

South Texas College
Board of Trustees
Facilities Committee
Student Union Building, 2nd Floor
Pecan Campus
Tuesday, January 18, 2022
@ 4:30 PM
McAllen, Texas

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

- I. Approval of December 7, 2021 Facilities Committee Meeting Minutes..... 1 - 13
- II. Review and Recommend Action on Solicitation of Qualifications for a Firm to Revise and Update the District Wide Campus Development Master Plan..... 14 - 15
- III. Review and Recommend Action on Contracting Engineering Services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting 16 - 27
- IV. Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure28 - 43
- V. Review and Recommend Action on Schematic Design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation 44 - 51
- VI. Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation..... 52
- VII. Review and Recommend Action on Schematic Design of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area53 - 64
- VIII. Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area 65 - 66
- IX. Review and Approval of Substantial Completion for the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus67 - 73
- X. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects..... 74 - 82

Approval of Facilities Committee Meeting Minutes

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

1. December 7, 2021 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

December 7, 2021

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, December 7, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 5:13 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

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

Members absent: None.

Also present: Dr. Ricardo J. Solis, Hon. Javier Villalobos, Mrs. Mary Elizondo, Dr. Anahid Petrosian, Mr. Ricardo De La Garza, Mr. Sam Saldana, Mr. Martin Villarreal, Mr. Robert Cuellar, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the following Minutes for the November 9, 2021 Facilities Committee meetings were approved as written. The motion carried.

**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 were 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 included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was requested by the Division of Nursing & Allied Health. It was reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. This project was 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 consisted 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 was \$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 were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Reviewers

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

Enclosed Documents

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

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

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 were necessary for design and construction administration services for the Technology Campus Exterior Solar Panel Structures project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and

specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was requested by the Construction and Building Technologies Program. It was reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. This project was 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 consisted 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 was \$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 were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Reviewers

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

Enclosed Documents

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the contracting of architectural services with SAMES, Inc. for the Technology Campus Exterior Solar Panel Structures project as presented. The motion carried.

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 would 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 was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the Facilities Committee, and the Board of Trustees. It was 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 recommended **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 were budgeted in the FY 2021-2022 Renewals & Replacements Fund in the amount of \$250,000 for construction.

Reviewers

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

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

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 would provide for construction services necessary for the Regional Center for Public Safety Excellence Additional Chiller Installation Project.

Scheduling Priority

This was 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 was 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 recommended **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 were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund in the amount of \$150,000 for construction.

Reviewers

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract construction services with Johnson Controls in the amount of \$199,345.40 for the Regional Center for Public Safety Excellence Additional Chiller Installation Project as presented. The motion carried.

Review and Recommend Action on Approval of Proposed Change Order for the District Wide Deferred Maintenance of Roofs at the 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 was to request authorization to begin work on the proposed modifications to the construction scope.

Justification

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

Scheduling Priority

This renewals & replacements project was part of the district wide deferred maintenance plan, and was reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It was scheduled as a non-educational space improvement to perform deferred maintenance of the roofs at the 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 was needed for additional costs and time associated with scope modifications that include an additional thirteen (13) retrofit drains.

The project contained a Contingency Allowance of \$41,035.00. Changes to the scope which increase the construction costs were able to be deducted from the Contingency Allowance.

Modifications to scope associated with Change Order #1, which would be deducted from the Contingency Allowance in the amount of \$11,895.00, were 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 would be applied to the Contingency Allowance of \$41,035.00, leaving a remaining balance of \$29,140.00. The unused Contingency Allowance would remain in the project budget.

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

The contractor 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 were budgeted in the FY 2021-2022 Renewals & Replacements Fund.

Enclosed Documents

The proposed change order #1 was enclosed.

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

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:28 p.m.

I certify that the foregoing are the true and correct minutes of the December 7, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Solicitation of Qualifications for a Firm to Revise and Update the District Wide Campus Development Master Plan

Approval of authorization to proceed with the solicitation of qualifications for a firm to revise and update the District Wide Campus Development Master Plan will be requested at the January 25, 2022 Board meeting.

Purpose

An updated District Wide Master Plan would serve as a tool for strategic decision making for future campus expansion and facility development for the next ten (10) years.

Background

On February 21, 2008, the Board of Trustees approved contracting services with Freese & Nichols to develop a Campus Expansion Master Plan. After extensive collaboration between College staff and Freese & Nichols, the 2010 Master Plan identified approximately 1,219,00 square feet in new facilities, to be added in three phases, that would be needed over the next 10 years to 2020. As part of the 2013 Bond Construction Program, Phase I of the 2010 Master Plan was completed which added 592,569 square feet in facilities district wide.

Administration recommends the revision and updating of the 2010 Master Plan in order to begin the planning process for the next ten (10) years.

The Master Plan services should include the following for all campuses:

- Review of previous Master Plan
- Analyze enrollment data and projections
- Analyze educational program trends
- Analyze workforce development trends
- Analyze staffing projections
- Analyze campus traffic patterns
- Analyze available and additional land
- Analyze existing facilities usage
- Plan for logical campus expansions
- Plan for logical building expansions
- Plan for logical building placements
- Conduct facility condition assessments for older buildings
- Overall estimated project costs
- Incorporate concerns for potential social distancing and virtual education

Funds for the Master Plan Project 2022-039C are available in the FY 2021-2022 Unexpended Construction Plant Fund Budget.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the January 25, 2022 Board meeting, authorization to proceed with the solicitation of qualifications for a firm to revise and update the District Wide Campus Development Master Plan as presented.

Review and Recommend Action on Contracting Engineering Services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting

Approval to contract engineering services for the Regional Center for Public Safety Excellence Skills Pad and Emergency Vehicle Operator Course (EVOC) Lighting will be requested at the January 25, 2022 Board meeting.

Purpose

Engineering services are necessary for design and construction administration services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project. The design scope of work 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 Regional Center for Public Safety Excellence staff. It has been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide lighting for night time training courses at the Skills Pad and EVOC training areas.

Background

On June 22, 2021, the Board approved the proposed Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting as part of the College's FY 2021-2022 Capital Improvement Projects. The project consists of constructing light poles to provide lighting around the Skills Pad and EVOC.

- Design and construction of the light poles

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

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

Highest Ranked Vendor

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

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

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

Funding Source

Funds for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting Project 2022-010C 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 January 25, 2022 Board meeting, the contracting of engineering services with DBR Engineering Consultants, Inc. for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project as presented.



Regional Center for Public Safety Excellence

Skills Pad and EVOC Lighting
CIP-2022-010



**SOUTH TEXAS
COLLEGE**

Skills Pad and EVOC Lighting Master Site Plan Locations



**SOUTH TEXAS
COLLEGE**



- 1. 21K+ Education Building
- 2. JAG Express Drop Off
- 3. 160+ Parking Spaces
- 4. Future Phase Campus Boulevard
- 5. Future 50,000sf Educational Buildings
- 6. Future 25,000sf Student Services Buildings
- 7. Future 15,000sf Student Services Buildings
- 8. Future 15,000sf Physical Plant
- 9. Skills/Skid Pad Driving Area
- 10. EVOC Driving Track
- 11. Cityscape with Simulation Building
- 12. Multi Story Fire Training Structure
- 13. Two Story Residential Fire Training Structure
- 14. Confined Space/ Trench Rescue Training
- 15. Flashover Training
- 16. Flammable Liquid and Gas (F.L.A.G) Training Pad
- 17. Firearm Training Classroom
- 18. Covered Shooting Range

Project Locations



RCPSE Skills Pad and EVOC Lighting Site Photos - EVOC



Installation of Skills Pad and Emergency Vehicle Operator Course (EVOC) Site Lighting

RCPSE Skills Pad and EVOC Lighting Site Photos – Skills Pad



Installation of Skills Pad and Emergency Vehicle
Operator Course (EVOC) Site Lighting

Skills Pad and EVOC Lighting

Proposed Scope and Budget



Requested By

RCPSE

Scope of Work

Installation of Skills Pad and Emergency Vehicle Operator Course (EVOC) site lighting

Estimated Total Project Budget

Construction	\$ 280,000
Design	28,000
Miscellaneous	20,000
Contingency 5%	14,000
Total Project Budget	\$ 342,000

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SKILLS PAD AND EMERGENCY VEHICLE OPERATOR COURSE LIGHTING
PROJECT NO. 21-22-1027**

VENDOR	De La Luz, LLC. / dba A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Engineering	Sigma HN Engineers, PLLC.
ADDRESS	1004 W Frontage Rd	200 S 10th St Ste 901	1126 S Commerce	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78501
PHONE	956-787-3473	956-683-1640	956-230-3435	956-332-3206
CONTACT	Luis E. Madrigal	Hugo Avila	Guillermo Quintanilla	Jesus Gabriel Hinojosa
3.1 Statement of Interest				
3.1.1 Statement of Interest for Project	Stated they have recently opened their focus to include public projects including work for cities, municipalities, and local school districts.	Pointed out the work the firm has completed more than 10 projects over the last seven years for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 20 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
3.1.2 History and Statistics of Firm	- Privately Owned since 2012 - Has Certificate of Registration with the Texas Board of Professional Engineers and Land Surveyors	- Providing services since 1972 - 130+ staff member in 6 offices in Texas - Offices in Houston, San Antonio, Austin, McAllen, Dallas, and El Paso	- Founded in 2014 - Headquarters Located in Harlingen, TX - 17 Full Time Employees, 4 Registered Engineers - Honored with Engineer of the Year and Consultant of the Year award	- Established in 2012 - Over 20 Years of combined experience - Completed over 300 projects, 57 of which were for Higher Education
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated their team reviews and analyzes the project standard's prioritizing the client vision, budget, and standards. At each phase of the project, the team will provide progress review sets and solicit feedback from the client to ensure that all parties have input and communicate throughout the project.	Stated that are uniquely qualified for this project because of the following: Intimate knowledge of existing systems, Understanding of Existing Challenges, and Experience with STC.	Stated they have successfully executed over 250 projects, and are collaborating with several high profile A/E teams across the State. Indicated that energy efficiency and sustainable designs, as well as client satisfaction have always been our forte, and continue to be our prime focus.	Stated they have gained familiarity with STC over the course of their careers. 26 projects were completed for STC.
3.1.4 Statement of Availability and Commitment	Stated they are committed to work closely with the client to ensure project timelines, project standards, and project deliverables are met.	Indicated that the firm's design team meets each week to discuss project schedules and coordinate the allocation of staff to meet needs of each client.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of eight, including the principals. Stated that they will ensure the projects are completed successfully on time and within budget.

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SKILLS PAD AND EMERGENCY VEHICLE OPERATOR COURSE LIGHTING
PROJECT NO. 21-22-1027**

VENDOR	De La Luz, LLC. / dba A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Engineering	Sigma HN Engineers, PLLC.
3.2 Prime Firm				
3.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Luis Eduardo Madrigal, PE, Principal Engineer - Amira Madrigal, Engineer-Mechanical & Plumbing - Edgar Garcia, Designer Electrical - Eliud Reyna, Designer- Fire Sprinkler, Alarm, and Low Voltage - Rodolfo Martinez, Designer - Mechanical & Plumbing - Lorena Madrigal, Drafter - MEP	Included resumes for the following staff: - Edward Puentes, PE, Partner in Charge - Hugo H. Avila, Senior Project Manager - Robert Tijerina, Senior Mechanical Engineer - Maximo Antonio Leochico, Senior Plumbing Designer - T. Joey Beltz, Senior Electrical Designer - Maritza Garza, EIT, Senior Mechanical Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, LEED AP, Principal - Guillermo Quintanilla, Principal - Cesar Gonzalez, PE, Principal - Mark Power Warren, Commissioning Director	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal
3.2.2 Project Assignments and Lines of Authority	Included estimated time percentages for three of their staff members.	Listed the assignments for the above named staff and the time commitment each will devote to the project. The partner in charge will commit 40% of his time to project. The others are indicated at 50% time commitment.	Listed the assignments of each staff member.	Indicated a 100% time commitment from both principles for the project and provided the time commitments from nine staff.
3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they are less than 10 minutes away from the project site.	Stated they are about 6 miles away and approximately 15 minutes away from the project site.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in Hidalgo County, one of the principals or engineers is always in the area.	Stated they are located in downtown McAllen, and only 6 miles away from the Regional Center for Public Safety Excellence Campus.
3.2.4 Litigation that could affect firm's ability provide services	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.
3.3 Project Team				
3.3.1 Organization chart with Role of Prime Firm and basic Services consultants	Indicated that no sub-consultants will be used for this project.	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for this project.	Included organization chart that showed all firm staff and which included the following sub consultants: - Boultinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CLH Engineering

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SKILLS PAD AND EMERGENCY VEHICLE OPERATOR COURSE LIGHTING
PROJECT NO. 21-22-1027**

VENDOR	De La Luz, LLC. / dba A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Engineering	Sigma HN Engineers, PLLC.
3.4 Representative Projects				
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - Donna ISD - CTE Welding Laboratory (\$100,000) - Donna ISD - High School Gymnasium HVAC Chill Water Replacement (\$300,000) - Red Sands Detention Facility (\$10,000,000) - South Texas College - Kinesiology Office Remodel Phase I (\$200,000) 	<ul style="list-style-type: none"> - South Texas College - District -Wide Parking Lot Lighting Upgrades (\$800,000) -South Texas College-Regional Center for Public Safety Excellence (\$4.4 Million) - South Texas College - Health/ Kinesiology Sports Field Lighting (\$200,000) - Texas A&M University - Beutel Health Center - Parking Lot Lighting (\$540,000) - UTRGV - Soccer, Track & Field Complex (\$2.4 Million) 	<ul style="list-style-type: none"> - Brownsville ISD - Elementary LED Lighting Upgrades Phase I (\$1,200,000) - Brownsville - 2020 Lighting Upgrades (\$1,579,530) - Cameron County - SECO Lonestar Program Lighting Upgrades (\$794,275) - Harlingen CISD - HHSS HVAC Upgrades PH I and II (\$1,138,480) - Los Fresnos CISD - Lighting Replacement (\$81,500) 	<ul style="list-style-type: none"> - South Texas College - Starr County Health and Science Facility (\$8.5 Million) - South Texas College - Starr County Campus Thermal Plant (\$5.3M) - South Texas College - Starr County Library (\$2.8 Million) - South Texas College - Starr Campus Student Services Expansion (\$1.32 Million) - South Texas College - Starr County Campus Student Activities Expansion (\$1.37 Million)
3.5 References				
3.5.1 References	<ul style="list-style-type: none"> - Donna ISD - IDEO Designs - Adelantes Architecture - Sonesta Court Estates - GMG Design 	<ul style="list-style-type: none"> - Texas A&M University - McAllen - Texas A&M University - Kingsville - University of Texas Rio Grande Valley - University of Texas at Austin - Texas State Technical College 	<ul style="list-style-type: none"> - Cameron County - Brownsville ISD - Sharyland ISD - Harlingen CISD - Los Fresnos CISD 	<ul style="list-style-type: none"> - La Joya ISD - IDEA Public Schools -Edinburg CISD -Brownsville ISD -Harlingen CISD
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 they will initiate contact immediately with the key point of contact to establish a timetable for initiation meeting and continue internal preparations.	Stated they believe that their employees must collaborate in order to produce a well coordinated design. Included their detail design approach.	Included a detailed work plan and schedule.	Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they will make every attempt to keep capacity to 80% to allow for unforeseen concerns and/or professional development time.	Indicated their willing and able to expedite design services. Stated that they do not foresee any need to supplement production capability, but can do so by utilizing staff from other offices.	Reiterated their commitment to the project, including commitment by their sub consultants.	Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.
Total Evaluation Points	558.83	577.33	576.00	571.33
Ranking	4	1	2	3

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

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SKILLS PAD AND EMERGENCY VEHICLE OPERATOR COURSE LIGHTING
PROJECT NO. 21-22-1027
EVALUATION SUMMARY**

VENDOR	De La Luz, LLC. / dba A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Engineering	Sigma HN Engineers, PLLC.
ADDRESS	1004 W Frontage Rd	200 S 10th St Ste 901	1126 S Commerce	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78501
PHONE	956-787-3473	956-683-1640	956-230-3435	956-332-3206
CONTACT	Luis E. Madrigal	Hugo Avila	Guillermo Quintanilla	Jesus Gabriel Hinojosa
3.1 Statement of Interest (up to 100 points)				
3.1.1 Statement of interest on projects	97	98	97	97
3.1.2 Firm History including credentials	96	98	97	97
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	95	95	95
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	94	97	95	95
	95	96	95	95
	91	100	100	100
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	96	97	97	97
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).	95	98	97	96
3.2.3 Prime Firm proximity and meeting availability	88	95	90	90
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	95	97	96	96
	95	95	95	95
	92	100	98	100
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.	95	95	97	98
--Identify the consultant and provide a brief history about the consultant	95	96	97	96
--Describe the consultant's proposed role in the project and its related project experience	90	90	95	92
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	93	95	95	95
--Provide a statement of the consultant's availability for the project(s)	94	95	95	95
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	90	95	95	98
3.4 Representative Projects (up to 100 points)				
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	95	98	96	94
--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	93	98	96	95
	90	95	95	92
	94	97	96	96
	95	97	96	96
	81	100	92	100
3.5 Three References (up to 100 points)				
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include:	97	97	97	97
--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	97	97	98	97
	90	90	95	90
	91	95	96	95
	93	95	94	95
	90	95	100	90
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.	97	98	98	97
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.	96	98	97	96
	90	95	95	90
	93	96	95	95
	95	96	96	96
	90	95	98	90
TOTAL EVALUATION POINTS	558.83	577.33	576.00	571.33
RANKING	4	1	2	3

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

Project Fact Sheet

1/12/2022

Project Name: Regional Center for Public Safety Excellence - Skills Pad and EVOC Lighting **Project No.** 2022-010C

Funding Source(s): Unexpended Plant Fund

	FY 21-22			Total Actual Expenditures To Date
	FY 21-22		Variance of	
	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	
Construction:	\$ 280,000.00		\$ 280,000.00	\$ -
Design:	28,000.00		\$ 28,000.00	-
Miscellaneous:	20,000.00	183.12	\$ 19,816.88	183.12
FFE:	-		\$ -	-
Technology:	-	-	\$ -	-
Contingency:	14,000.00		\$ 14,000.00	-
Total:	\$ 342,000.00	\$ 183.12	\$ 341,816.88	\$ 183.12

Project Team **Board Status**

Approval to Solicit Architect/Engineer: 9/28/2021	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer: N/A		TBD	TBD	\$ -	\$ -	\$ -
Contractor: TBD			TBD	\$ -	\$ -	\$ -
STC FPC Project Manager: Samuel Saldana	Substantial Completion	TBD	Board Acceptance	TBD		
	Final Completion	TBD	Board Acceptance	TBD		

Project Description **Project Scope**

Add lighting for night training at the Skills Pad and EVOC training area. Add lighting for night training at the Skills Pad and EVOC training area.

Projected Timeline

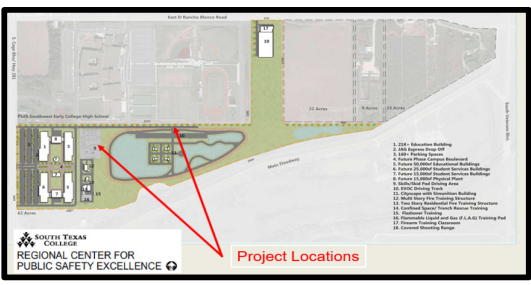
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
1/25/2022	N/A	7/26/2022	08/23/2022	11/15/2022	12/15/2022	N/A

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total
2021-22	-	-	183.12	-	-	\$ 183.12
Project Total	\$ -	\$ -	\$ 183.12	\$ -	\$ -	\$ 183.12

Current Agenda Item

01/18/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Engineering Services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting



Proposed Locations

FPC Project Manager SPJ

FPC Asst. Director Rita Geller

FPC Director RMA

Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

Approval to contract architectural services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project will be requested at the January 25, 2022 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project. The design scope of work 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 Regional Center for Public Safety Excellence staff. It has been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide a two-story structure for instruction and training in fire science in a residential setting using fire training elements and live fire props.

Background

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

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

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

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

Highest Ranked Vendor

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

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

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

Funding Source

Funds for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Project 2022-015C 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 January 25, 2022 Board meeting, the contracting of architectural services with Martinez Architects for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented.



Regional Center for Public Safety Excellence

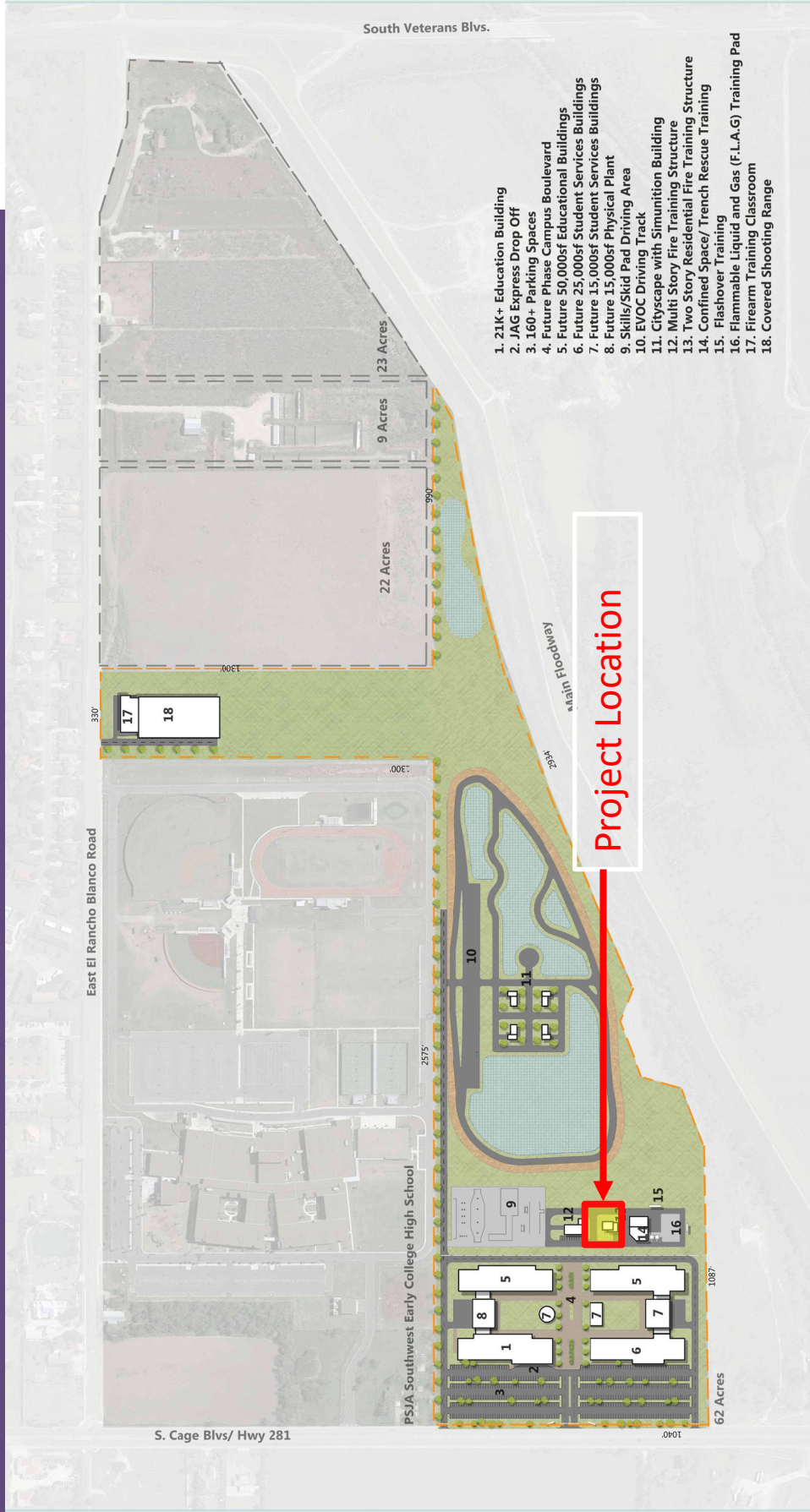
Two Story Residential Fire Training Structure

CIP-2022-015



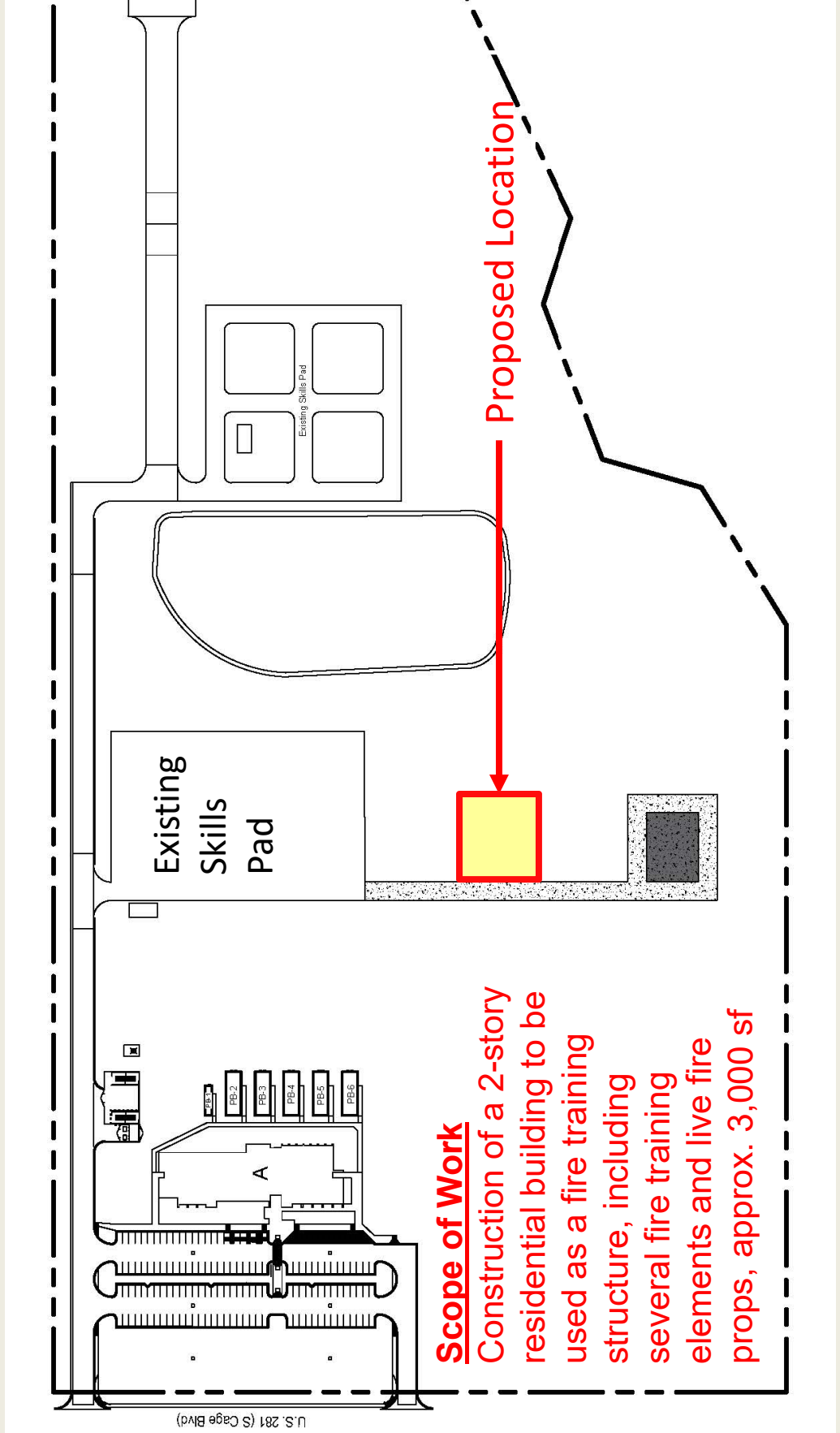
**SOUTH TEXAS
COLLEGE**

Two Story Residential Fire Training Structure Proposed Project Site



Master Plan
Regional Center for Public Safety Excellence

RCPSE Two-Story Residential Fire Training Structure Proposed Project Location



Scope of Work
 Construction of a 2-story residential building to be used as a fire training structure, including several fire training elements and live fire props, approx. 3,000 sf

U.S. 281 (S. Cage Blvd)

RCPSE Two-Story Residential Fire Training Structure Building Composition



Two-Story Residential Fire Training Structure Sample

Exterior

The exterior composition of the fire training buildings will be of reinforced, solid-grouted concrete masonry units (CMU). The walls will be load-bearing supporting the interior floor structures as well as the roof structure.

Additional architectural features will complement the facades of the buildings in correlation to the desired replication. The exposed CMU walls are to be of various block styles for aesthetic purposes such as colored block and split face. All CMU shall be sealed with an approved masonry sealer.

RCPSE Two-Story Residential Fire Training Structure Building Composition



Example.

Interiors

The interior environment of the training buildings is to serve functionally for the trainers. To that extent, finishes such as ceilings, floorings, wall surfaces, casework are not used. During a training evolution, the rooms are dark, without light fixtures. Firefighters advance with charged fire hose lines throughout the building.

Floor and roof structures shall be constructed of exposed concrete. All floors shall be sealed with an approved concrete sealer system.

The structural support of the floors will be determined by the structural engineer. Many of the training scenarios will incorporate the use of water. As the amount of water is extensive, all interior floors will be sloped for drainage. Slabs on grade will drain to interior oversized floor drains with removable strainers. Upper floors will drain to multiple exterior scupper and downspouts.

RCPSE Two-Story Residential Fire Training Structure Building Composition



Example.

Typical Gas-Fueled Live Fire Training Props

As part of the training environment, the fire training building will be equipped with propane-fueled live fire props.

These computer controlled training units generate interior fires to be extinguished by the firefighters in training.

Each prop is individually controlled by the trainer / Instructor and is equipped with multiple safety elements, such as “dead man’s” shut off switch, integral smoke and heat evacuation, interior room temperature sensors and air samplers.

Two Story Residential Fire Training Structure Proposed Scope & Budget



Requested By

RCPSE Staff

Scope of Work

Construction of a 2-story residential building to be used as a fire training structure, including several fire training elements and live fire props.

Estimated Total Project Budget

Construction	\$ 1,250,000
Design	125,000
Miscellaneous	31,250
FFE	68,750
Technology	<u>106,250</u>
Total Project Budget	\$ 1,581,250

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENACE
TWO STORY RESIDENTIAL FIRE TRAINING STRUCTURE
PROJECT NO. 21-22-1028**

VENDOR	Boultinghouse Simpson Gates Architects	CG5 Architect	Gignac & Associates, LLP.	Martinez Architects	Nassri-Warren Group Architects, Inc./ dbaThe Warren Group Architects, Inc.
ADDRESS	3301 N McColl Rd	1314 E. 22nd St	3700 N 10th St	900 Rockmead Ste 250	804 S Main St
CITY/STATE/ZIP	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	Houston, TX 77339	McAllen, TX 78501
PHONE	956-630-9494	956-239-2438	956-686-0100	281-346-7371	956-994-1900
CONTACT	Danny Boultinghouse	Jose C. Garcia III	Raymond Gignac	Justin Myers	Laura Nassri Warren
3.1 Statement of Interest					
3.1.1 Statement of Interest for Project	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 19 years and therefore the familiarity of STC's requirements and expectations.	Stated that they are interested in establishing & maintaining a professional relationship with STC.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	Stated their Fire Training team is prepared to provide unparalleled service for the success of the project from conception through completion.	Stated they have over 100 years of combined experience delivering successful projects which include new facilities, planning, contract management, assessment, renovations, additions and repurposing of existing facilities under the most challenging scenarios.
3.1.2 History and Statistics of Firm	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - over 400 successful educational projects	- Established in 2014 - Worked on more than 90 relevant Public Safety and Fire Facility projects - Offices in Houston, San Antonio, and Austin - Strategic Partnerships in McAllen, TX	- Established in 2004 - Office in McAllen - Providing services nationwide
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Stated they have unique qualifications working on commercial kitchens for professional sport arenas, UTRGV teaching kitchens for educational facilities, and local area restaurants.	Pointed out the teams has a vast amount of experience designing public safety facilities nationwide for college and public agencies.	Stated their team consists of two critical partners in the success of the project. First is Mark Graham with G2 Solutions Group and Milnet Architectural Services. Indicated they will rely heavily on Mark during the early design phases.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Indicated their availability and commitment to the project. Stated that the project architect and project manager would be involved with the project until completed.	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Stated they will commit all named Principals and consultants to the entirety of the project.	Indicated that all members of their team will dedicate all resources necessary to deliver this project on-time and in-budget.	Indicated their commitment to allocate the best members of the staff to STC projects.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENACE
TWO STORY RESIDENTIAL FIRE TRAINING STRUCTURE
PROJECT NO. 21-22-1028**

VENDOR	Boultinghouse Simpson Gates Architects	CG5 Architect	Gignac & Associates, LLP.	Martinez Architects	Nassri-Warren Group Architects, Inc./ dbaThe Warren Group Architects, Inc.
3.2 Prime Firm					
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following: - Charlie Garcia III, Managing Partner - Dr. Armando Ocana, Fire Station Design Consultant -Olga N. Garcia, Owner Executive Director - Charlie Garcia, Sr., Construction Manager	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: - Ricardo Martinez - Partner/Project Manager - Justin Myers - Partner/Project Manager - Peter Fonicciello - Designer/Asst. Project Manager	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Nataanael Perez - Senior Project Manager - Crystal Chavez - Project Manager Miguel A. Lopez - Project Manager - Nicole Reyman - Architectural Intern/ Project Manager
3.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organization chart that includes ten staff members.	Lines of authority and communication start with the Owner and the Project Architect. The Architect of Record leads the Design Team through Schematic Design & on thru Owner.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Duties and time assignments for firm staff is included.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated that their local presence give them the opportunity to respond in a timely manner to any planned or unexpected meetings with STC.	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Stated their office is located in San Antonio, but they are teaming up with Milnet Architecture in McAllen for local architectural support.	Firm is located in McAllen and is about 9 minutes from STC and 14 minutes to the STC Regional Center for Public Safety Excellence.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation.	Indicated that firm has not been involved in litigation disputes.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - Half Associates - MEP/Civil - Chanin Engineering - Structural	Included organization chart which showing prime firm and its (5) employees and the following consultants: - CLH Engineering - Civil & Structural - VME Engineering LLC - MEP - MEG Engineers - Material and Soil Testing	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil - G2 Solutions Group - Public Safety Design Specialist	Included organizational chart showing prime firm and the following consultants: - Milnet Architectural Services, PLLC - R. Gutierrez Engineering Corp. - Civil - Evergreen Design Group - Landscape - Matrix Structural Engineers - Structural - DBR Engineering- M/E/P/T - G2 Solutions Group	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - MEP Solutions Engineering - MEP

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENACE
TWO STORY RESIDENTIAL FIRE TRAINING STRUCTURE
PROJECT NO. 21-22-1028**

VENDOR	Boultinghouse Simpson Gates Architects	CG5 Architect	Gignac & Associates, LLP.	Martinez Architects	Nassri-Warren Group Architects, Inc./ dbaThe Warren Group Architects, Inc.
3.4 Representative Projects					
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - School Of Medicine (\$4,610,972) - STC - Building D Auditorium Remodel (\$565,802) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Bus Canopy Projects 	<ul style="list-style-type: none"> - City of Elsa - Fire Station (\$450,000) -City of Penitas - Fire Station (\$2.6 Million) - City of La Feria - Police Station (\$2.5 Million) - La Joya ISD Guillermo Flores Elementary Roof and Interior Renovations (\$1.1 Million) - La Joya ISD Kika De La Garza Elementary Roof & Interior Renovations (\$750,000) 	<ul style="list-style-type: none"> - City of Eagle Pass - Public Safety Headquarters Complex: Police & Fire (\$10.2 Million) -City of Harlingen - Fire Station No. 4 (\$1.5 Million) - City of Port Aransas - Fire Station (\$15 Million) -City of Palmview - Fire Station, EMS, & Police Station (\$6,662,776) -La Joya ISD - Police Station & Training Facility (\$12.7 Million) - Harrisburg Area Community College - Police & Fire Training Facility (\$11.8 Million) - City of Fort Worth - Public Safety Facility: Police & Fire Training (\$97.5 Million) - Allan Hancock Joint Community College District - Public Safety Complex (\$28 Million) - City of Round Rock - Public Safety Training Center (\$28.7 Million) - City of Roseburg - Police & Fire Training Public Safety Center (\$12.2 Million) - Collin College - Public Safety Facility (\$31.5 Million) 	<ul style="list-style-type: none"> -Travis Co ESD 2 - Pflugerville Fire Training Campus (\$12,000,000) - Lone Star College - Montgomery Fire Training Academy (\$7,800,000) - Cy-Fair FD - Headquarters, Dispatch, EOC & Training (\$23,170,677) - Hays Co ESD 6 - Fire Station 74 and Training Campus (\$6,500,000) - Champions Fire Station #12 & Training Tower (\$3,987,593) 	<ul style="list-style-type: none"> -City of Pharr - Pharr New Fire Station No. 4 (\$2,223,765) - South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - Pharr Research and Development Center (\$3,642,000) - UTRGV - Multi-Disciplinary Medical Research Facility at Doctors Hospital at Renaissance (\$36,000,000) -WSSA - Houston Domiciliary (\$17,531,898)
3.5 References					
3.5.1 References for five (5) projects	<ul style="list-style-type: none"> - University of Texas Rio Grande Valley - City of McAllen 	<ul style="list-style-type: none"> - City of Elsa - Fire Station Design Consultant - City of La Feria - La Joya ISD 	<ul style="list-style-type: none"> - City of Weslaco - Region One ESC - Del Mar College - PSJA ISD - City of Harlingen 	<ul style="list-style-type: none"> -City of Midland - Cy-Fair FD - North Hays Fire/Rescue - Spring Fire Dept -Champions ESD - Aldine Fire Dept 	<ul style="list-style-type: none"> - City of Pharr - Doctors Hospital at Renaissance - Edinburg CISD - Stanley Black and Decker

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENACE
TWO STORY RESIDENTIAL FIRE TRAINING STRUCTURE
PROJECT NO. 21-22-1028**

VENDOR	Boultinghouse Simpson Gates Architects	CG5 Architect	Gignac & Associates, LLP.	Martinez Architects	Nassri-Warren Group Architects, Inc./ dbaThe Warren Group Architects, Inc.
3.6 Project Execution					
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Firm did not address this item.	Stated that they are committed to their clients' success.	Provided very detailed project approach process.	Provided a project approach.	Stated they have a central filing system to keep all members and stakeholders involved and always informed. Clients have access to construction reports, videos and photo documentation through a secured access folder anytime.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they will take whatever measures required to meet their clients schedules to expedite design services and construction administration for the project.	Stated that their Architect, Charlie Garcia III's is experienced with enhanced and expedited project scheduling which, for example, allowed them to successfully complete Vanguard Academy Educational Facility with 15 classrooms (\$1.5 Million) within months.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated they are will and able to expedite design services and construction administration for the project.	Stated they are willing and able to expedite design services and construction administration for the project. Their work load is such that they have qualified staff available to assign to our project immediately.
TOTAL EVALUATION POINTS	563.00	545.50	573.00	579.00	559.83
RANKING	3	5	2	1	4

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENACE
TWO STORY RESIDENTIAL FIRE TRAINING STRUCTURE
PROJECT NO. 21-22-1028
EVALUATION SUMMARY**

VENDOR	Boultinghouse Simpson Gates Architects	CG5 Architect	Gignac & Associates, LLP.	Martinez Architects	Nassri-Warren Group Architects, Inc. / dbaThe Warren Group Architects, Inc.					
ADDRESS	3301 N McColl Rd	1314 E 22nd St	3700 N 10th St	900 Rockmead Ste 250	804 S Main St					
CITY/STATE/ZIP	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	Houston, TX 77339	McAllen, TX 78501					
PHONE	956-630-9494	956-239-2438	956-686-0100	281-346-7371	956-994-1900					
CONTACT	Danny Boultinghouse	Jose C. Garcia III	Raymond Gignac	Justin Myers	Laura N. Warren					
3.1 Statement of Interest (up to 100 points)										
3.1.1 Statement of interest on project	95	93.50	93	90.17	95	96.33	97	97.00	93	94.17
3.1.2 Firm History including credentials	95		93		97		98		96	
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95		95		95		95		95	
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	90		80		100		100		95	
	90		85		95		95		91	
	96		95		96		97		95	
3.2 Prime Firm (up to 100 points)										
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	95	95.00	90	90.17	96	94.50	97	96.00	85	91.67
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).	97		95		97		98		95	
3.2.3 Prime Firm proximity and meeting availability	95		90		90		95		85	
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	94		88		95		94		100	
	93		85		93		95		90	
	96		93		96		97		95	
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.	96	92.00	90	90.50	98	95.83	97	96.33	90	92.33
--Identify the consultant and provide a brief history about the consultant	95		93		98		98		94	
--Describe the consultant's proposed role in the project and its related project experience	90		90		95		95		90	
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	85		87		95		95		95	
--Provide a statement of the consultant's availability for the projects(s)	91		90		94		96		90	
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)	95		93		95		97		95	
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	92	93.33	93	91.33	96	96.50	97	97.00	90	92.83
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	95		95		97		98		97	
	90		90		95		95		90	
	98		86		100		100		95	
	90		90		95		95		90	
	95		94		96		97		95	
3.5 Five References (up to 100 points)										
3.5.1 Provide references for five (5) projects, other than STC. The references shall include the following current information: Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address.	95	95.67	93	94.00	95	95.00	95	96.83	93	95.17
	99		98		99		99		99	
	90		90		90		90		90	
	100		100		100		100		100	
	95		90		91		95		95	
	95		93		95		97		94	

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENACE
TWO STORY RESIDENTIAL FIRE TRAINING STRUCTURE
PROJECT NO. 21-22-1028
EVALUATION SUMMARY

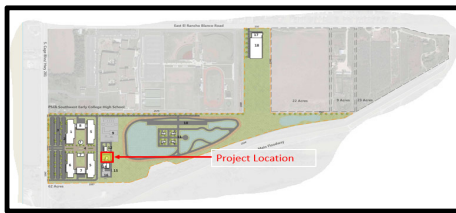
VENDOR	Boultinghouse Simpson Gates Architects	CG5 Architect	Gignac & Associates, LLP.	Martinez Architects	Nassri-Warren Group Architects, Inc. / dbaThe Warren Group Architects, Inc.					
3.6 Project Execution (up to 100 points)										
3.6.1 Provide a summary of your approach to the project that addresses 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.	95	93.50	95	89.33	96	94.83	96	95.83	95	93.67
	98		95		97		98		97	
	90		85		95		95		95	
	90		80		90		95		90	
	93		88		95		95		90	
	95		93		96		96		95	
TOTAL EVALUATION POINTS	563.00	545.50	573.00	579.00	559.83					
RANKING	3	5	2	1	4					

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

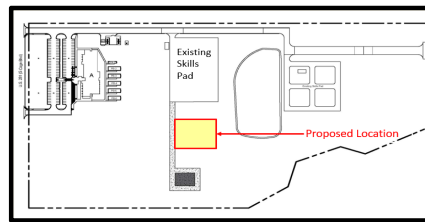
Project Fact Sheet
1/12/2022

Project Name: Regional Center for Public Safety Excellence - Two Story Fire Training Structure		Project No.: 2022-015C	
Funding Source(s): Unexpended Plant Fund			
	Total	FY 21-22	Variance of
	Project Budget	FY 21-22	Project Budget
		Actual	vs. Actual
		Expenditures	Expenditures
Construction:	\$ 1,250,000.00	\$ 250,000.00	\$ 250,000.00
Design	125,000.00	100,000.00	\$ 100,000.00
Miscellaneous:	31,250.00	31,250.00	159.67 \$ 31,090.33
FFE:	68,750.00	-	\$ -
Technology:	106,250.00	-	\$ -
Total:	\$ 1,581,250.00	\$ 381,250.00	\$ 159.67 \$ 381,090.33
Project Team		Board Status	
Approval to Solicit		Board Approval of Schematic Design	TBD
Architect/Engineer:	9/28/2021		
Architect/Engineer:	TBD		
Contractor:	TBD		
		Substantial Completion	TBD
STC FPC Project Manager:	Samuel Saldana	Final Completion	TBD
		Board Acceptance	TBD
		Board Acceptance	TBD
Project Description		Project Scope	
Construction of a two story Fire training structure.		Construction of a 2-story residential building to be used as a fire training structure, including several fire training elements and live fire props.	
Projected Timeline			
Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
1/25/2022	5/24/2022	10/25/2022	11/10/2022
			Substantial Completion Date
			5/10/2023
			Final Completion Date
			6/10/2023
			FFE Completion of Move In
			N/A
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Miscellaneous
2020 -21	-	-	-
2021-22	-	-	159.67
Project Total	\$ -	\$ -	\$ 159.67
			FFE
			\$ -
			Tech
			\$ -
			Project Total
			\$ 159.67

01/18/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure



Proposed Location



Proposed Location

FPC Project Manager SPJ

FPC Asst. Director Rita Geller

FPC Director RDA

Review and Recommend Action on Schematic Design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation

Approval of schematic design by Boultinghouse Simpson Gates Architects for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project will be requested at the January 25, 2022 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 has been requested by College management and the Division of Business, Public Safety, & Technology. It has been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide classroom and lab space for instruction and demonstration.

Justification

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

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

Background

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

Program Scope

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

Funding Source

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

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

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

Reviewers

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

Enclosed Documents

Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and a fact sheet.

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the January 25, 2022 Board meeting, the proposed schematic design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented.



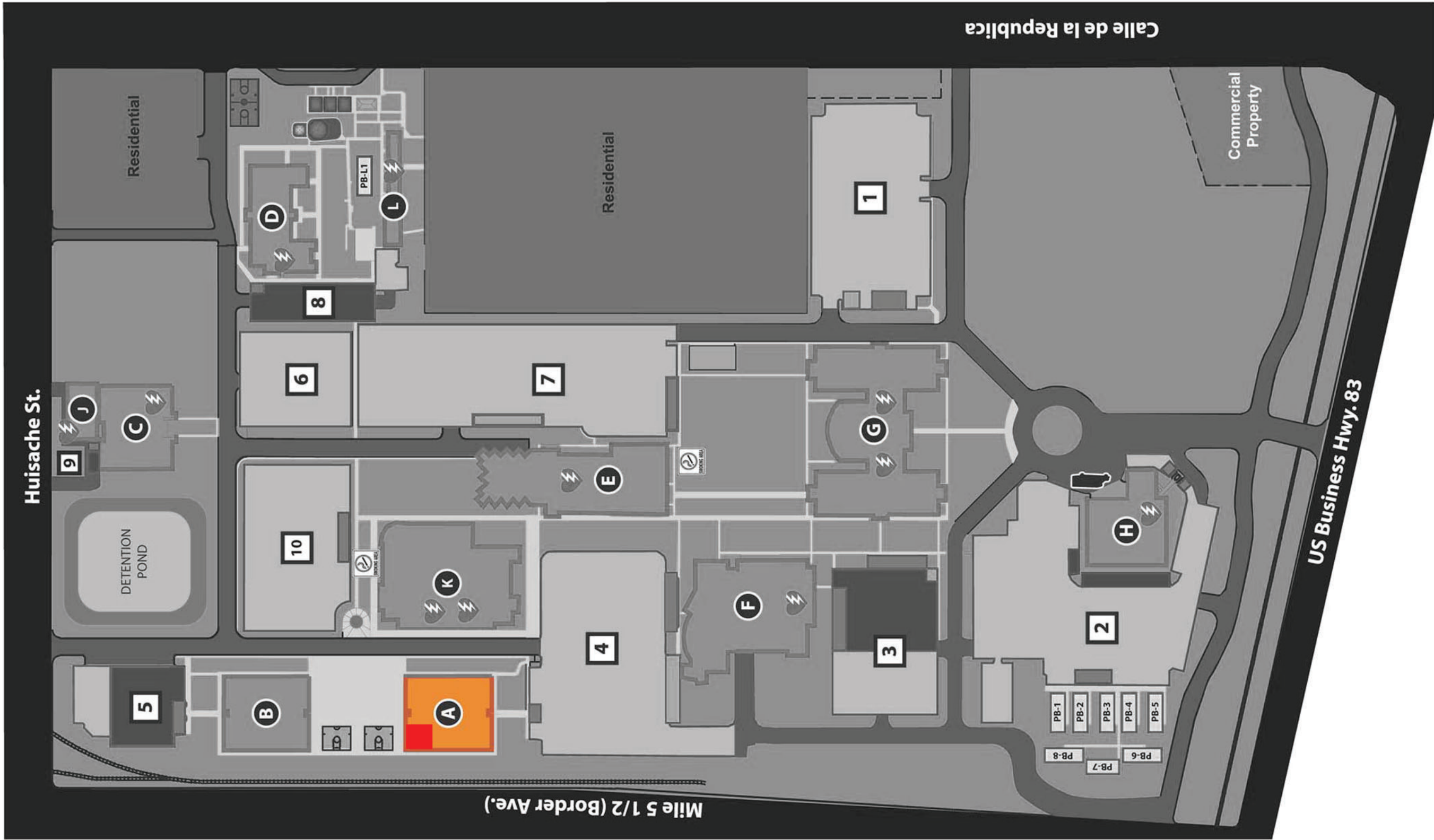
SOUTH TEXAS COLLEGE

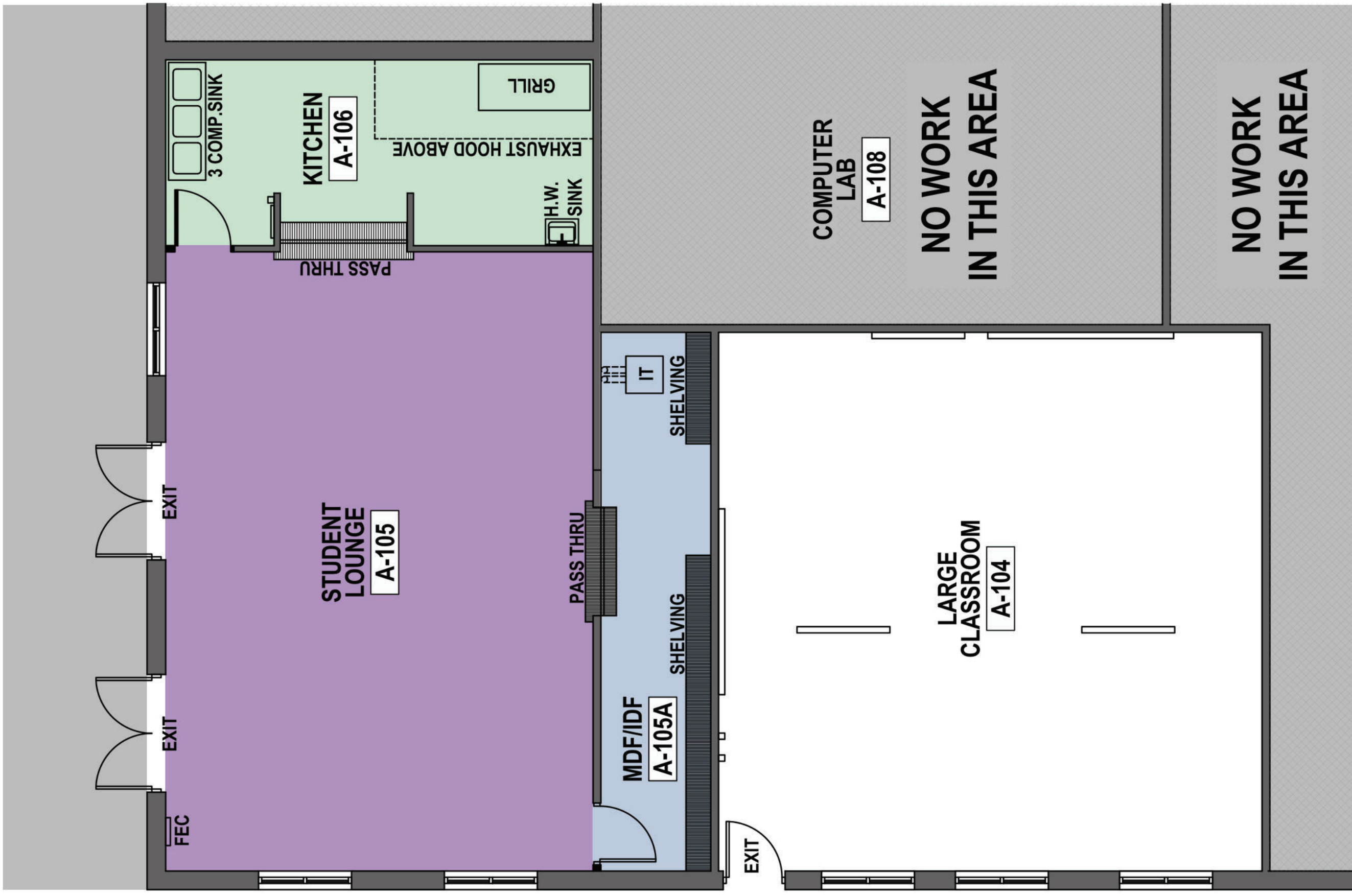
CULINARY ARTS RENOVATION

MID VALLEY CAMPUS

CENTER FOR LEARNING EXCELLENCE

BUILDING A





WOMEN'S RESTROOM
A-107

KITCHEN
A-106

COMPUTER LAB
A-108

NO WORK
IN THIS AREA

NO WORK
IN THIS AREA

STUDENT LOUNGE
A-105

LARGE CLASSROOM
A-104

MDF/IDF
A-105A

EXISTING PLAN

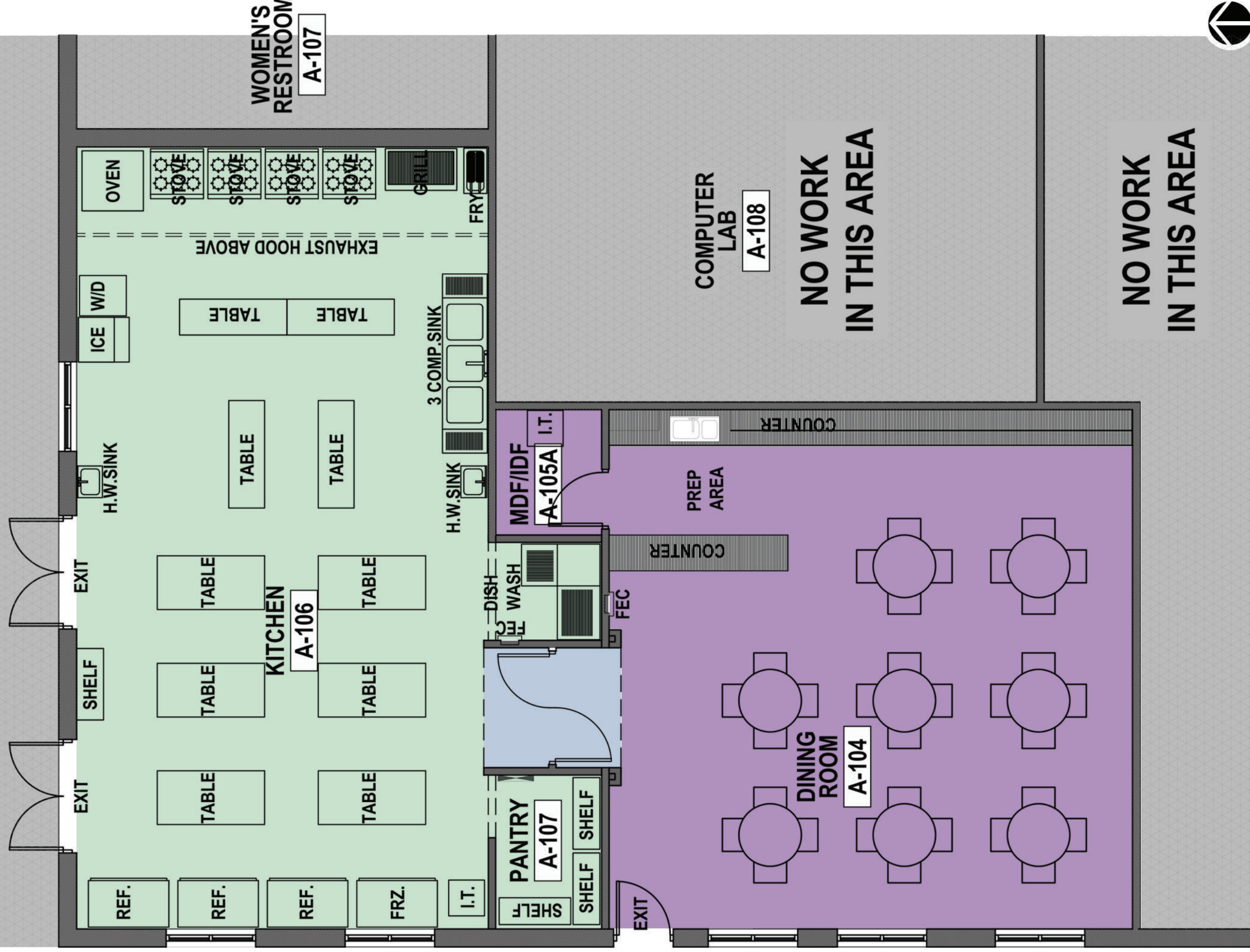


CULINARY ARTS RENOVATION

MID VALLEY CAMPUS
CENTER FOR LEARNING EXCELLENCE
BUILDING A



**NO WORK
IN THIS AREA**



NORTH

Project Name: MVC - Center for Learning Excellence Building A Space Renovation for the Culinary Arts Program		Project No. 2022-002C	
Funding Source(s): Unexpended Plant Fund			
	Total Project Budget	FY21-22 Project Budget	FY21-22 Actual Expenditures
		Variance of Project Budget vs. Actual Expenditures	FY22-23 Actual Expenditures
			Variance of Project Budget vs. Actual Expenditures
			Total Actual Expenditures To Date
Construction:	\$ 357,225.00	\$ 75,000.00	\$ -
Design:	35,725.00	28,600.00	-
Miscellaneous:	7,145.00	7,145.00	282.75
FFE:	88,410.00	-	-
Technology:	25,000.00	-	-
Contingency 5%:	17,860.00	-	-
Total:	\$ 531,365.00	\$ 110,745.00	\$ 282.75

Project Team		Board Status	
Approval to Solicit Architect/Engineer:	7/27/2021 Boultinghouse Simpson Gates Architects	Board Approval of Schematic Design	TBD
Contractor:	TBD	Substantial Completion	TBD
STC FPC Project Manager:	Martin Villarreal	Final Completion	TBD
Project Description		Project Scope	
Design and construction of an existing space for a Kitchen Lab and Dining/Catering Lab for the Culinary Arts Program.		Renovation of existing former cafeteria in Building A, Rm 107. Classroom adjoining (108) would be repurposed for classroom training and exhibits or events.	

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
10/26/2021	1/25/2022	4/26/2022	6/1/2022	9/30/2022	10/30/2022	9/30/2022

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ 282.75	\$ -	\$ -	\$ 282.75
2022-23	-	-	-	-	-	-
Project Total	\$ -	\$ -	\$ 282.75	\$ -	\$ -	\$ 282.75

Current Agenda Item
 1/18/22 Facilities Committee: Review and Recommend Action on Schematic Design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation

PROJECT LOCATION

MID VALLEY CAMPUS

Proposed Layout for Kitchen Area

North

Proposed Layout for Dining/Catering Area

North

FPC Project Manager *Martin Villarreal* FPC Asst. Director *Rita Geller* FPC Director *RDDA*

Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation

Approval of authorization to proceed with the solicitation of construction services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project will be requested at the January 25, 2022 Board meeting.

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

Background

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

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

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the January 25, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented.

Review and Recommend Action on Schematic Design of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area

Approval of schematic design by Gignac & Associates, LLP. for the Regional Center for Public Safety Excellence (RCPSE) Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects will be requested at the January 25, 2022 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

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

Justification

The RCPSE staff has requested an enclosed canopy for security and to assist in maintaining the condition of the safety training vehicles. RCPSE staff and students have also requested a covered canopy to provide shade during outdoor instruction. The F.L.A.G. fire training area was included in the long-term Master Plan for the RCPSE to allow for fire science instruction while using live fire portable props.

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

Background

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

Program Scope

Canopy for Safety Training Vehicles

- Design and construction of the canopy and enclosure
- Approximate square feet of the enclosed canopy: 3,200 s.f.
- Enclosure materials to match the existing RCPSE facility

Canopies for Students and Instructors

- Design and construction of the canopies with concrete pads and bleachers
- Approximate square feet of each canopy: 720 s.f.
- Canopy materials to match the existing RCPSE facility

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

- Design and construction of the concrete pad with drainage
- Design and construction of the access drive to the fire training pad
- Design and construction of the fire line and fire hydrants to the fire training pad
- Approximate square feet of the fire training pad and drive: 29,000 s.f.

Funding Source

Funds for the RCPSE Canopy for Safety Training Vehicles Project 2019-016C, the RCPSE Canopies for Students and Instructors Project 2019-017C, and the RCPSE Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Project 2019-020C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2021-2022. The estimated construction budget amount for all three projects is \$750,000. Gignac & Associates, LLP. has estimated the construction costs to be \$833,173, due to an increase in material costs per square foot. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated shortfall.

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

Reviewers

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

Enclosed Documents

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

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the January 25, 2022 Board meeting, the proposed schematic design of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects as presented.



SOUTH TEXAS
COLLEGE

SCHEMATIC DESIGN

Regional Center for Public Safety Excellence

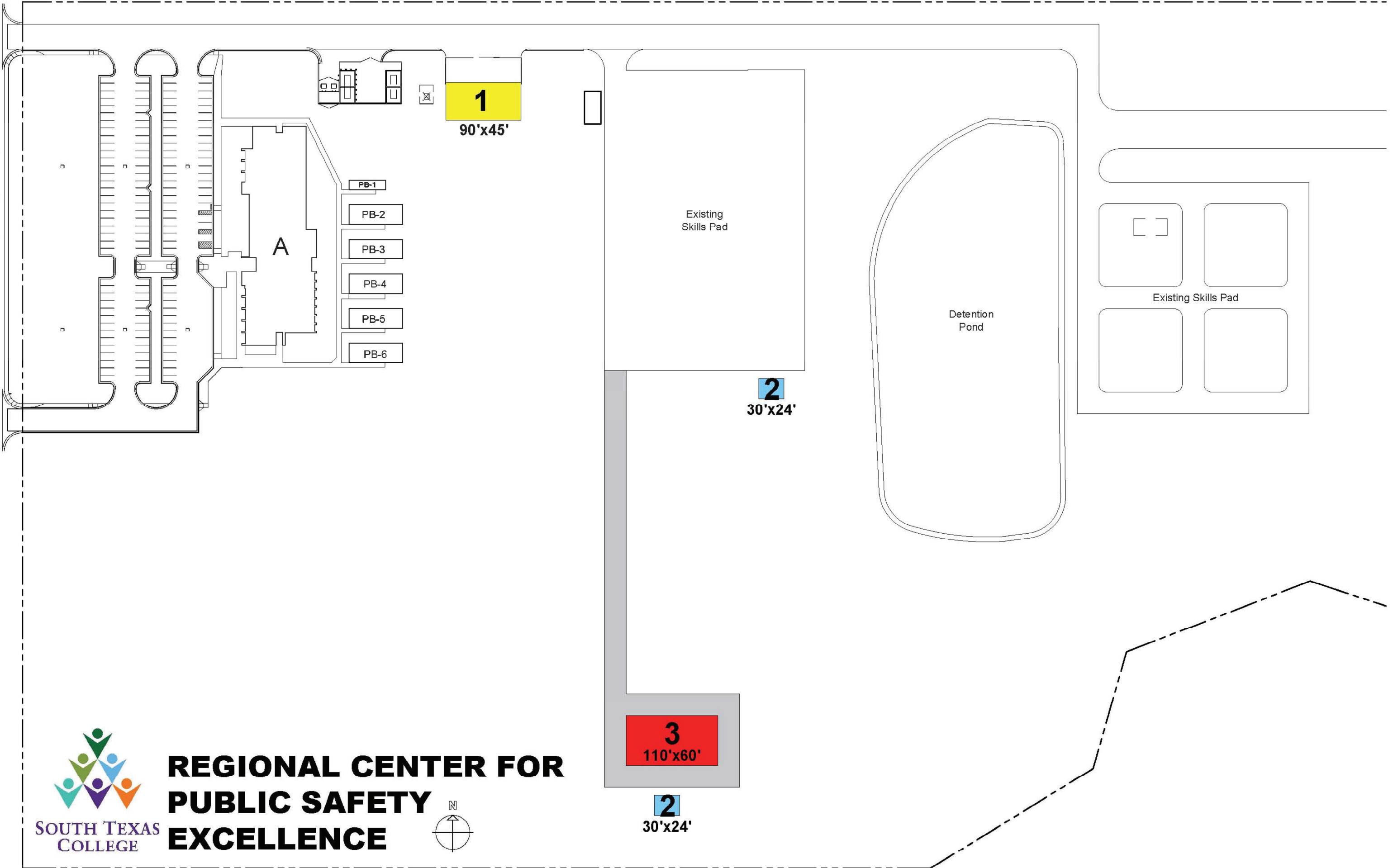
- 1. Canopy for Safety Training Vehicles**
- 2. Canopy for Students & Instructors**
- 3. FLAG / Fire Training Area**

JANUARY 18, 2022



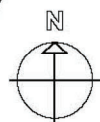


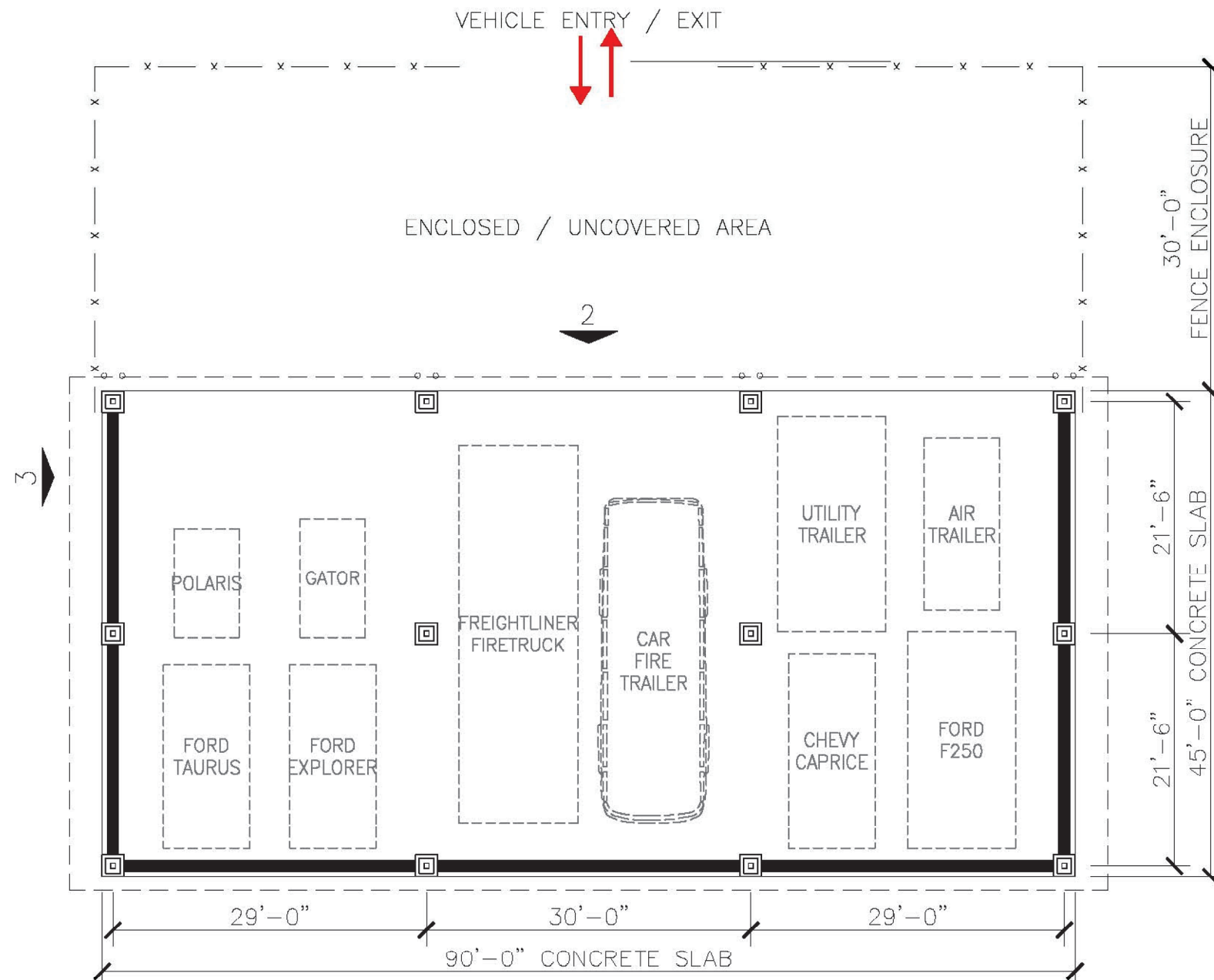
U.S. 281 (S Cage Blvd)



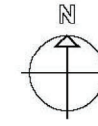
SOUTH TEXAS
COLLEGE

REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE

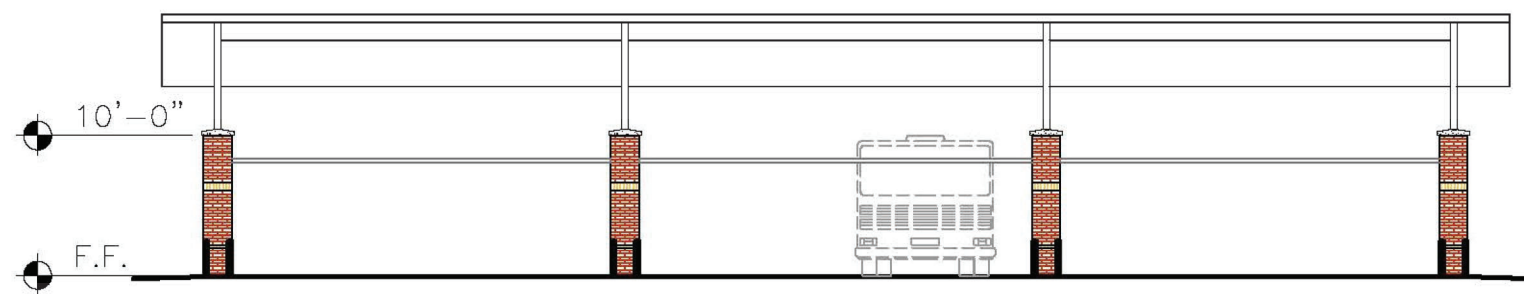




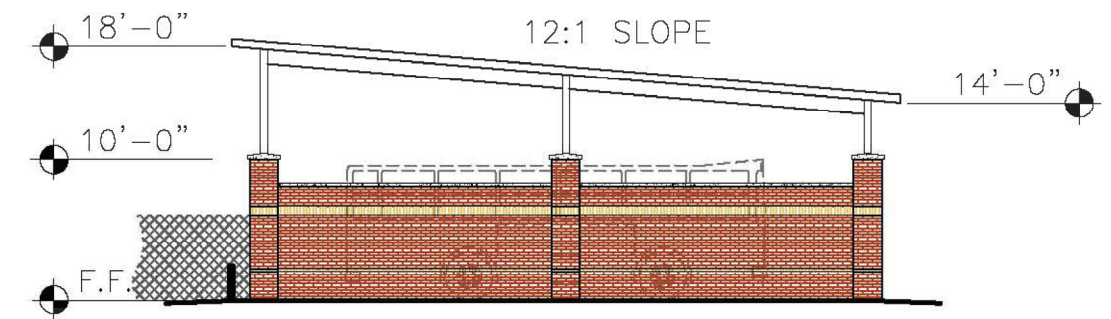
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE



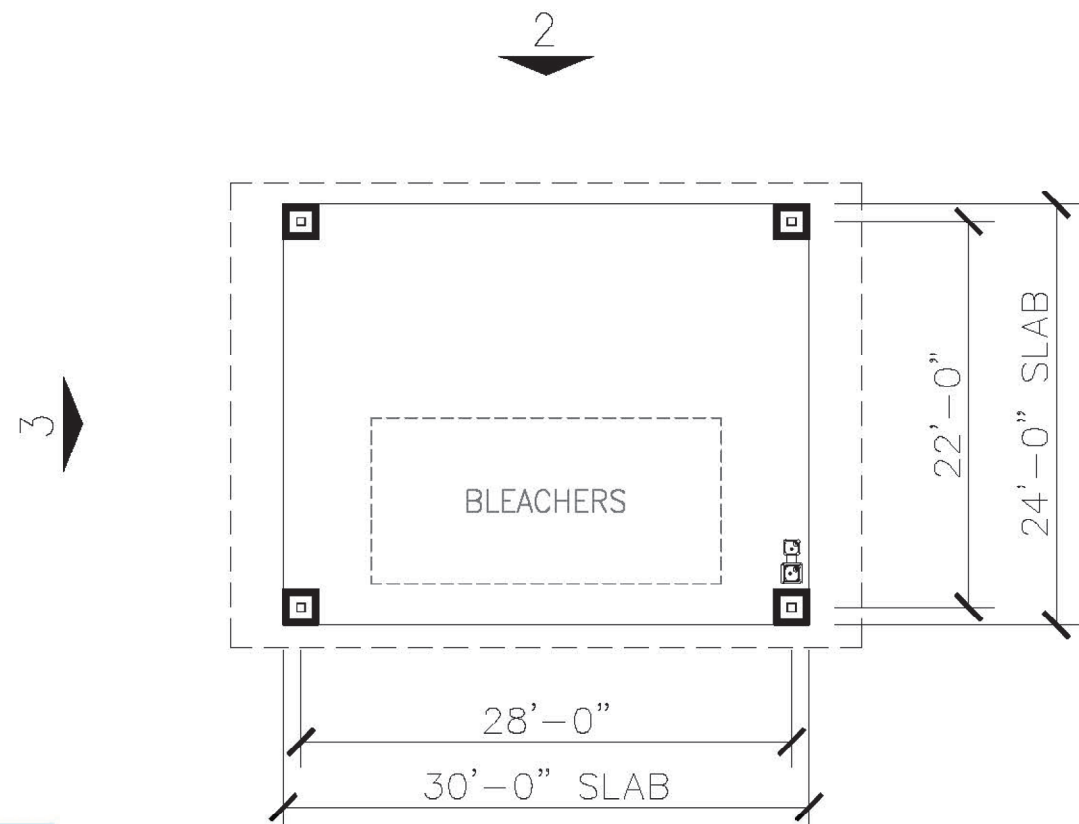
1. PLAN VIEW OF CANOPY FOR SAFETY TRAINING VEHICLES



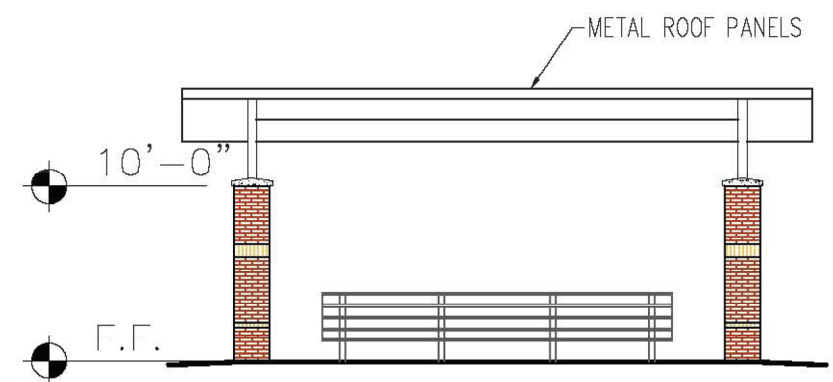
2. FRONT VIEW



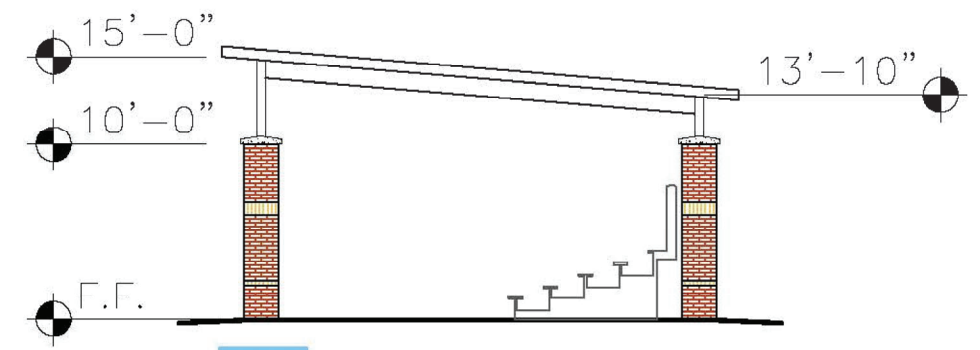
3. SIDE VIEW



1. PLAN VIEW OF CANOPY FOR STUDENTS / INSTRUCTORS



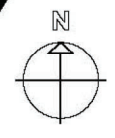
2. FRONT VIEW



3. SIDE VIEW



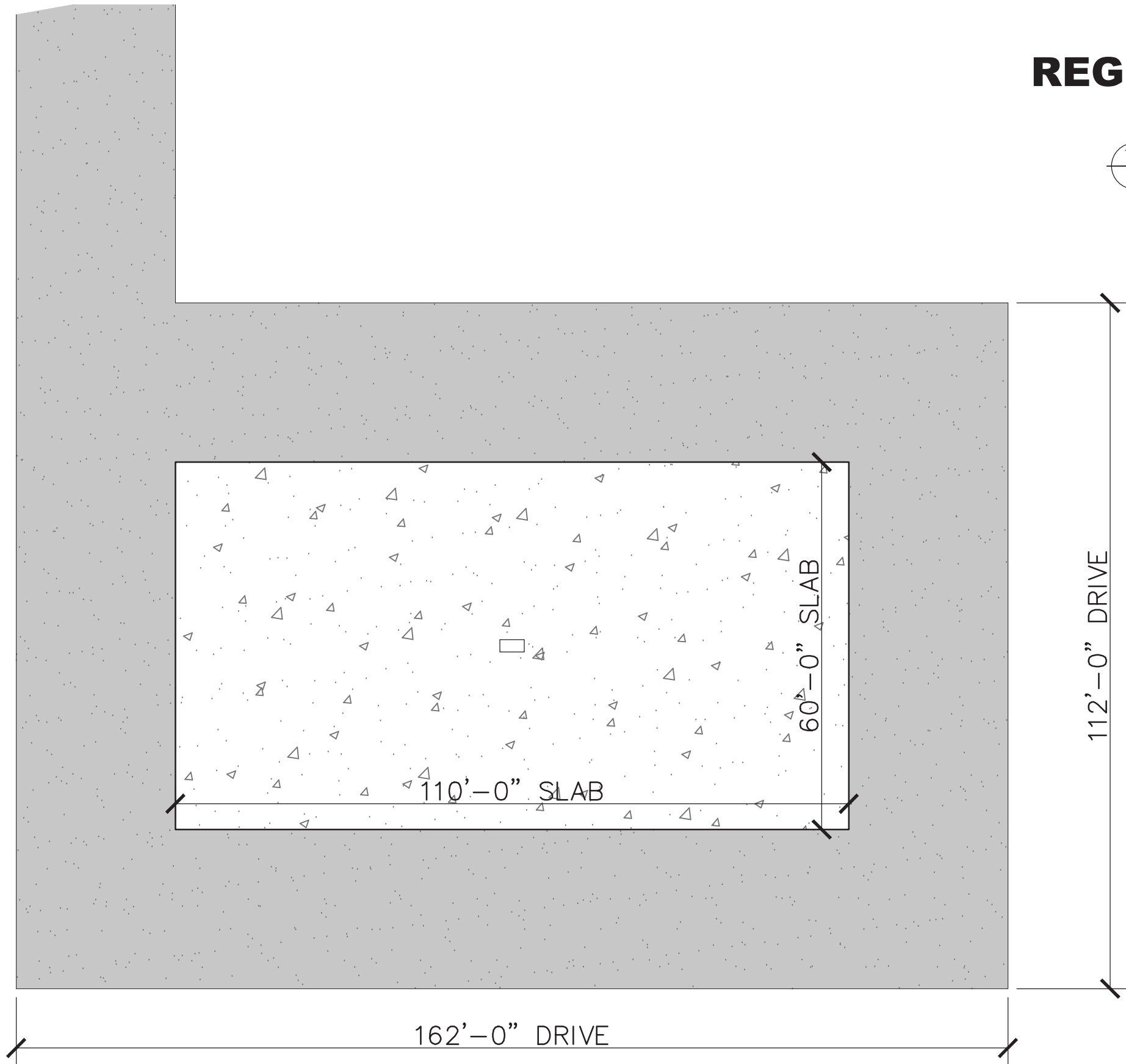
**REGIONAL CENTER FOR
PUBLIC SAFETY
EXCELLENCE**



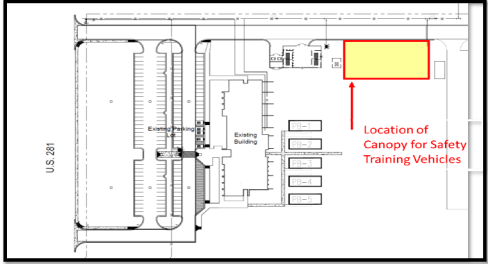
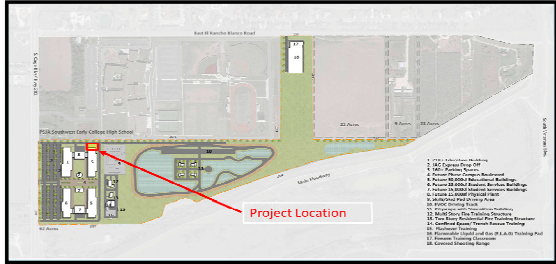
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE



SOUTH TEXAS
COLLEGE



1. PLAN VIEW OF FLAG / FIRE TRAINING AREA

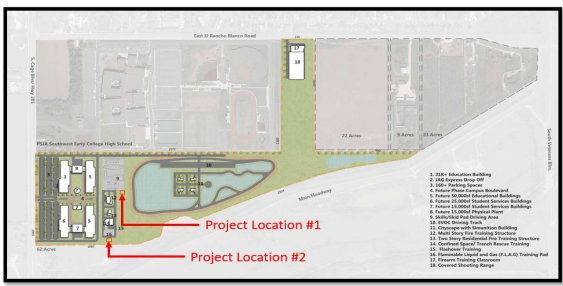
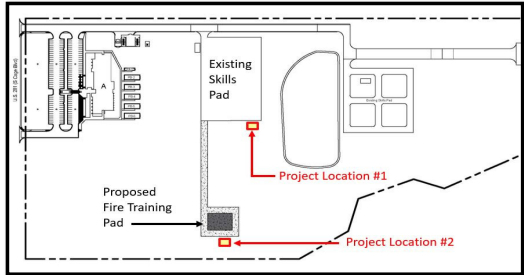
Project Name: RCPSE - Canopy for Safety Training Vehicles				Project No.: 2019-016C			
Funding Source(s): Unexpended Plant Fund							
		FY 19-20		FY 20-21		FY 21-22	
		<u>Variance of</u>		<u>Variance of</u>		<u>Variance of</u>	
	*Revised Total	FY 19-20	Project Budget	FY 20-21	Project Budget	FY 21-22	Project Budget
	Project Budget	Actual	vs. Actual	Actual	vs. Actual	Actual	vs. Actual
	Project Budget	Project Budget	Expenditures	Project Budget	Expenditures	Project Budget	Expenditures
Construction:	\$ 245,000.00	\$ 85,000.00	\$ -	\$ 245,000.00	\$ -	\$ 50,000.00	\$ -
Design:	24,500.00	8,500.00	-	24,500.00	-	20,000.00	-
Miscellaneous:	10,000.00	4,000.00	-	10,000.00	159.67	9,833.00	159.67
FFE:	-	-	-	-	-	-	-
Technology:	6,000.00	6,000.00	-	6,000.00	-	-	-
Total:	\$ 285,500.00	\$ 103,500.00	\$ -	\$ 285,500.00	\$ 159.67	\$ 79,833.00	\$ 159.67
*Budget adjusted due to change in scope of work							
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	4/27/2021	Board Approval of Schematic Design		TBD	Vendor	Contract Amount	Actual Expenditures
Architect/Engineer:	Gignac Associates	Design			Gignac	\$ 17,762.50	\$ -
Contractor:	TBD	Substantial Completion		TBD	TBD		\$ -
STC FPC Project Manager:	David Valdez	Final Completion		TBD	Board Acceptance	TBD	
Project Description				Project Scope			
Design and construction of a canopy for the safety training vehicles.				Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.			
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	
7/27/2021	1/25/2022	4/26/2022	5/24/2022	9/15/2022	10/15/2022	N/A	
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2020-21	-	-	-	159.67	-	-	\$ 159.67
2021-22	-	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67
Current Agenda Item							
01/18/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Schematic Design of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area							
Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area							
							

FPC Project Manager David A. Valdez

FPC Asst. Director Rita Geller

FPC Director RMA

Project Name: RCPSE - Canopies for Students and Instructors				Project No.: 2019-017C			
Funding Source(s): Unexpended Plant Fund							
		FY 19-20		FY 20-21		FY 21-22	
		<u>Variance of</u>		<u>Variance of</u>		<u>Variance of</u>	
	<u>*Revised Total</u>	<u>FY 19-20</u>	<u>Project Budget</u>	<u>FY 20-21</u>	<u>Project Budget</u>	<u>FY 21-22</u>	<u>Project Budget</u>
	<u>Project Budget</u>	<u>Actual</u>	<u>vs. Actual</u>	<u>Actual</u>	<u>vs. Actual</u>	<u>Actual</u>	<u>vs. Actual</u>
	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>
	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>
	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>
Construction:	\$ 205,000.00	\$ 250,000.00	\$ -	\$ 205,000.00	\$ -	\$ 205,000.00	\$ 41,000.00
Design:	20,500.00	25,000.00	-	20,500.00	-	20,500.00	16,500.00
Miscellaneous:	10,000.00	4,000.00	-	10,000.00	159.67	9,840.33	9,833.00
FFE:	5,500.00	-	-	5,500.00	-	5,500.00	-
Technology:	6,000.00	6,000.00	-	6,000.00	-	6,000.00	-
Total:	\$ 247,000.00	\$ 285,000.00	\$ -	\$ 247,000.00	\$ 159.67	\$ 246,840.33	\$ 67,333.00
*Budget adjusted due to change in scope of work							
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	4/27/2021	Board Approval of Schematic Design		TBD	Vendor	Contract Amount	Actual Expenditures
Architect/Engineer:	Gignac Associates	Design			Gignac	\$ 14,862.50	\$ -
Contractor:	TBD	Substantial Completion		TBD	TBD		\$ -
STC FPC Project Manager:	David Valdez	Final Completion		TBD	Board Acceptance	TBD	
Project Description				Project Scope			
Design and construction of canopies for students and instructors.				Design and construction of two (2) open canopies for students and instructors to conduct class instructions for the EVOC and Fire Training Areas and provide protection from weather conditions.			
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	
7/27/2021	1/25/2022	4/26/2022	5/24/2022	9/15/2022	10/15/2022	N/A	
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2020-21	-	-	-	159.67	-	\$ 159.67	
2021-22	-	-	-	-	-	\$ -	
Project Total	\$ -	\$ -	\$ -	\$ 159.67	\$ -	\$ 159.67	
Current Agenda Item							
01/18/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Schematic Design of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area							
Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area							



FPC Project Manager David A. Valdez

FPC Asst. Director Rita Cella

FPC Director RDA

Project Fact Sheet
1/13/2022

Project Name: RCPSE - Flammable Liquid and Gas (FLAG) Fire Training Area					Project No.: 2019-020C						
Funding Source(s): Unexpended Plant Fund											
		FY 19-20			FY 20-21			FY 21-22			
			<u>Variance of</u>			<u>Variance of</u>			<u>Variance of</u>		
	<u>*Revised Total</u>	<u>FY 19-20</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>FY 20-21</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>FY 21-22</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Total Actual</u>
	<u>Project Budget</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Date</u>
Construction:	\$ 300,000.00	\$ 426,000.00	\$ -	\$ 426,000.00	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -
Design	30,000.00	42,600.00	-	42,600.00	30,000.00	-	30,000.00	24,000.00	-	24,000.00	-
Miscellaneous:	13,600.00	13,500.00	-	13,500.00	13,600.00	159.67	13,440.33	13,433.00	-	13,433.00	159.67
FFE:	100,000.00	100,000.00	-	100,000.00	100,000.00	-	100,000.00	-	-	-	-
Technology:	-	-	-	-	-	-	-	-	-	-	-
Total:	\$ 443,600.00	\$ 582,100.00	\$ -	\$ 582,100.00	\$ 443,600.00	\$ 159.67	\$ 443,440.33	\$ 97,433.00	\$ -	\$ 97,433.00	\$ 159.67
*Budget adjusted due to change in scope of work											
Project Team					Board Status						
Approval to Solicit					Board Approval of Schematic						
Architect/Engineer:	4/27/2021				TBD	Vendor	Contract Amount	Actual Expenditures	Variance		
Architect/Engineer:	Gignac Associates					Gignac	\$ 21,750.00	\$ -	\$ 21,750.00		
Contractor:	TBD					TBD	\$ -	\$ -	\$ -		
STC FPC Project Manager:	David Valdez				Substantial Completion	TBD	Board Acceptance	TBD			
					Final Completion	TBD	Board Acceptance	TBD			
Project Description					Project Scope						
Design and construction of a fire training area for the fire science program.					Design and construction of a concrete pad, associated fire line, and access drive for a new fire training area for the fire science program and to conduct fire training exercises.						
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					
7/27/2021	1/25/2022	4/26/2022	5/24/2022	9/15/2022	10/15/2022	N/A					
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total					
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
2020-21	-	-	-	159.67	-	\$ 159.67					
2021-22	-	-	-	-	-	\$ -					
Project Total	\$ -	\$ -	\$ -	\$ 159.67	\$ -	\$ 159.67					
Current Agenda Item											
01/18/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Schematic Design of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area											
Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area											

FPC Project Manager David A. Valdez

FPC Asst. Director Rita Collier

FPC Director RNA

Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area

Approval of authorization to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence (RCPSE) Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects will be requested at the January 25, 2022 Board meeting.

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

Background

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

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

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

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

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

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

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

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the January 25, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects as presented.

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

Approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus will be requested at the January 25, 2022 Board Meeting:

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

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

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

The following table summarizes the current budget status:

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

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the January 25, 2022 Board meeting, substantial completion of the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus as presented.

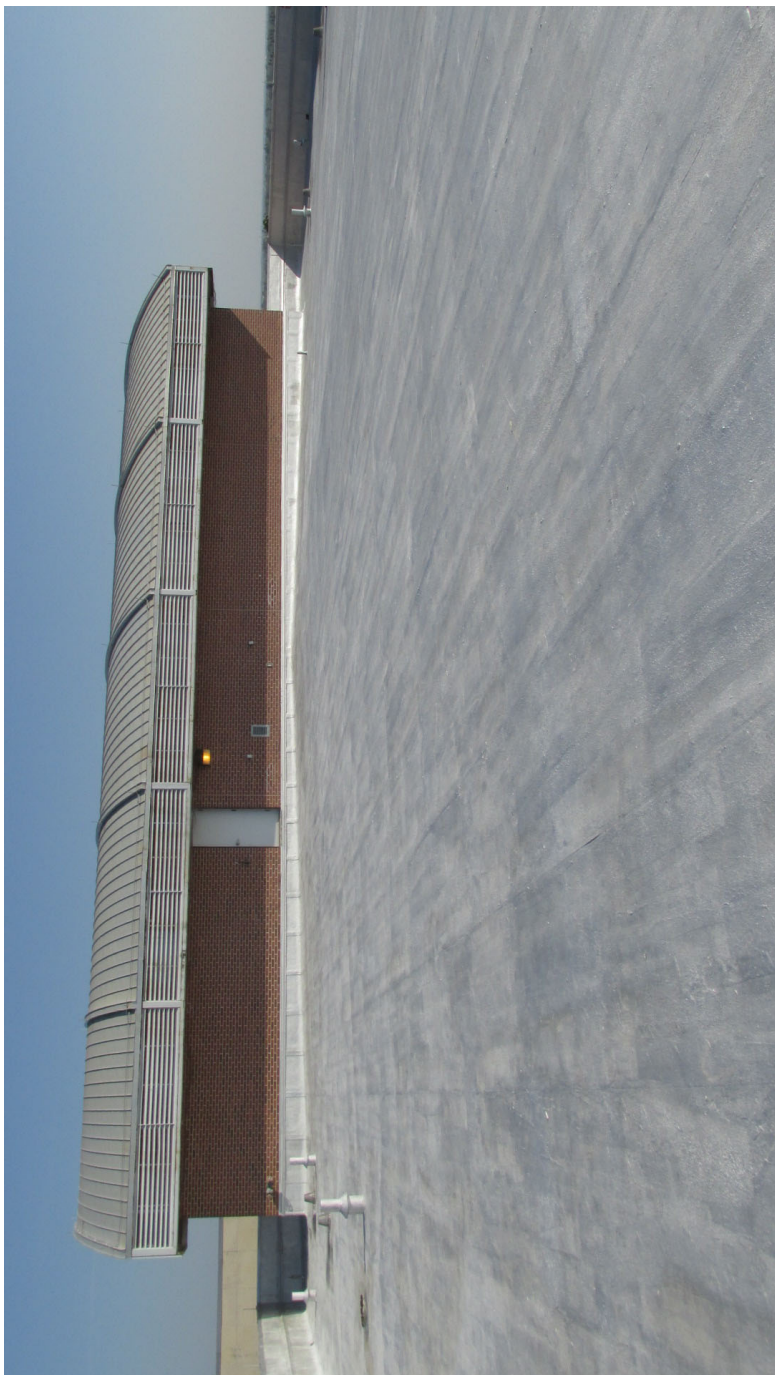
District Wide Deferred Maintenance of Roofs Nursing and Allied Health Campus



District Wide Deferred Maintenance of Roofs Nursing and Allied Health Campus



District Wide Deferred Maintenance of Roofs Nursing and Allied Health Campus



District Wide Deferred Maintenance of Roofs Nursing and Allied Health Campus





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Deferred Maintenance of District Wide Roofs - NAH Campus 1101 E. Vermont McAllen, TX 78503	CONTRACT INFORMATION: Contract For: General Construction Date: June 1, 2021	CERTIFICATE INFORMATION: Certificate Number: 001 Date: January 6, 2022
OWNER: <i>(name and address)</i> South Texas College 3200 W. Pecan Blvd. Bldg N, Suite 179 McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> BEAM Professionals 6316 N. 10th Street, Bldg A, Suite 1 McAllen, TX 78504	CONTRACTOR: <i>(name and address)</i> American Contracting USA, Inc. 1606 S. Reynolds Rio Hondo, TX 78583

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

All portions of work scope indicated in Contract Documents.

BEAM Professionals		A. Todd Scrimpsheer, RA // Vice President	January 6, 2022
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

January 6, 2022

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

Provide Punch list and Closeout Documentation.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$10,902.95

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

N/A

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

American Contracting USA, Inc.	_____	_____	_____
CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
South Texas College	_____	Ricardo J. Solis, President	_____
OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE

Project Fact Sheet
1/13/2022

Project Name: District Wide - Deferred Maintenance of District Wide Roofs Nursing & Allied Health Campus			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>Project Budget</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>Total Actual</u>	
	<u>Actual</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Actual</u>	<u>Actual</u>	<u>Expenditures</u>	<u>Actual</u>	<u>Expenditures</u>	<u>To Date</u>	
Construction:	\$ 250,000.00	\$ -	250,000.00	\$ 150,000.00	\$ 94,484.15	55,515.85	\$ 199,500.00	\$ 112,671.90	\$ 207,156.05	
Design:	25,000.00	1,076.93	23,923.07	10,108.00	10,893.75	(785.75)	2,600.00	1,575.00	13,545.68	
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	109.40	4,890.60	4,891.00	-	109.40	
FFE:	-	-	-	-	-	-	-	-	-	
Technology:	-	-	-	-	-	-	-	-	-	
Total:	\$ 280,000.00	\$ 1,076.93	\$ 278,923.07	\$ 165,108.00	\$ 105,487.30	\$ 59,620.70	\$ 206,991.00	\$ 114,246.90	\$ 92,744.10	\$ 220,811.13

*Fee for roof evaluation study @ \$1,076.93 FY19-20
Original total design estimate of \$250,000 includes: 5.25% for design services @ \$13,125.

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 (Evaluation Study)	\$ 1,076.93	\$ 1,076.93	\$ -
Contractor:	American Contracting USA (Nursing & Allied Health Campus)		BEAM Professionals	\$ 13,125.00	\$ 12,468.75	\$ 656.25
			American Contracting USA (Nursing & Allied Health Campus)	\$ 244,480.00	\$ 207,156.05	\$ 37,323.95
		Substantial Completion	TBD	Board Acceptance	TBD	
STC FPC Project Manager	Martin Villarreal	Final Completion	TBD	Board Acceptance	TBD	

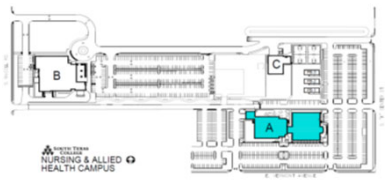
Project Description	Project Scope
Maintenance of 1 roof for building A at Nursing and Allied Health Campus due to roof reaching its life expectancy of 20 years	Provide roof coating system at Nursing Allied Health Campus-NAH West & Simulation Center Building A

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	1/6/2022	2/6/2022	N/A

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019-20	-	1,076.93	-	-	-	1,076.93
2020-21	94,484.15	10,893.75	109.40	-	-	105,487.30
2021-22	112,671.90	1,575.00	-	-	-	114,246.90
Project Total	\$ 207,156.05	\$ 13,545.68	\$ 109.40	\$ -	\$ -	\$ 220,811.13

Current Agenda Item

01/18/2022 Facilities Committee Meeting: Review and Approval of Substantial Completion for the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing & Allied Health Campus



FPC Project Manager *Martin Villarreal* FPC Asst. Director

Rita Geller FPC Director *RMA*

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 January 14, 2022

Total Project Budget Summary	FY22 Unexpended Plant Fund	FY22 Renewals & Replacements Fund
Total Construction Project Budget	\$ 12,639,709	\$ 6,590,868
Previously Approved Projects from September - December 2021	(6,016,295)	(3,029,813)
Proposed Projects for the Month of January 2022	(609,599)	-
Total Project Budget Balance	\$ 6,013,815	\$ 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 EVOG 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	-

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of January 14, 2022

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
2022-014C	Mid Valley Campus Workforce Center Building D HVAC-R Labs Expansion and Renovation	124,000	-
2022-002C	Mid Valley Campus Learning Excellence Building A Culinary Arts Labs Renovation	110,745	-
2022-005C	Starr County Campus Workforce Center Building D Automotive Lab Expansion	243,100	-
2022-007C	Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation	31,700	-
2022-007C	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations - CO	55,000	-
2019-030R	District Wide Deferred Maintenance of Roofs at the Mid Valley Campus	-	573,872
2019-030R	District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus	-	206,991
2020-008C	Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project - CO	14,450	-
Total Board Approved on October 26, 2021		\$ 901,945	\$ 1,766,563
Board Approved on November 23, 2021			
2022-006C	Starr County Campus Workforce Center Building D Welding Lab Expansion - CO	\$ 139,000	\$ -
2022-032R	District Wide Flooring Replacements Phase I at Pecan Campus, Mid Valley Campus, and Starr County Campus - CO	-	504,000
Total Board Approved on November 23, 2021		\$ 139,000	\$ 504,000
Board Approved on December 14, 2021			
2021-011R	Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement - CO	\$ -	\$ 169,000
2019-019C	Regional Center for Public Safety Excellence Additional Chiller Installation - CO	170,000	-
Total Board Approved on December 14, 2021		\$ 170,000	\$ 169,000

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of January 14, 2022

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Pending Board Approval on January 25, 2022			
2022-039C	District Wide Campus Master Plan	\$ 375,000	\$ -
2019-016C	Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles	79,833	-
2019-017C	Regional Center for Public Safety Excellence Canopies for Students and Instructors	67,333	-
2019-020C	Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G) Fire Training Area	87,433	-
Total Pending Board Approval on January 25, 2022		\$ 609,599	\$ -
Current Total Project Budget		\$ 6,625,894	\$ 3,029,813

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)
Project Status
FY 2021 - 2022

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Pecan Campus																				
1	Business and Science Building G Classroom Renovation	SS									●	\$ 179,677	\$ 177,495	\$ 2,182	\$ 14,450	Completed	N/A	EGV Architects	Tri-Gen Construction	
2	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Low	TBD	Approval of Schematic Design	TBD	N/A
3	Library Building F Renovation and Expansion	DV		●								\$ 4,289,187	\$ 485,785	\$ 3,803,402	\$ 3,778,000	High	April 2022	Approval of Solicitation for Construction Services	ERO Architects	TBD
4	New Continuing Education Building	TBD		●								\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	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	\$ 188,417	\$ 19,424	\$ 55,000	Completed	N/A	Alvarado Architects & Assoc.	Tri-Gen Construction	
9	East Building B Dance Studio Improvements	SS	●									\$ 51,250	\$ -	\$ 51,250	\$ 51,250	Low	TBD	TBD	TBD	TBD
10	Human Resources Building A Renovation	RG									●	\$ 15,108	\$ 24,240	\$ (9,132)	\$ 5,000	Completed	N/A	N/A	O&M	
Pecan Plaza Subtotal												\$ 274,199	\$ 212,658	\$ 61,541	\$ 111,250					
Mid-Valley Campus																				
11	Workforce Center Building D Welding Expansion	MV		●								\$ 114,600	\$ -	\$ 114,600	\$ 114,600	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
12	Workforce Center Building D Automotive Lab Expansion	MV		●								\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
13	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV		●								\$ 124,000	\$ -	\$ 124,000	\$ 124,000	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
14	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen	MV		●								\$ 110,745	\$ 283	\$ 110,462	\$ 110,745	High	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	Completed	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	Ethos Engineering, LLC	TBD
17	Exterior Solar Panels Structure	SS		●								\$ 103,100	\$ 446	\$ 102,654	\$ 103,100	High	February 2022	Approval of Schematic Design	SAMES, Inc	TBD
Technology Campus Subtotal												\$ 475,795	\$ 59,767	\$ 416,028	\$ 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	\$ 456	\$ 73,044	\$ 73,500	High	February 2022	Approval of Schematic Design	Negrete & Kolar Architects, LLP	TBD
Nursing and Allied Health Campus Subtotal												\$ 73,925	\$ 328,089	\$ (254,164)	\$ 73,925					
Starr County Campus																				
20	Workforce Center Building D Welding Expansion	MV			●							\$ 139,000	\$ 820	\$ 138,180	\$ 139,000	High	April 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
21	Workforce Building D Automotive Expansion	MV			●							\$ 243,100	\$ -	\$ 243,100	\$ 243,100	High	February 2022	Approval of Schematic Design	Able City, LLC	TBD
22	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 31,700	\$ -	\$ 31,700	\$ 31,700	High	February 2022	Approval of Schematic Design	Able City, LLC	TBD
Starr County Campus Subtotal												\$ 413,800	\$ 820	\$ 412,980	\$ 413,800					
Regional Center for Public Safety Excellence																				
23	Target Range	DV			●							\$ 870,627	\$ 61,519	\$ 809,108	\$ 815,000	Low	January 2022	Approval of Schematic Design	PBK Architects	TBD
24	Canopy for Safety Training Vehicles	DV			●							\$ 79,924	\$ 160	\$ 79,764	\$ 79,833	High	January 2022	Approval of Schematic Design	Gignac & Associates, LLP	TBD
25	Canopy for Students/Instructors	DV			●							\$ 67,424	\$ 160	\$ 67,264	\$ 67,333	High	January 2022	Approval of Schematic Design	Gignac & Associates, LLP	TBD
26	Chiller Installation	MV					●					\$ 170,000	\$ 12,738	\$ 157,262	\$ 158,250	High	May 2022	Approval of Substantial Completion	Half Associates, Inc	Johnson Controls
27	Fire Training Area	DV			●							\$ 97,524	\$ 160	\$ 97,364	\$ 97,433	High	January 2022	Approval of Schematic Design	Gignac & Associates, LLP	TBD
28	Site Drainage Improvements	DV									●	\$ 230,885	\$ 167,199	\$ 63,686	\$ 179,380	Completed	N/A	Perez Consulting Engineers	McAllen Multi Service	
29	Perimeter Fencing	SS		●								\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
30	Skills Pad and EVOC Lighting	SS		●								\$ 342,000	\$ 468	\$ 341,532	\$ 342,000	High	January 2022	Approval of Engineering Services	TBD	TBD
31	Two-Story Residential Fire Training Structure	SS		●								\$ 381,250	\$ -	\$ 381,250	\$ 381,250	Medium	January 2022	Approval of Engineering Services	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 242,403	\$ 2,190,231	\$ 2,313,479					

South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2021 - 2022

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor
District Wide																			
32	Fence Enclosures	MV									●	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Completed	N/A	N/A	Maldonado Nursery
33	Outdoor Furniture	HTM		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A	N/A	TBD
34	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A	N/A
35	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ 283	\$ 948,467	\$ 948,750	N/A	N/A	N/A	TBD
36	Campus Master Plan	TBD		●								\$ 375,000	\$ -	\$ 375,000	\$ 375,000	High	January 2022	Approval of Solicitation for Consulting Firm	N/A
37	Automatic Doors Phase IV	SS					●					\$ 67,568	\$ 6,176	\$ 61,392	\$ 62,000	High	February 2022	Approval of Substantial Completion	Ethos Engineering, LLC R.E. Friedrichs Company
38	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A	N/A	TBD
39	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A	N/A	TBD
District Wide Subtotal												\$ 4,527,218	\$ 6,459	\$ 4,520,759	\$ 4,521,650				
Totals			12	3	6	0	8	1	0	0	6	\$ 13,648,490	\$ 1,513,758	\$ 12,134,732	\$ 12,639,709				

South Texas College
Renewal and Replacement Projects
Project Status
FY 2021 - 2022

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
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	\$ 655,235	\$ 150,074	\$ 573,872	High	February 2022	Approval of Substantial Completion	Beam Professionals	Argio Roofing
12	North Academic Building G Analog to Digital Conversion	RC	•									\$ 562,000	\$ -	\$ 562,000	\$ 562,000	Low	TBD	TBD	TBD	TBD
13	Stucco Repainting and Exterior Upgrades	SS	•									\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Low	TBD	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 1,567,309	\$ 655,235	\$ 912,074	\$ 1,335,872					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
14	NAH East Building A Westside Window Waterproofing	RC	•									\$ 65,000	\$ -	\$ 65,000	\$ 65,000	Low	TBD	TBD	TBD	TBD
15	NAH East Building A Westside Elevators Refurbishment	RC/O&M				•						\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Medium	TBD	TBD	N/A	Oracle Elevator
16	NAH East Building A Roofing Deferred Maintenance	MV						•				\$ 286,077	\$ 220,811	\$ 65,266	\$ 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	\$ 12,794	\$ 270,206	\$ 280,000	High	May 2022	Approval of Substantial Completion Services	Chanin Engineering, LLC	5 Star GC Construction, LLC
18	NAH East Building A Generator Replacements	SS	•									\$ 422,000	\$ -	\$ 422,000	\$ 422,000	Low	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 1,256,077	\$ 233,605	\$ 1,022,472	\$ 1,173,991					

South Texas College
Renewal and Replacement Projects
Project Status
FY 2021 - 2022

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Starr County Campus																				
19	Stucco Repainting	SS	●									\$ 223,000	\$ -	\$ 223,000	\$ 223,000	High	TBD	TBD	TBD	TBD
20	Roofing Deferred Maintenance	MV				●						\$ 702,320	\$ 303,865	\$ 398,455	\$ 661,255	High	March 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
23	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 1,105,320	\$ 303,865	\$ 801,455	\$ 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	\$ 17,724	\$ 738,656	\$ 504,000	Medium	TBD		N/A	TBD
30	HVAC Replacement and Upgrade	RC/O&M	●									\$ 829,910	\$ -	\$ 829,910	\$ 660,000	Low	TBD		N/A	TBD
31	Exterior Lighting Upgrade	RC/O&M	●									\$ 324,912	\$ -	\$ 324,912	\$ 279,000	Low	TBD		N/A	TBD
32	Water Tower Logo Replacements	DV		●								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 3,527,736	\$ 17,724	\$ 3,510,012	\$ 2,092,000					
Totals		0	14	0	0	2	3	1	0	0	0	\$ 8,394,446	\$ 1,223,876	\$ 7,170,570	\$ 6,590,868					