller Installation	MV				●						\$ 170,000	\$ 12,193	\$ 157,807	\$ 158,250	High	December 2021	Approval of Construction Services	Half Associates, Inc
27	Fire Training Area	DV			●							\$ 97,524	\$ 160	\$ 97,364	\$ 97,433	High	January 2022	Approval of Schematic Design	Gignac & Associates, LLP
28	Site Drainage Improvements	DV								●		\$ 230,885	\$ 159,479	\$ 71,406	\$ 179,380	High	N/A		Perez Consulting Engineers
29	Perimeter Fencing	SS		●								\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD
30	Skills Pad and EVOC Lighting	SS		●								\$ 342,000	\$ -	\$ 342,000	\$ 342,000	High	February 2022	Approval of Architectural Services	TBD
31	Two-Story Residential Fire Training Structure	SS		●								\$ 381,250	\$ -	\$ 381,250	\$ 381,250	Medium	February 2022	Approval of Architectural Services	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 233,670	\$ 2,198,964	\$ 2,313,479				

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)

Project Status

FY 2021 - 2022

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor
District Wide																			
32	Fence Enclosures	MV									●	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Low	N/A	N/A	Maldonado Nursery
33	Outdoor Furniture	HTM		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A	N/A	TBD
34	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A	N/A
35	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ -	\$ 948,750	\$ 948,750	N/A	N/A	N/A	TBD
36	Campus Master Plan	TBD	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	N/A	N/A	TBD	N/A
37	Automatic Doors Phase IV	SS					●					\$ 67,568	\$ 6,176	\$ 61,392	\$ 62,000	High	November 2021	Approval of Substantial Completion	Ethos Engineering, LLC R.E. Friedrichs Company
38	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A	N/A	TBD
39	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A	N/A	TBD
District Wide Subtotal												\$ 4,527,218	\$ 6,176	\$ 4,521,042	\$ 4,521,650				
Totals			12	3	6	0	8	1	0	0	6	\$ 13,648,490	\$ 1,493,793	\$ 12,154,697	\$ 12,639,709				

South Texas College
Renewal and Replacement Projects
Project Status

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	FY 2021 - 2022		Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
									Final Completion	Move In									
Pecan Campus																			
1	Ann Richards Building A Data Cabling Infrastructure Replacement	RC					●				\$ 80,000	\$ -	\$ 80,000	\$ 80,000	High	TBD	TBD	TBD	TBD
2	Art Building B Data Cabling Infrastructure Replacement	RC					●				\$ 40,000	\$ -	\$ 40,000	\$ 40,000	High	TBD	TBD	TBD	TBD
3	Student Activities Building H Data Cabling Infrastructure Replacement	RC	●								\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
4	Information Technology Building M Generator Replacement	SS					●				\$ 169,254	\$ 13,448	\$ 155,806	\$ 156,000	High	March 2022	Approval of Substantial Completion	Half Associates, Inc	Metro Electric, Inc.
5	Reseeding and Regrading of Athletic Fields	DV	●								\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
6	Stucco Repainting	SS		●							\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
7	Resurfacing of East Drive	SS	●								\$ 92,000	\$ -	\$ 92,000	\$ 92,000	High	TBD	TBD	TBD	TBD
8	Sylvia Esterline Center for Learning Excellence Building C to Business and Science Building G Cabling Infrastructure Replacement	RC					●				\$ 25,000	\$ -	\$ 25,000	\$ 25,000	High	TBD	TBD	TBD	TBD
9	South Academic Building J Generator Replacement	SS		●							\$ 76,250	\$ -	\$ 76,250	\$ 76,250	High	March 2022	Approval of Engineering Services	TBD	TBD
Pecan Campus Subtotal											\$ 907,504	\$ 13,448	\$ 894,056	\$ 894,250					
Pecan Plaza																			
10	Stucco Repainting	SS		●							\$ 30,500	\$ -	\$ 30,500	\$ 30,500	High	TBD	TBD	TBD	TBD
Pecan Plaza Subtotal											\$ 30,500	\$ -	\$ 30,500	\$ 30,500					
Mid Valley Campus																			
11	Roofing Deferred Maintenance	MV					●				\$ 805,309	\$ 582,494	\$ 222,815	\$ 573,872	High	January 2022	Approval of Substantial Completion	Beam Professionals	Argio Roofing
12	North Academic Building G Analog to Digital Conversion	RC	●								\$ 562,000	\$ -	\$ 562,000	\$ 562,000	Low	TBD	TBD	TBD	TBD
13	Stucco Repainting and Exterior Upgrades	SS	●								\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Low	TBD	TBD	TBD	TBD
Mid Valley Campus Subtotal											\$ 1,567,309	\$ 582,494	\$ 984,815	\$ 1,335,872					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																			
14	NAH East Building A Westside Window Waterproofing	RC	●								\$ 65,000	\$ -	\$ 65,000	\$ 65,000	Low	TBD	TBD	TBD	TBD
15	NAH East Building A Westside Elevators Refurbishment	RC/O&M				●					\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Medium	January 2022	Approval of Construction Services	N/A	Oracle Elevator
16	NAH East Building A Roofing Deferred Maintenance	MV					●				\$ 286,077	\$ 178,513	\$ 107,564	\$ 206,991	High	January 2022	Approval of Substantial Completion	BEAM Professionals	American Contracting USA
17	NAH East Building A Exterior Stair Repairs and Replacement	SS				●					\$ 283,000	\$ 12,183	\$ 270,817	\$ 280,000	High	December 2021	Approval of Construction Services	Chanin Engineering, LLC	TBD
18	NAH East Building A Generator Replacements	SS	●								\$ 422,000	\$ -	\$ 422,000	\$ 422,000	Low	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Subtotal											\$ 1,256,077	\$ 190,696	\$ 1,065,381	\$ 1,173,991					

South Texas College
Renewal and Replacement Projects
Project Status

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	FY 2021 - 2022		Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
									Final Completion	Move In										
Starr County Campus																				
19	Stucco Repainting	SS	●									\$ 223,000	\$ -	\$ 223,000	\$ 223,000	High	TBD	TBD	TBD	TBD
20	Roofing Deferred Maintenance	MV				●						\$ 702,320	\$ 153,175	\$ 549,145	\$ 661,255	High	February 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
23	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 1,105,320	\$ 153,175	\$ 952,145	\$ 1,064,255					
District Wide																				
24	Renewals & Replacements	N/A	N/A									\$ 484,135	\$ -	\$ 484,135	\$ 151,000	N/A	N/A		N/A	N/A
25	Fire Alarm Panel Replacement/Upgrade	RC/O&M	●									\$ 201,963	\$ -	\$ 201,963	\$ 182,500	Low	TBD		N/A	TBD
26	Interior LED Lighting Upgrade	RC/O&M	●									\$ 577,945	\$ -	\$ 577,945	\$ 110,000	Low	TBD		N/A	TBD
27	Ext. Walkway LED Lighting Upgrade	RC/O&M	●									\$ 98,443	\$ -	\$ 98,443	\$ 49,000	Low	TBD		N/A	TBD
28	Building Automation Systems Upgrade	RC/O&M	●									\$ 174,048	\$ -	\$ 174,048	\$ 76,500	Low	TBD		N/A	TBD
29	Flooring Replacement	DV/HTM				●						\$ 756,380	\$ 17,490	\$ 738,890	\$ 504,000	Medium	November 2021	Approval of Construction Services	N/A	TBD
30	HVAC Replacement and Upgrade	RC/O&M	●									\$ 829,910	\$ -	\$ 829,910	\$ 660,000	Low	TBD		N/A	TBD
31	Exterior Lighting Upgrade	RC/O&M	●									\$ 324,912	\$ -	\$ 324,912	\$ 279,000	Low	TBD		N/A	TBD
32	Water Tower Logo Replacements	DV		●								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 3,527,736	\$ 17,490	\$ 3,510,246	\$ 2,092,000					
Totals		0	14	0	0	3	3	0	0	0	0	\$ 8,394,446	\$ 957,303	\$ 7,437,143	\$ 6,590,868					