

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, February 8, 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."

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Approval of Facilities Committee Meeting Minutes

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

1. January 18, 2022 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

January 18, 2022

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, January 18, 2022 in the Student Union Building at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:34 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. David Plummer, Dr. Anahid Petrosian, Dr. Rodney Rodriguez, Mr. Ricardo De La Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. David Valdez, Ms. Sara Lozano, Mr. John Gates, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the December 7, 2021 Facilities Committee meetings were approved as written. The motion carried.

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 was scheduled to 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.

The Facilities Committee discussed the timing and need for a comprehensive district-wide master plan.

Mr. Gary Gurwitz noted that the impact of the ongoing pandemic on future enrollment and needs of the College was still undetermined, and questioned whether it was the right time to undertake a comprehensive master plan.

Dr. Alejo Salinas, Jr. suggested that rather than developing a new district-wide Master Plan, it may be a good opportunity to review the current Master Plan and see where it may be revised for immediate needs. Dr. Salinas also suggested focusing on the Pecan

Campus for the immediate future, as the other five campuses received significant improvements during the 2013 Bond Construction Program.

Ms. Rose Benavidez supported the call for a review of the current Master Plan instead of undertaking the development of a new district-wide Master Plan. She suggested a Board Work Session to focus on the immediate / short term needs of the College and how those might be developed.

No formal action was taken.

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 were necessary for design and construction administration services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

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

Background

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

- Design and construction of the light poles

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

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

Highest Ranked Vendor

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

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

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

Funding Source

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

Reviewers

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

Enclosed Documents

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval to contract engineering services with DBR Engineering Consultants, Inc. for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project as presented. The motion carried.

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 were necessary for design and construction administration services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

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

Background

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

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

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

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

Highest Ranked Vendor

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

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

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

Funding Source

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

Reviewers

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

Enclosed Documents

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval to contract architectural services with Martinez Architects for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented. The motion carried.

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

Justification

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

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

Background

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

Program Scope

- Convert existing available spaces to Kitchen Lab and Dining/Catering Area
 - Demolition of existing walls, floors, and ceiling
 - New walls, flooring, ceiling, millwork, lighting, plumbing, air conditioning, and infrastructure
- Kitchen Lab to include space for: 1,320 sf
 - Ranges
 - Refrigerators
 - Freezer
 - Washer/Dryer
 - Kitchen Hood Modification

- Hand Sinks
- Dishwasher
- Shelves
- Dining/Catering Area to include space for: 845 sf
 - Serving Counter
 - Cabinets
 - Dining Tables
- **Total Square Feet** **2,165 sf**

Funding Source

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

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

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

Reviewers

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

Enclosed Documents

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

Presenters

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented. The motion carried.

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

Background

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

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

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board 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. The motion carried.

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

Justification

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

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

Background

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

Program Scope

Canopy for Safety Training Vehicles

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

Canopies for Students and Instructors

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

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

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

Funding Source

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

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

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
Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	300,000	284,173	15,827
Total Construction Budgets	\$750,000	\$833,173	(\$83,173)

Reviewers

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

Enclosed Documents

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

Presenters

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects as presented.

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

Background

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

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

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

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

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

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

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

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board 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. The motion carried.

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 was part of the district wide deferred maintenance plan, and was reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. It was scheduled as

a non-educational space improvement to perform deferred maintenance of the roofs at the Nursing and Allied Health Campus.

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

The following table summarizes the current budget status:

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

Enclosed Documents

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus as presented. 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 5:46 p.m.

I certify that the foregoing are the true and correct minutes of the January 18, 2022 Facilities Committee Meeting of the South Texas College Board of Trustees.

 Dr. Alejo Salinas, Jr., Presiding

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Review and Update on Pecan Campus Ann Richards Administration Building A Renovation for the President's Office

An update on the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office will be provided at the February 8, 2022 Facilities Committee meeting.

Purpose

The College President has requested the renovation of a portion of Pecan Campus Building A for the relocation of the President's office and administrative staff area.

Scheduling Priority

This project was requested by the College President and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, and Administration. This project is scheduled as a non-educational improvement to renovate areas of Building A for the College President's Office.

Background

The College President, Dr. Ricardo J. Solis, has identified the need to relocate the President's office space to the first floor of Building A. The building was first built in 1984, and would benefit from an updated professional space to conduct College business, receive visitors, and allow for additional space for support staff. The proposed space is an ideal location for the President's Office due to its proximity to the building entrance and parking on the north side of Building A. The renovation consists of demolishing the existing spaces, formerly occupied by the Distance Learning department, and renovating them to accommodate the following spaces:

- President's office
- Four (4) staff offices
- Conference room
- Lobby
- Workroom
- Private restroom

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 3,100 sf.
- Work to be performed in house by the Facilities Operations & Maintenance and Facilities Planning & Construction staff.
- The project does not require architectural services

Funding Source

Funds for the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office are available in the Unrestricted Funds for use in Fiscal Year 2021 - 2022.

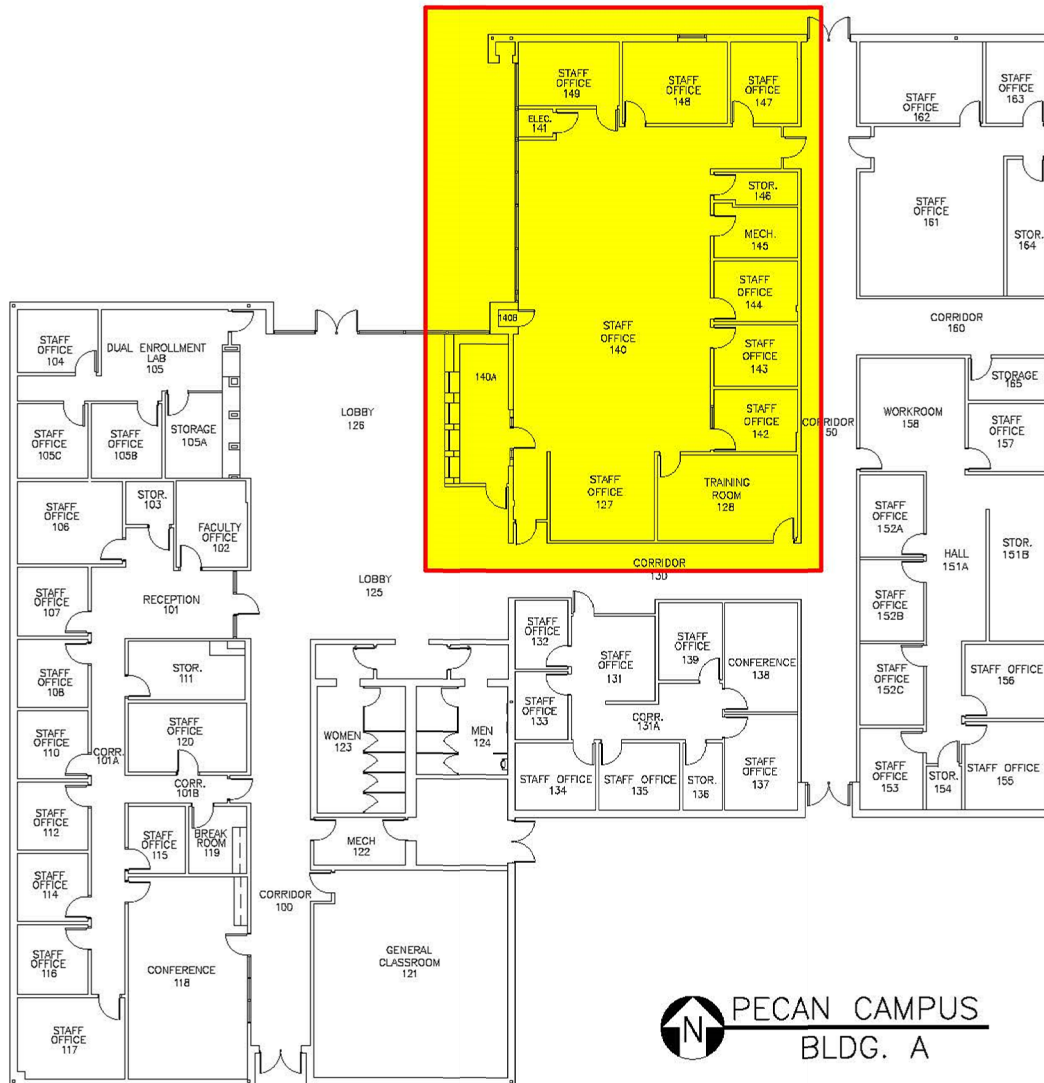
Enclosed Documents

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

Motions
February 8, 2022
Page 5, 2/4/2022 @ 9:40 AM

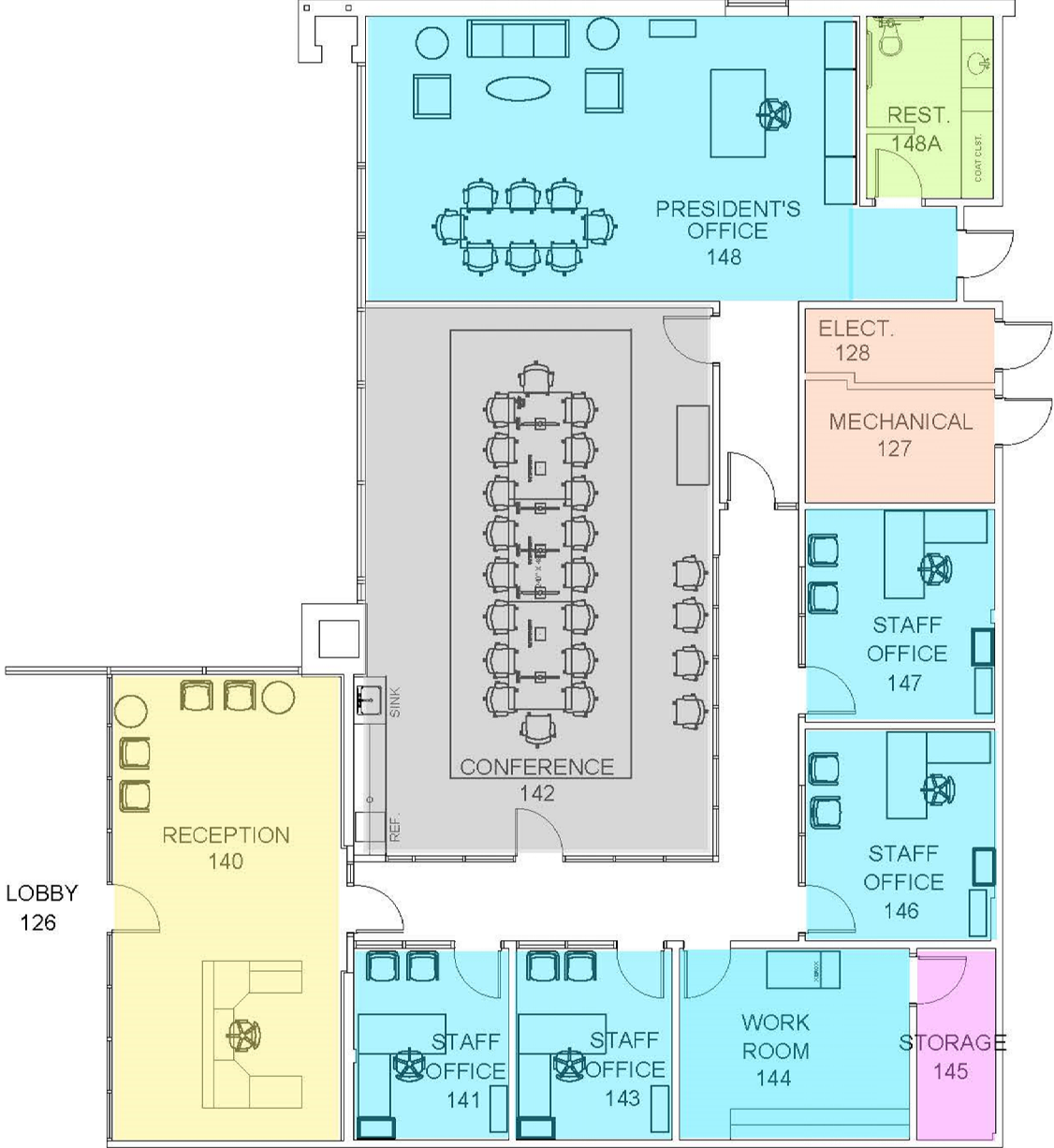
No action is necessary. This item is provided for the Facilities Committee's review and information.

Pecan Campus Building A President's Office Proposed Location



 PROJECT LOCATION

President's Office Layout



PRESIDENT'S OFFICE PECAN BLDG. A

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Review and Update on Pecan Campus Ann Richards Administration Building A Renovation for the Vice President for Institutional Advancement and Economic Development's Office

An update on the Pecan Campus Ann Richards Administration Building A Renovation for the Vice President for Institutional Advancement and Economic Development's (VP-IAED) Office project will be provided at the February 8, 2022 Facilities Committee meeting.

Purpose

The College President has requested the renovation of a portion of Pecan Campus Building A for the VP-IAED's office and staff area.

Scheduling Priority

This project was requested by the College President. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project is scheduled as a non-educational improvement to renovate areas of Building A for the VP-IAED's office and staff area.

Background

The College President, Dr. Ricardo J. Solis, has identified the need for the new VP-IAED to have a dedicated office space and support staff area to conduct College business on the first floor of Building A. The renovation consists of demolition of existing spaces, currently occupied by the Dual Credit department, and their renovations to accommodate the following spaces:

- Vice President office
- One (1) staff office
- Conference room space
- Reception area

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 760 sf.
- Work to be performed in house by the Facilities Operations & Maintenance and Facilities Planning & Construction staff.
- The project does not require architectural services

Funding Source

Funds for the Pecan Campus Ann Richards Administration Building A Renovation for the VP-IAED's Office Project are available in the Unrestricted Plant Fund for use in Fiscal Year 2021 - 2022.

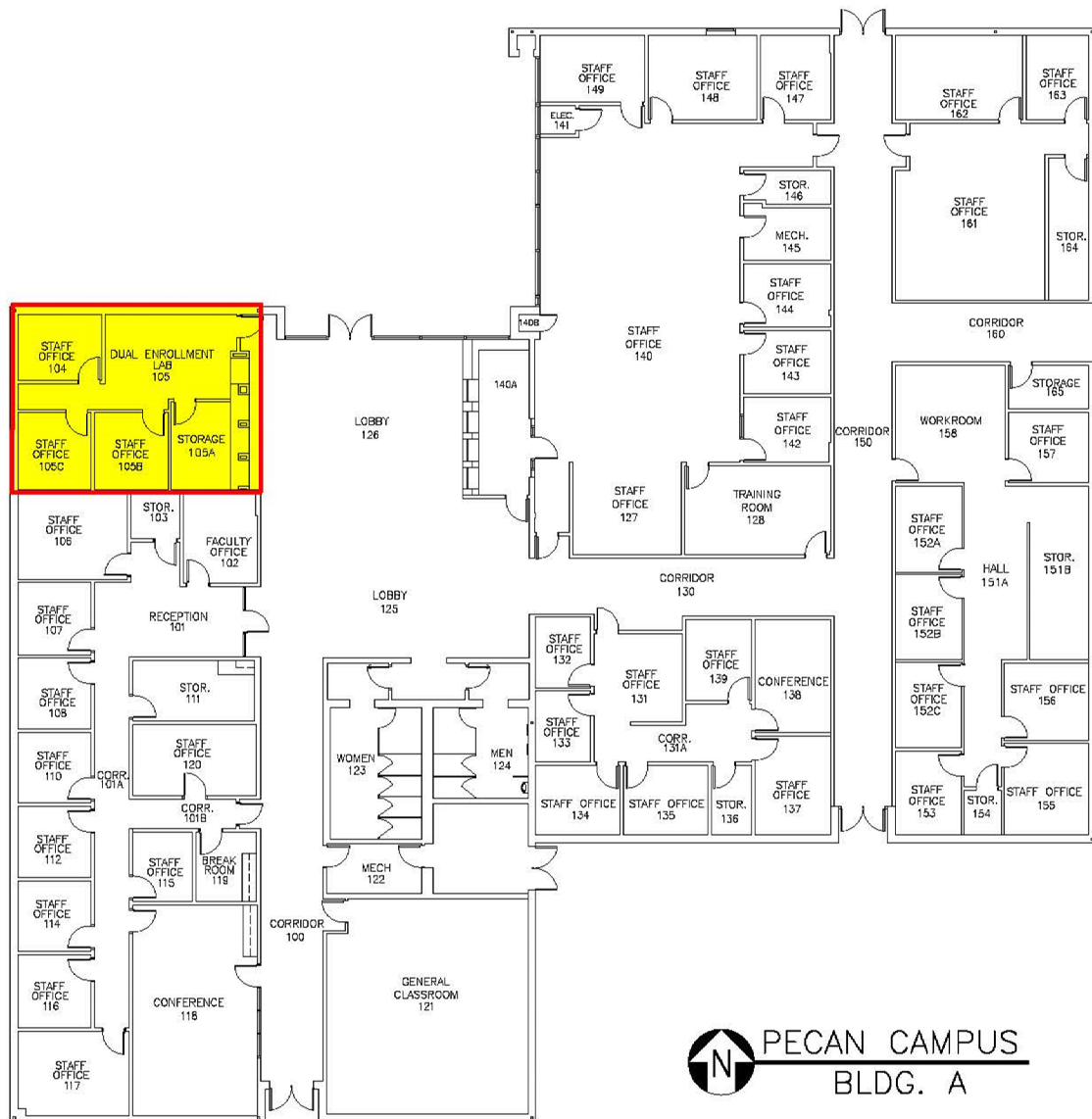
Enclosed Documents

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

Motions
February 8, 2022
Page 8, 2/4/2022 @ 9:40 AM

No action is necessary. This item is provided for the Facilities Committee's review and information.

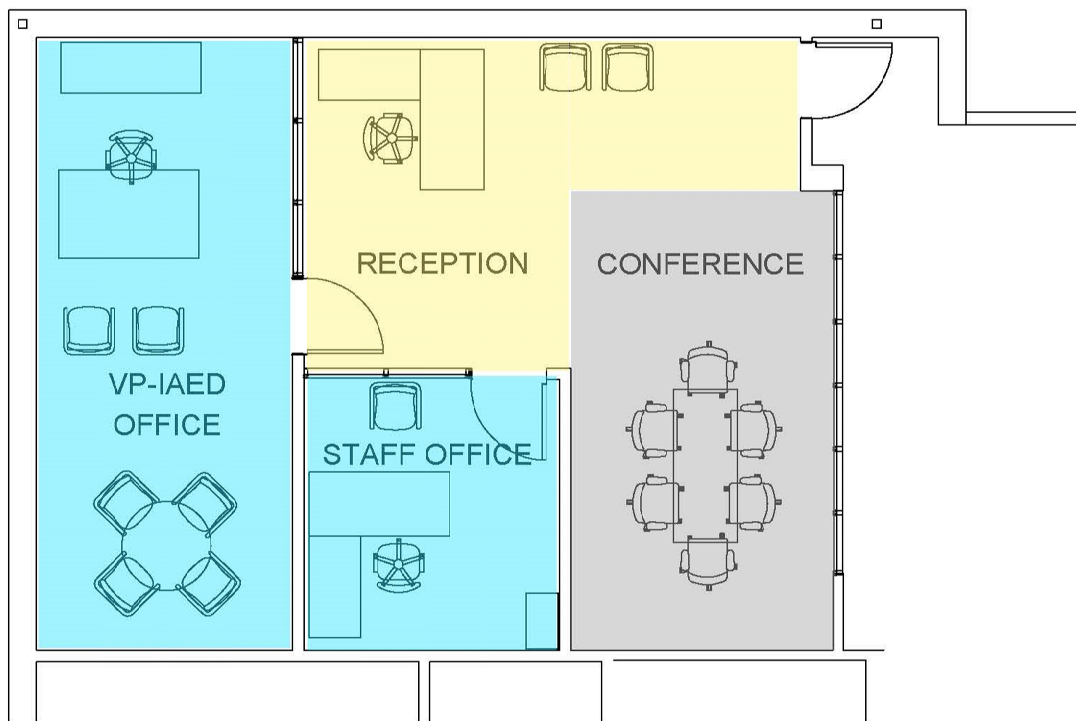
Pecan Campus Building A Vice President of Institutional Advancement and Economic Development Office Proposed Location



 PROJECT LOCATION



VP-IAED Office Layout



VP-IAED OFFICE
PECAN BLDG. A

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Review and Recommend Action on Contracting Architectural Services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F

Approval to contract architectural services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project will be requested at the February 22, 2022 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was requested by the Division of Business, Public Safety, and Technology. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project is scheduled as an educational improvement to accommodate the current and future needs of the welding program.

Background

On September 28, 2021, the Board approved the Master Plan for the Technology Campus Buildings A and B, which includes the proposed Technology Campus Master Plan Phase I Welding Lab Expansion Building F as part of the College's FY 2021-2022 Capital Improvement Projects. The project consists of constructing a new facility that will provide sixty (60) additional welding stations, storage space, office space, and support space.

The proposed scope of work is summarized as follows:

- Design and construction of the Welding Lab
- Approximate square feet: 6,020 s.f.

On September 28, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on November 17, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of twenty-one (21) firms received a copy of the Request for Qualifications (RFQ) and a total of nine (9) firms submitted their responses on December 7, 2021.

Timeline for Solicitation of Statements of Qualifications	
November 17, 2021	Solicitation of statements of qualifications began.
December 7, 2021	Nine (9) statements of qualifications were received.

Highest Ranked Vendor

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

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

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

Funding Source

Funds for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F Project 2022-036C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Reviewers

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

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the February 22, 2022 Board meeting, the contracting of architectural services with EGV Architects, Inc. for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project as presented.

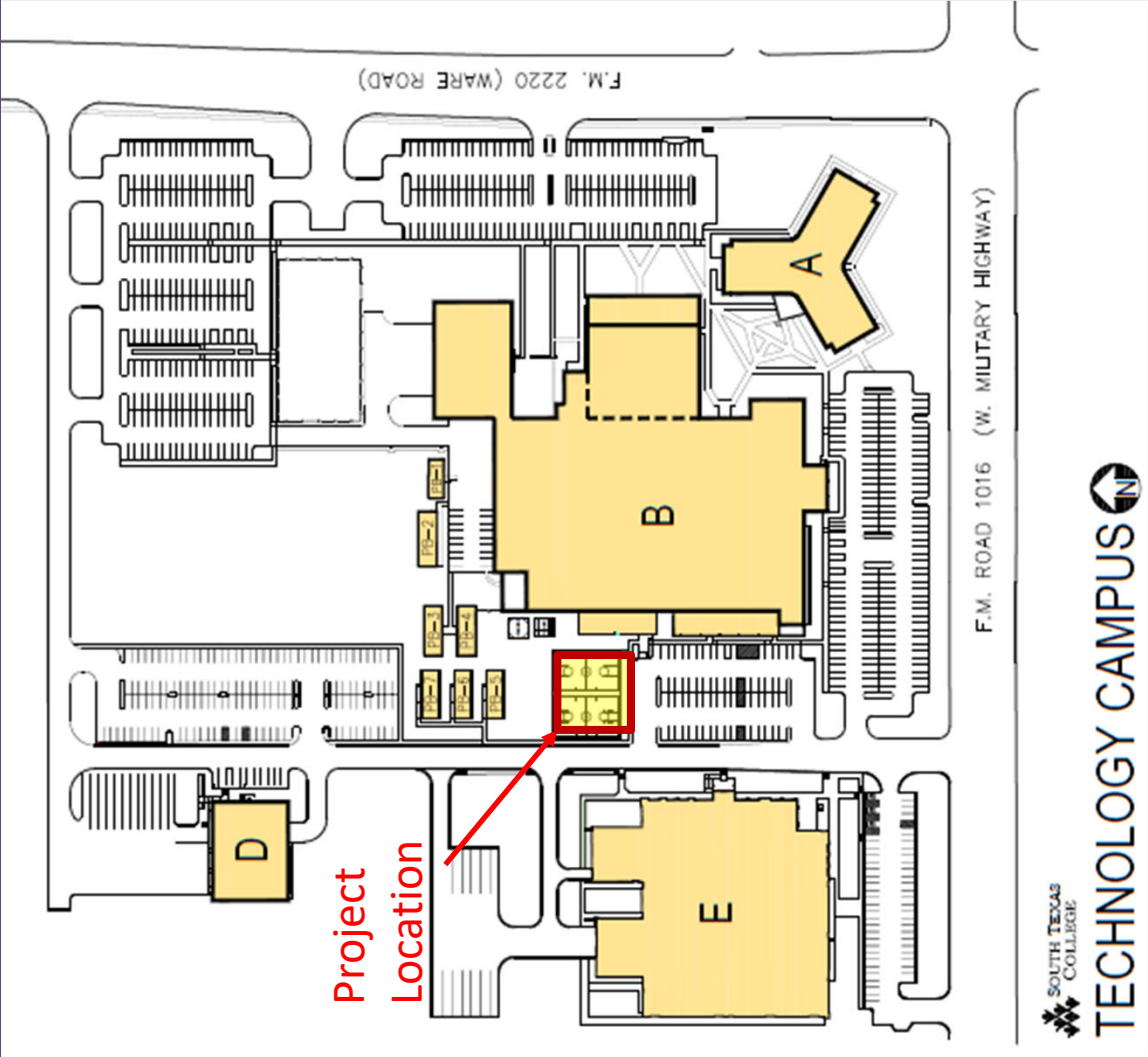


**SOUTH TEXAS
COLLEGE**

Technology Campus Master Plan Phase I Welding Lab Expansion Building



Technology Campus Master Plan Phase I Welding Lab Expansion Building Proposed Site



Technology Campus Master Plan Phase I Welding Lab Expansion Building Existing View



Proposed Location of Welding Lab Building

Technology Campus Master Plan Phase I Welding Lab Expansion Building Proposed Scope & Budget



Requested By

Division of Business, Public Safety and Technology

Scope of work

Design and construction of a 6,020 s.f. welding lab with sixty (60) additional welding spaces, storage space, office space and support space.

Total New Square Feet = 6,020

Estimated Total Project Budget

Construction	\$ 1,204,000
Design	120,400
Miscellaneous	30,100
FFE	102,340
Technology	<u>102,340</u>
Total Project Budget	\$1,559,180

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd Ste 164	3301 N McColl Rd	1314 E 22nd St	220 S Bridge St	P O Box 720428	3700 N 10th St	200 S 10th St Ste 1602	200 S 10th St Ste 1500	804 S Main St
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	Mission, TX 78572	Hidalgo, TX 78557	McAllen, TX 78504	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-239-2438	956-843-2987	956-655-4655	956-686-0100	956-631-8327	956-702-8880	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Jose C. Garcia III	Eduardo G. Vela	Eli R. Ochoa	Raymond Gignac	Sam R. Garcia	Saul Maldonado	Laura N. Warren
3.1 Statement of Interest									
3.1.1 Statement of Interest for Project	Stated they have provided various projects for Colleges and Independent School Districts across South Texas. Their team brings over 40 years of experience.	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 19 years and therefore the familiarity of STC's requirements and expectations.	Stated that they are interested in establishing & maintaining a professional relationship with STC. Indicated that their specialized experience is in adaptive reuse of educational related spaces including the reorganization of mechanical, electrical systems, other life safety systems and specialized data.	The firm stated they have worked on seven (7) different welding lab projects for STC, and are familiar with the design standards and requirements needs of the program.	Stated they have designed and provided professional services for several STC projects throughout the years. Their availability has sufficient staff and resources to support the requirements of the potential workload, even with our core team involved with other projects.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	Indicated they are an award-winning architectural firm which provides professional design services from master planning, conceptual design, through construction documents specifications, and construction administration along with coordination with engineering consultants.	Stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive architectural and engineering design that will combine their knowledge and experience to deliver valuable, cost effective, and quality driven professional services.	Stated they have over 36 years of experience delivering successful projects which include assessment, renovations, expansions and repurposing of existing facilities under the most challenging scenarios.
3.1.2 History and Statistics of Firm	- Established in 2017 - Over 30 years experience with schools in Texas - Six licensed architects	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Established in 1994 - Specializes in educational facilities - Completed over 100 Educational Facilities	- Created in 2001 - Headquartered in McAllen, TX - Has completed more than 310 projects.	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - over 400 successful educational projects	- Founded in 2013 - Based in McAllen, TX	- Established in 2008 - 105 Employees	- Established in 2004 - Office in McAllen - Providing services nation-wide
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have significant experience providing architectural design services for vocational and technical facilities for higher education clients.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Stated they have unique qualifications working on welding labs for South Texas Vo-Tech, and other similar labs including science labs for Vanguard Charter Schools Rembrandt High School and cosmetology labs for PSJA ISD Ballew High School.	Stated their commitment to clients, attention to detail, budget, and quality of service is what set them apart from other architectural firms in the region.	Stated their holistic approach to each project is what sets them apart in their industry. Their clients are strategic partners during each phase of a project, whether feasibility, assessment, programming, design or construction.	Pointed out the teams has a vast amount of experience designing labs, mechanical areas, covered walkways and areas, storage and classrooms for educational and public agencies.	Stated they are well suited to provide architectural services for STC. They possess the experience, talent, and know-how necessary to work with the STC in whichever capacity we may be of service.	Stated they have a distinct advantage over many other architectural firms in that we provide project turn-key options including complete project development, design, construction and completion.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Stated all members of the team are available to participate throughout the duration of the project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Stated they are available for any planning and design work for South Texas College.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple times. They will collaborative from start to finish, first seeking and then solving problems as they progress through the project.	Stated they will commit all named Principals and professionals for the duration of the project.	Indicated they are committed to providing immediate response, being proactive to your needs and serving as our partner and advocate.	Stated they have 105 employees that are readily available to provide quality professional services to STC.	Indicated their commitment to allocate the best members of the staff to STC projects.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
3.2 Prime Firm									
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Mario A. Peña, Project Director - Aaron Hanley, Project Manager - Frank Rotnofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Ricardo Solis, Project Architect - Victor Montes, Production Lead - Alain Arguelles, Senior Technical Staff	Included resumes for the following: - Robert S. Simpson, Project Architect - John Gates, Architect	Included resumes for the following: - Charlie Garcia III, Managing Partner - Olga N. Garcia, Owner Executive Director - Charlie Garcia, Sr., Construction Manager	Included resumes for the following: - Eduardo G. Vela, Principal/Registered Architect - Alejandra Mina, Senior Project Manager - Rebecca Acuña, Project Manager/Administrative Assistant - Ramiro E. Ramos, Project Manager - Yahaira N. Davila, Project Manager/Aspiring Architect	Included resumes for the following staff: - Eli R. Ochoa, Principal-In-Charge/Project Architect - Octavio Cantu, Jr., Project Architect - Juan J. Cantu, Design Lead - Yesenia Suchil, Project Manager - Roberto Pruneda, Interior Design Chief Facilities Officer	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Senior Project Architect - Carolyn James, Senior Interior Designer/ Space Planner - Nicholas Gignac, Architectural Designer - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Hector Guevara - Production Support/Architectural Intern	Included resumes for the following: - Sam R. Garcia, Principal - Sergio E. Castillo, Production Manager - Jose L. Rios Jr., Associate AIA - Zuri River, Interior Design	Included resumes for the following staff: - Saul D. Maldonado, Principal in Charge - Adan A. Alvarez, Jr, Senior Architect/ Project Manager - Luz Maria Ibarra Cantu, Architectural Assistant Project Manager - Samuel D. Maldonado, Project Surveyor - Ricardo A. Leal, Project Engineer/Construction Manager	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Natanael Perez - Senior Project Manager - Crystal Chavez - Project Manager - Miguel A. Lopez - Project Manager - Nicole Reyman - Architectural Intern/ Project Manager
3.2.2 Project Assignments and Lines of Authority	Lines of authority and project assignments were shown in organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Lines of authority and communication start with the Owner and the Project Architect. The Architect of Record leads the Design Team through Schematic Design & on thru Owner occupancy until project is complete and serves as a single point of contact for the Owner and CG5's Consultants.	Listed key personnel for projects in order of authority and their titles. Indicated they will adjust staff to different lines of duty depending on specific project needs.	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Indicated duties and time assignments for the key team members.	Duties and time assignments for firm staff are summarized in a table.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in Mission, TX a 45 minute drive from STC Technology Campus.	Indicated that their local presence give them the opportunity to respond in a timely manner to any planned or unexpected meetings with STC.	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated that their proximity has allowed them in the past to commute back and forth immediately to meet or resolve any unforeseen circumstances.	Stated they are 2 miles away from the STC Pecan Campus.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Indicated that he firm is 2.7 miles away from the Pecan Campus.	Firm is about 7 minutes from STC.	Firm is located in McAllen and is about 9 minutes from STC and 11 minutes to the Technology Campus.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team									
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - CEC- Civil Engineering - Chanin Engineering - Structural - DBR - MEP - Combs Consulting - Information Technology & Security - Fire Protection Consulting Group - Life Safety	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organization chart which showing prime firm and its (5) employees and the following consultants: - CLH Engineering (Civil & Instructional) a role summary has been included - VME Engineering LLC (MEP) a role summary has been included - MEG Engineers (Geotechnical)	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP	Included organizational chart showing prime firm and the following consultant: - HALFF Associates - MEP - HALFF Associates - IT/Security/Fire Suppression	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil	Included organizational chart showing prime firm and the following consultant: - BZZ Engineering, LLC - Civil, Environmental & Geotechnical - Melden & Hunt, Inc - Surveyor - A&G Engineering, LLC - Electrical Engineer, Mechanical Engineer - Site-Work Landscape, LLC - Architectural Landscape - Green, Rubiano & Associates - Structural - Texas Fireguard, LLC - Fire Protection Engineer	Included organizational chart and indicated they will not be subcontracting any portion of the work.	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - MEP Solutions Engineering - MEP

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects									
3.4.1 Minimum of 5 projects firm has worked on	- Laredo College - Laredo College Automotive/Diesel Lab Expansion Project (\$3.15 Million) - Laredo ISD- LISD Cigarroa High School Career Technology Building (\$10 Million) - United ISD - UISD 9th Grade Campuses Career Technology Wings (\$35 Million) - United ISD - New United UISD HS Career Technology Building (\$52 Million) - United ISD - UISD Lyndon B. Johnson Career Technology Addition (\$3.9 Million)	- City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - School Of Medicine (\$4,610,972) - STC - Building D Auditorium Remodel (\$565,802) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Bus Canopy Projects	- PSJA ISD Elvis J Ballew Parking Lot & Interior Renovations including Cosmetology Lab (\$873,000) - PSJA ISD Franklin Elementary Roof Renovations (\$600,000) - La Joya ISD Guillermo Flores Elementary Roof and Interior Renovations (\$1.1 Million) - La Joya ISD Rosendo Benavides Elementary Roof and Interior Renovations (\$1.6 Million) - La Joya ISD Kika De La Garza Elementary Roof & Interior Renovations (\$750,000)	- Mission CISD - Mission Collegiate High School (\$13,626,000) - South Texas College - Technology Campus Welding Lab Expansion (\$116,000) - South Texas College - Mid Valley Campus Welding & PMT Lab Improvements (\$96,231.27) - South Texas College - Technology Campus Expansion (\$10,175,481) - La Joya ISD - ECHS Teaching Site (\$1,515,500)	- South Texas College - Nursing and Allied Health Professions School Expansion (\$16,000,000) - South Texas College - Pecan Campus Library Renovation and Addition (\$12,400,000) - Texas State Technical College - University Center at Harlingen (\$7,363,772) - South Texas College - Dr. Ramiro R. Casso Nursing and Allied Health Center (\$6,800,000) - South Texas College - Rural Technology Center (\$1,850,000)	- Del Mar College - Emerging Technology Expansion (\$8 million) - PSJA ISD - Collegiate Academy Campus Re-purpose: Agricultural Science CTE Facilities (\$27.2 Million) - La Joya ISD Juarez -Lincoln High School & CTE Technology Labs (\$57.3 million) - Corpus Christi ISD - Veterans Memorial High School Welding Labs & CATE Shops (\$93,204,494)	- Donna ISD- Welding Laboratory Donna High School (\$100,000) - IDEA Public Schools IDEA Camp Rio (\$6.7 Million) - Rhodes Enterprises - Texas A&M Tres Lagos (\$3,395,600) - South Texas ISD - Science Academy Innovation Lab (\$5,076,814) -Hidalgo Precinct No.2 - Regional Linear Park Project (\$3.8 Million)	- Texas State Technical College - Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - Edcouch-Elsa ISD - High School Gymnasium Renovations (\$312,440) - Texas State Technical College - Engineering - Phase II (\$3,750,000) - Texas State Technical College - Building 200D Renovation (\$1,993,000) - Texas State Technical College Engineering Technology Center-Phase I (\$4,418,666)	- South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - Stanley Black and Decker - Tenant Finish-out and Project Management Services (\$2,976,435.00) - Pharr Research and Development Center (\$3,642,000) -CEED - Center for Education and Economic Development (\$3,602,638) - Hidalgo County - PCT.2 County Wide Service Shop (\$1,307,196.39)
3.5 References									
3.5.1 References for five (5) projects	- Cigarroa High School - United ISD - Laredo College - City of Mission Housing Authority - Real Estate Development	- University of Texas Rio Grande Valley - City of McAllen	- PSJA ISD - La Joya ISD	- PSJA ISD - Mission CISD - McAllen ISD - Hidalgo County Urban County Program - Roma ISD	- El Paso ISD - Houston ISD - Hidalgo County Pct. 4 - Brownsville PUB - Weslaco ISD	- City of Weslaco - Region One ESC - Del Mar College - PSJA ISD	- Donna Rio Bravo International Bridge - IDEA Public Schools - Cavazos Sports Institute - Rhodes Enterprises, Inc. - Alamo Systems Industries, LLC.	- Texas State Technical College - MD Anderson Center - Tropical Texas Behavioral Health - San Jacinto College - Edinburg CISD	- City of Pharr - Doctors Hospital at Renaissance - Edinburg CISD - Stanley Black and Decker
3.6 Project Execution									
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that their main objective is to design for STC the most flexible, functional, cost-effective, easy-to-maintain, and innovative lab as possible. Provided a detailed design phase.	Firm did not address this item.	Stated that they are committed to their clients' success and believe that one point of contact allows quality control from and successful project completion from beginning to end.	Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project.	Indicated they follow an established management plan that has mutually agreed on milestones throughout the schedule. Formal meetings and reviews occur at those milestones. Informally for the Owner, the Design Team meets weekly to discuss issues, advance concepts, test adherence to the plan and seek and solve problems. Provided details on their project delivery process.	Provided very detailed project approach process.	Stated they understand that one size does not fit all each project must be custom tailored. The SGA team has established project delivery processes and tools to support our project manager and project architects ensuring quick mobilization and the ability to manage concurrent projects.	Stated they are experienced in Architectural and Engineering master planning, programming, design, and construction administration.	Stated they have a central filing system to keep all members and stakeholders involved and always informed. Clients have access to construction reports, videos and photo documentation through a secured access folder anytime.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated their team members are willing and able to expedite design services and construction administration for the project.	Stated they will take whatever measures required to meet their clients schedules to expedite design services and construction administration for the project.	Stated that their Architect, Charlie Garcia III's is experienced with enhanced and expedited project scheduling which, for example, allowed them to successfully complete Vanguard Academy Educational Facility with 15 classrooms (\$1.5 Million) within months.	Stated they understand the importance of these projects, and will commit our staff to input as many hours as necessary to meet project milestones and deadlines.	Stated they are willing and able to expedite design services and construction administration for the project.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Indicated they are committed to providing immediate response, being proactive to your needs and serving as our partner and advocate.	Stated they are willing and able to expedite services and construction administration, if needed.	Stated they are willing and able to expedite design services and construction administration for the project. Their work load is such that they have qualified staff available to assign to our project immediately.
TOTAL EVALUATION POINTS	571.67	561.83	540.83	573.83	564.17	562.83	545.50	551.33	563.17
RANKING	2	6	9	1	3	5	8	7	4

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017
EVALUATION SUMMARY**

VENDOR	Able City, LLC.	Boutlinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd Ste 164 Mission, TX 78572	3301 N McColl Rd McAllen, TX 78501	1314 E 22nd St Mission, TX 78572	220 S Bridge St Hidalgo, TX 78557	P O Box 720428 McAllen, TX 78504	3700 N 10th St McAllen, TX 78504	200 S 10th St Ste 1602 McAllen, TX 78501	200 S 10th St Ste 1500 McAllen, TX 78501	804 S Main St McAllen, TX 78501
CITY/STATE/ZIP	956-790-0442	956-630-9494	956-239-2438	956-843-2987	956-655-4655	956-686-0100	956-702-8880	956-994-1900	
PHONE	Aaron Hanley	Danny Boutlinghouse	Jose C. Garcia III	Eduardo G. Vela	Eli R. Ochoa	Raymond Gignac	Sam R. Garcia	Saul Maldonado	Laura N. Warren
CONTACT									
3.1 Statement of Interest (up to 100 points)									
3.1.1 Statement of interest on project	95	90	70	96	95	95	80	95	95
3.1.2 Firm History including credentials	95	95	92	94	93	93	95	94	94
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	96	97	88	98	96	89	89	93	94
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	92	92	91	92	93	91	92	91	92
	97	95	92	97	94	95	95	94	95
	96	96	95	96	95	95	95	95	96
3.2 Prime Firm (up to 100 points)									
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	100	95	80	93	100	90	90	95	100
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	96	97	95	95	97	95	96	95	95
3.2.3 Prime Firm proximity and meeting availability	97	98	92	95	96	89	97	95	96
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	93	94	92	93	93	92	92	92	93
	97	94	92	99	94	96	95	94	94
	97	94	92	96	96	93	95	94	94
3.3 Project Team (up to 100 points)									
3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included.	100	80	87	100	80	90	85	85	95
--Identify the consultant and provide a brief history about the consultant	94	91	88	92	92	91	89	88	92
--Describe the consultant's proposed role in the project and its related project experience	95	93	93	93	93	94	95	89	93
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	93	94	92	94	94	92	93	92	93
--Provide a statement of the consultant's availability for the project(s)	97	96	95	98	96	96	95	92	94
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	97	95	93	96	95	95	93	94	93

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017
EVALUATION SUMMARY**

VENDOR	Able City, LLC.	Boutlinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects (up to 100 points)									
3.4.1 Specific data on five (5) projects the prime firm provided or its providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	95	97	80	99	100	90	90	98	93
	95	93	90	95	90	95	90	88	91
	93	91	90	98	90	92	90	90	90
	95	92	91	95	92	93	92	92	92
	95	92	90	98	90	94	93	89	89
	97	96	94	97	95	96	94	93	94
3.5 Five References (up to 100 points)									
3.5.1 Provide references for five (5) projects, other than STC. The references shall include the following current information: Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address.	95	90	80	95	90	97	70	80	97
	98	99	98	99	99	98	90	99	99
	92	93	91	93	92	92	75	92	94
	93	92	91	93	91	92	80	91	93
	92	95	92	98	96	97	92	94	94
	95	95	93	96	95	93	90	93	93
3.6 Project Execution (up to 100 points)									
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	90	90	80	95	95	100	90	80	90
	97	96	94	95	96	97	97	93	96
	96	90	93	96	97	96	96	89	95
	93	93	91	93	94	93	92	92	93
	97	95	95	97	96	97	96	94	94
	95	94	93	94	95	94	94	94	94
TOTAL EVALUATION POINTS	571.67	561.83	540.83	573.83	564.17	562.83	545.50	551.33	563.17
RANKING	2	6	9	1	3	5	8	7	4

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

Project Fact Sheet
1/26/2022

Project Name: Technology Campus Phase I Welding Lab Expansion Building		Project No. 2022-036C	
Funding Source Unexpended Plant Fund			
	FY 21-22		
	Total Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures
Construction:	\$ 1,204,000.00	\$ -	\$ -
Design:	\$ 120,400.00	105,000.00	-
Miscellaneous:	\$ 30,100.00	22,500.00	456.12
FFE:	\$ 102,340.00	-	-
Technology:	\$ 102,340.00	-	-
Total:	\$ 1,559,180.00	\$ 127,500.00	\$ 456.12
			Total Actual Expenditures To Date
			\$ -

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

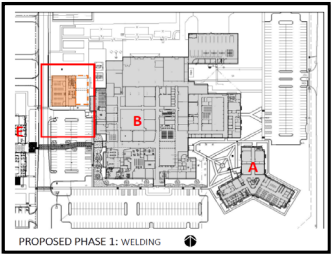
Project Description	Project Scope
New Building for the welding program to the west of Building B. 60 new welding stations, outdoor storage area, indoor ATF storage area, offices and restrooms	Development of a new building for the welding program to include welding lab for 60 new welding stations, restrooms, offices, indoor and outdoor storage areas

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect / Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion Date of Move In
9/28/21	2/22/22	5/24/22	10/25/22	1/15/23	6/27/23	7/25/23	5/25/23

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total	
2021-22	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ -	\$ 456.12
Project Total	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ -	\$ 456.12

Current Agenda Item

02/08/2022 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F



FPC Project Manager SPF FPC Asst. Director Rita G... FPC Director RANA

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Review and Recommend Action on Schematic Design of the Starr County Campus Workforce Program Projects

Approval of schematic designs by Able City, LLC. for the following Starr County Campus Workforce Program Projects will be requested at the February 22, 2022 Board meeting:

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

Purpose

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

Scheduling Priority

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

Justification

The proposed expansions and renovation would allow for additional instruction space and storage space for the Automotive program and additional instruction space for Heating, Ventilation, Air Conditioning, and Refrigeration (HVAC-R) courses.

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

Background

On October 26, 2021, the Board of Trustees approved contracting architectural services with Able City, LLC. for these projects. The architect has worked with College staff to develop schematic designs to meet the needs of the Workforce Program.

Program Scope

Workforce Center Building D Automotive Lab Expansion

- Design and construction of the expansion
- Approximate square feet of the proposed space: 4,100 s.f.
- Overhead doors and open bays, lift equipment, storage space, and room for future expansion

North Academic Building C HVAC-R Labs Expansion and Renovation

- Design and construction of the expansion and renovation
- Approximate square feet of the proposed space: 600 s.f.
- Two (2) additional classrooms, for a total of four (4)
- A covered outdoor lab space for HVAC-R brazing

Funding Source

Funds for the Starr County Campus Workforce Center Building D Automotive Lab Expansion Project 2022-005C and the Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation Project 2022-007C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Able City, LLC. has estimated the construction costs for the Starr County Campus Workforce Center Building D Automotive Lab Expansion to be \$886,008. An alternate to extend the canopy to the existing restrooms at Building D is included at an estimated additional cost of \$16,940. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated shortfall.

Starr County Campus Workforce Center Building D Automotive Lab Expansion	
Construction Budget	Cost
Budgeted Amount	\$820,000
Schematic Design Estimated Amount	886,008
Variance	(\$66,008)
Alternate Amount	16,940
Variance with Alternate	(\$82,948)

Able City, LLC. has estimated the construction costs for the Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation to be \$173,576. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated shortfall.

Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation	
Construction Budget	Cost
Budgeted Amount	\$90,000
Schematic Design Estimated Amount	173,576
Variance	(\$83,576)

Reviewers

The proposed schematic design has been reviewed by Administration, the Academic Division of Business, Public Safety, & Technology, Facilities Planning & Construction, Facilities Operations & Maintenance, and the Coordinated Operations Council.

Enclosed Documents

Able City, LLC. has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and a fact sheet.

Presenters

Able City, LLC. has developed a schematic presentation describing the proposed design and will attend the Facilities Committee meeting to present the schematic design of the proposed improvement project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the February 22, 2022 Board meeting, the proposed schematic design of the Starr County Campus Workforce Program Projects as presented.

SOUTH TEXAS COLLEGE

STARR COUNTY CAMPUS

Automotive Lab Expansion and HVAC-R Outdoor Covered Area Addition

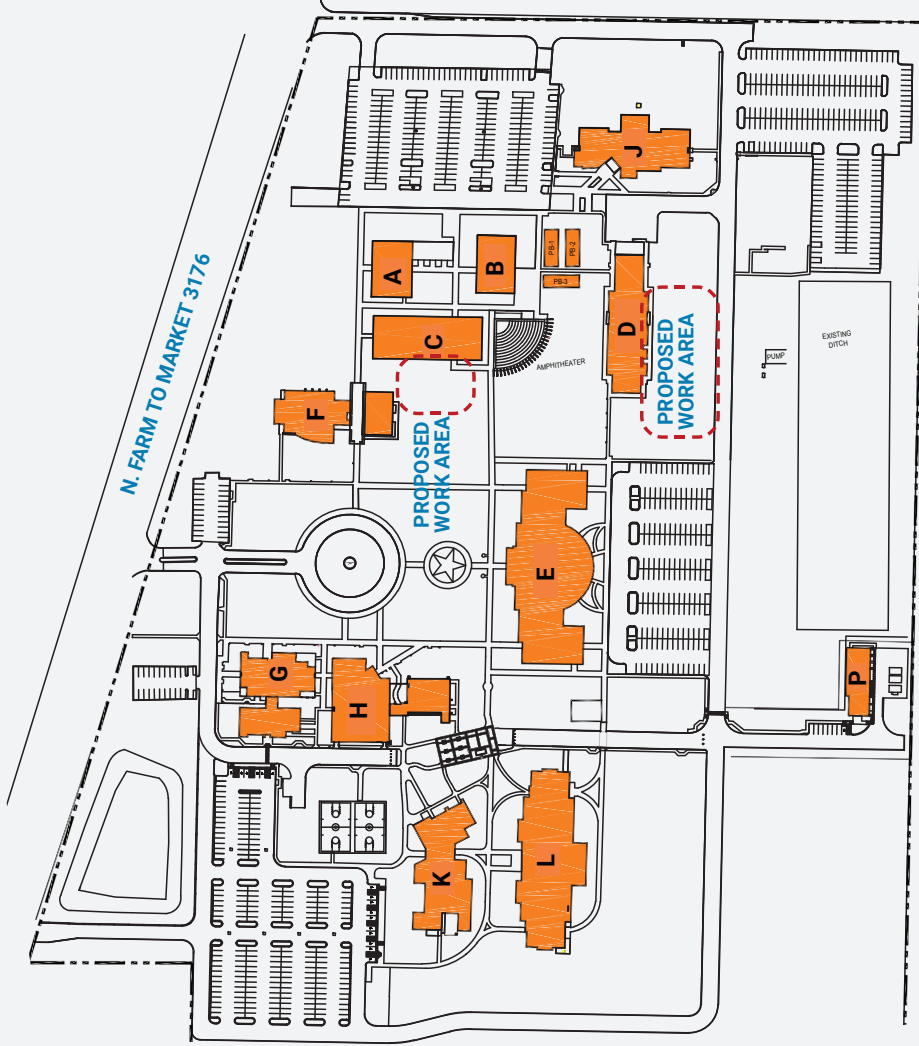
Schematic Design Presentation



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Jan 28, 2022

Schematic Design Presentation



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Campus Site Plan

Schematic Design Presentation

PROJECT PROGRAMMING SYNOPSIS

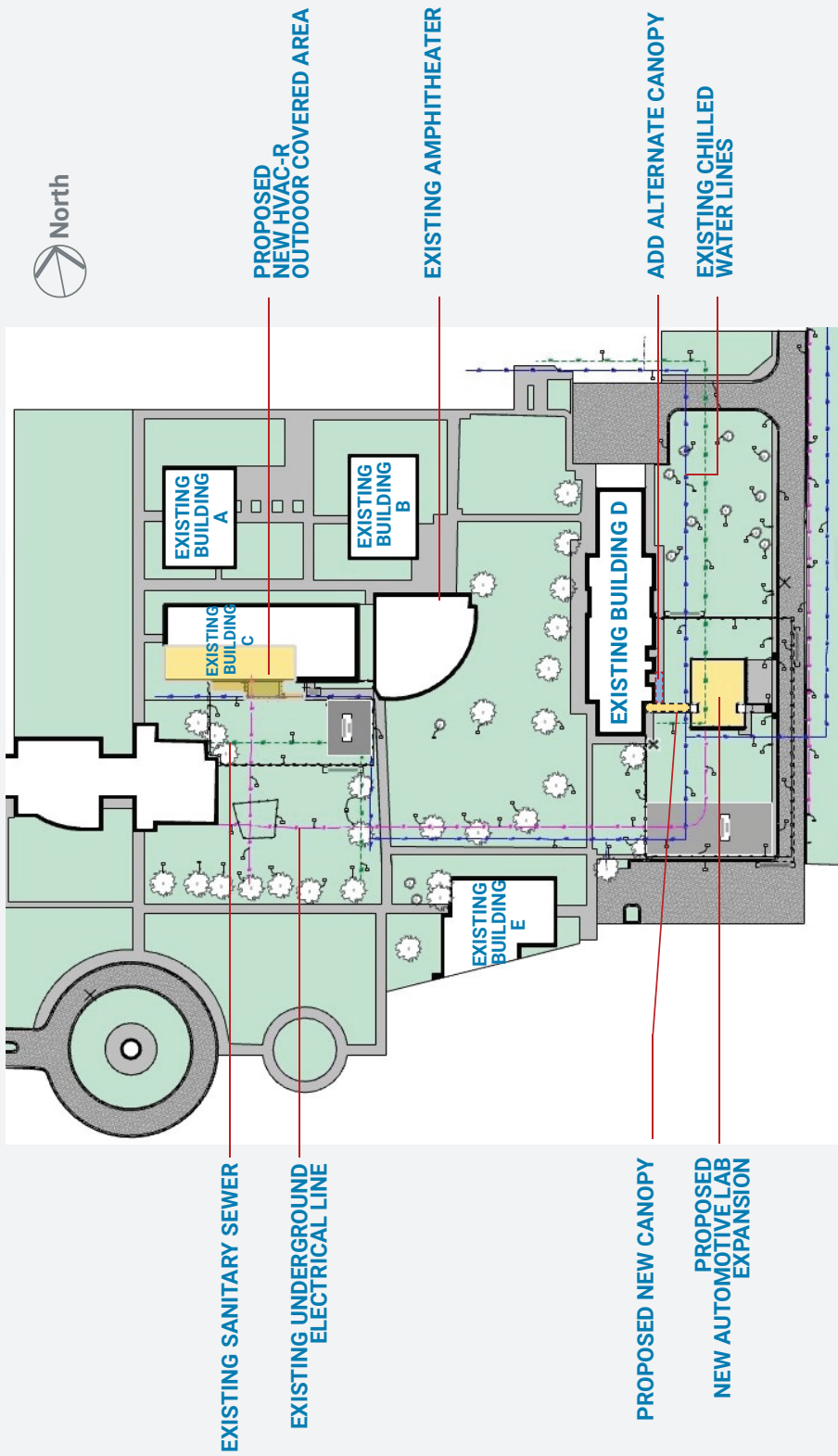
AUTOMOTIVE LAB EXPANSION	HVAC-R OUTDOOR COVERED AREA ADDITION
2 BAYS (UNCONDITIONED) 1,968 SF	OUTDOOR COVERED AND SCREENED EXPANSION TO ACCOMMODATE:
STORAGE 150 SF	3 CONDENSING UNITS (WITHIN FOOTPRINT OF COVERING)
MECHANICAL 111 SF	DATA / IT IMPROVEMENTS TO FOUR CLASSROOMS
ELECTRICAL 115 SF	BUILDING CODES
CUSTODIAL 50 SF	2006 IBC
BREEZEWAY CONNECTING TO BLDG D	2006 FIRE CODE
AUTOMOTIVE LAB: 3,375 SF	2006 MECHANICAL
HVAC COVERED AREA: 668 SF	2006 PLUMBING CODE
TOTAL PROJECT: 4,043 SF	2006 ELECTRICAL CODE
	2012 TAS
	BUILDING SUMMARY CODE



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Programming

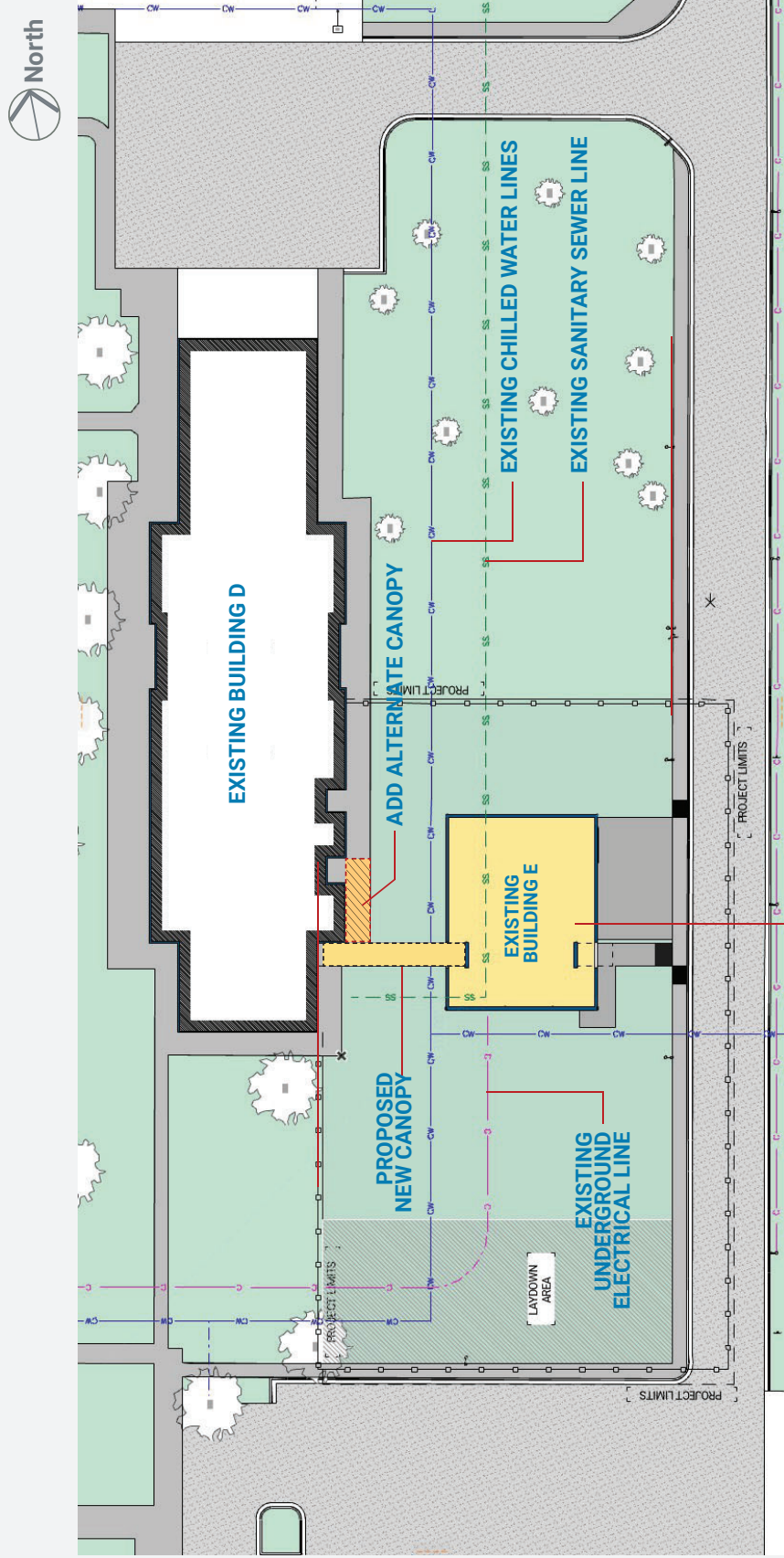
Schematic Design Presentation



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Proposed Site Plan

Schematic Design Presentation



PROPOSED NEW AUTOMOTIVE LAB EXPANSION



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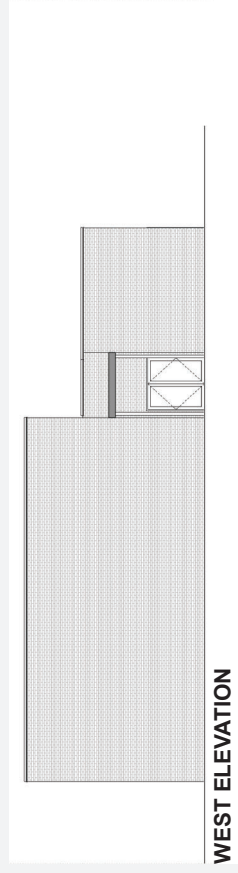
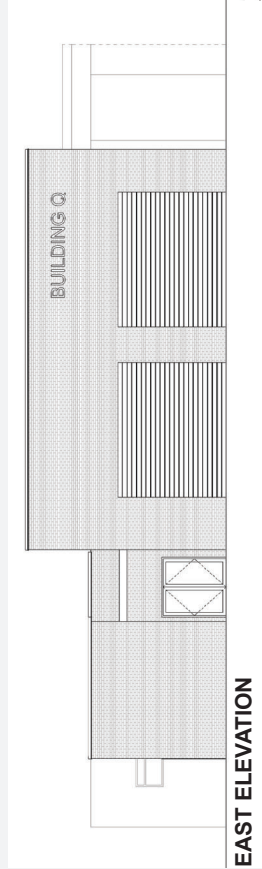
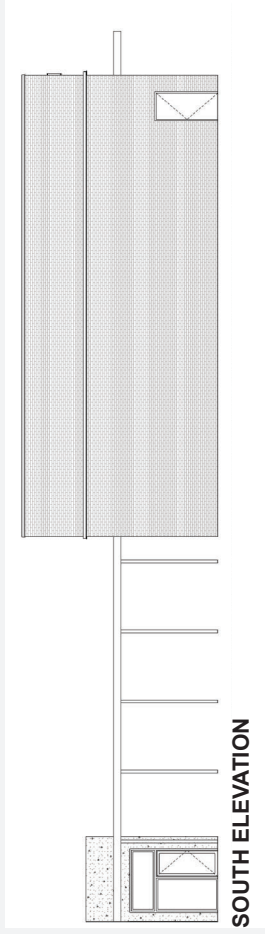
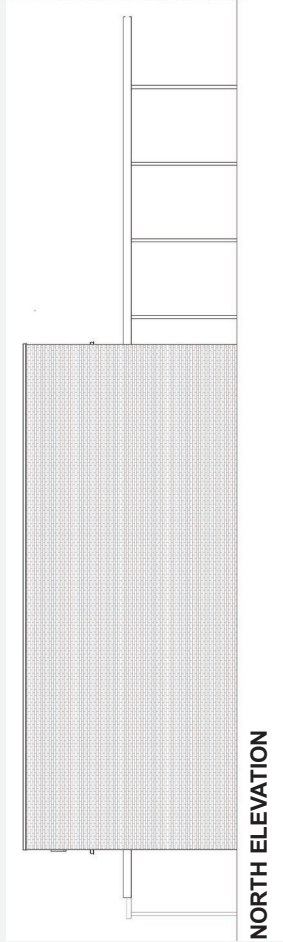
Proposed Site Plan



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Proposed Floor Plan

Schematic Design Presentation



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Exterior Elevations

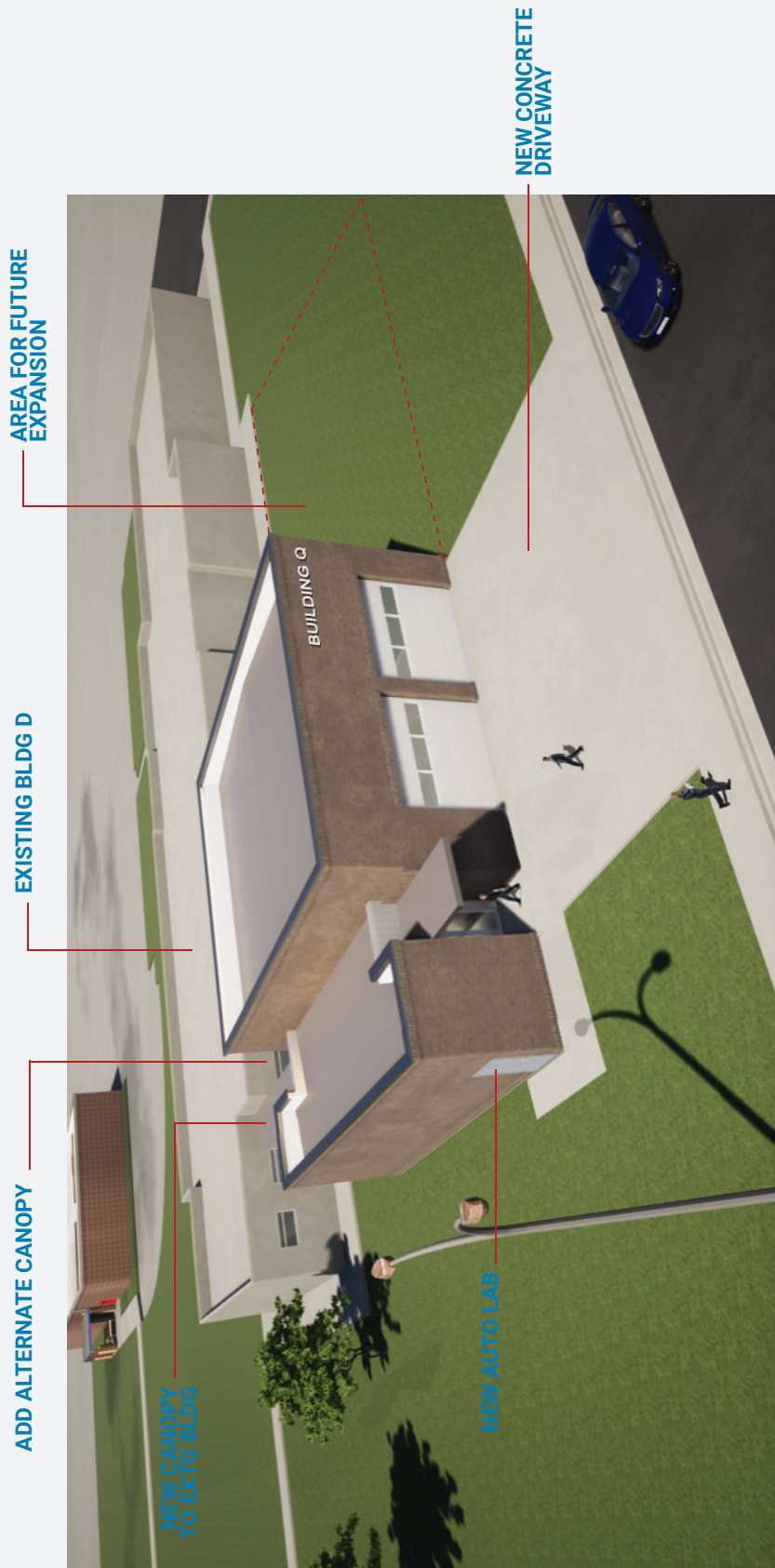
Schematic Design Presentation



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Automotive Lab Expansion Renderings

Schematic Design Presentation



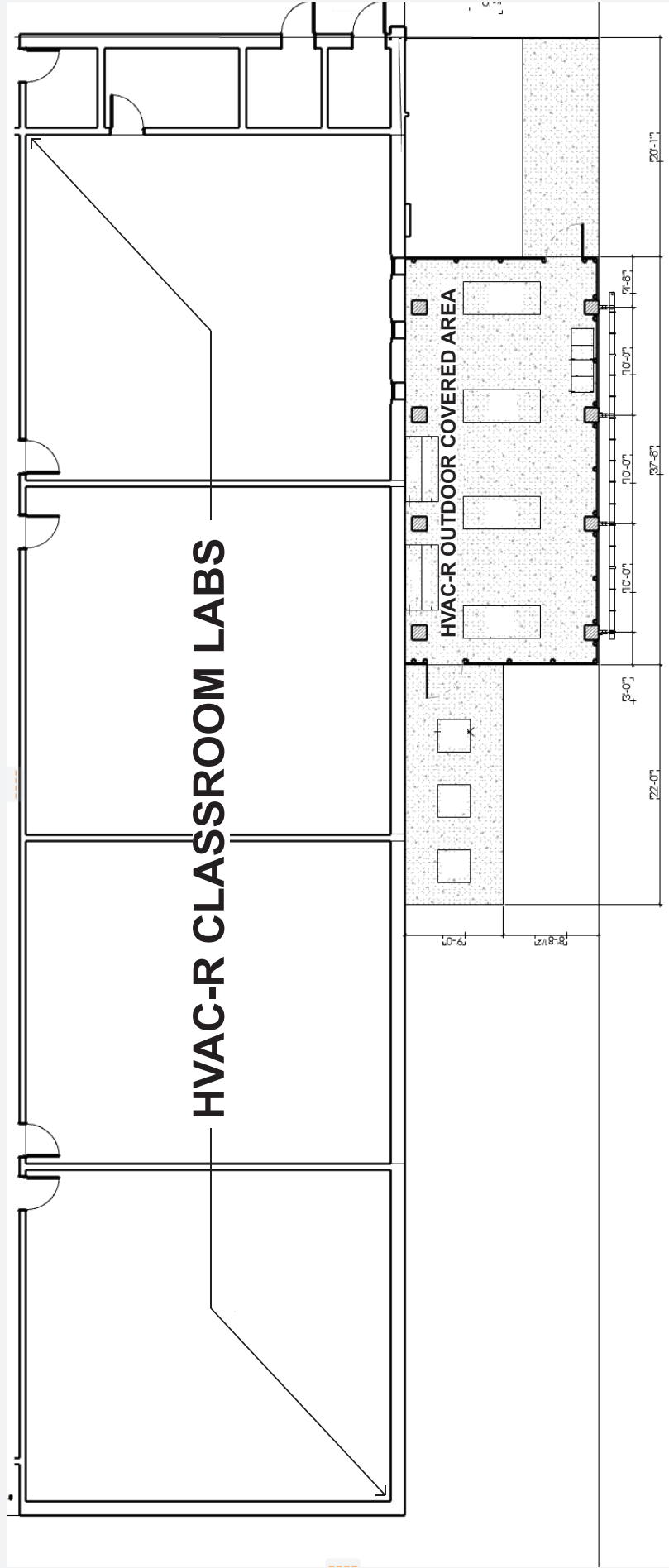
Automotive Lab Expansion Renderings

Schematic Design Presentation

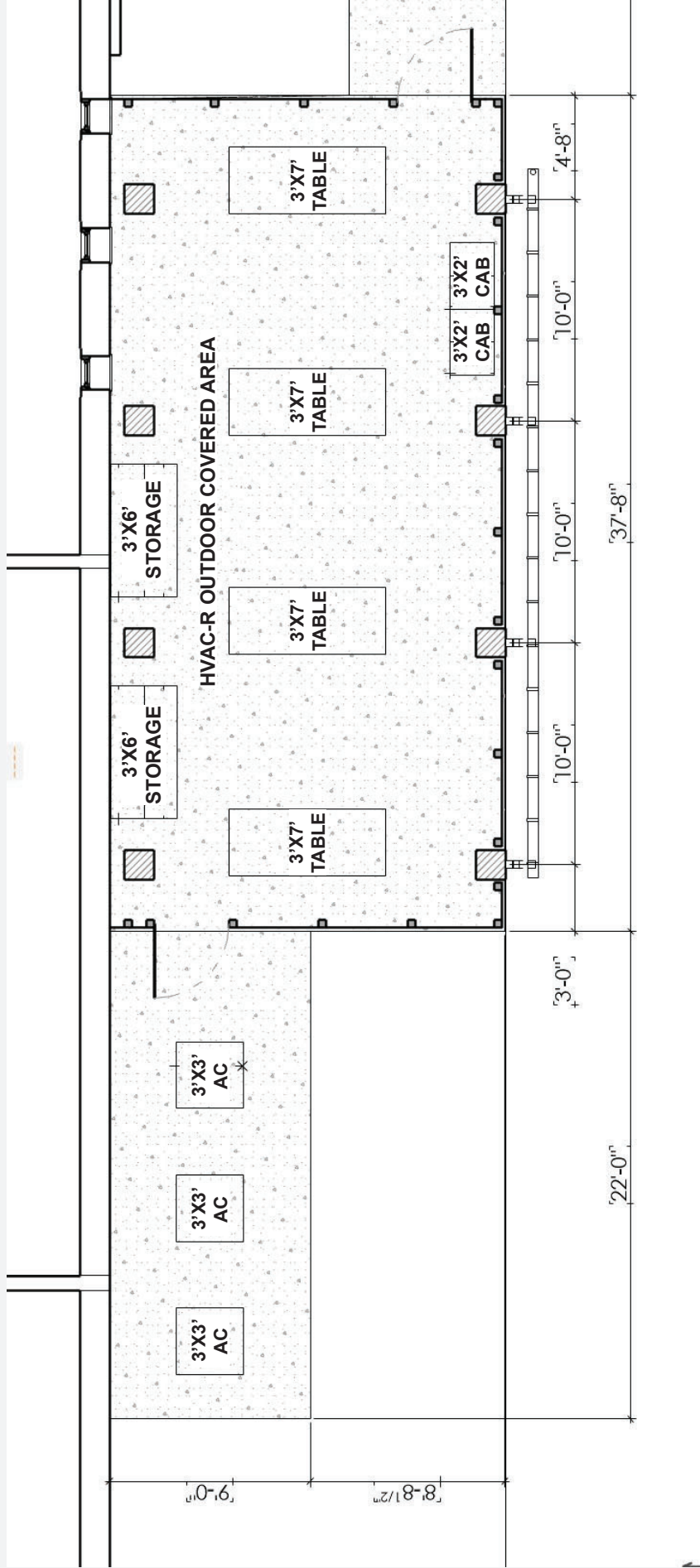


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Automotive Lab Expansion Renderings



Schematic Design Presentation

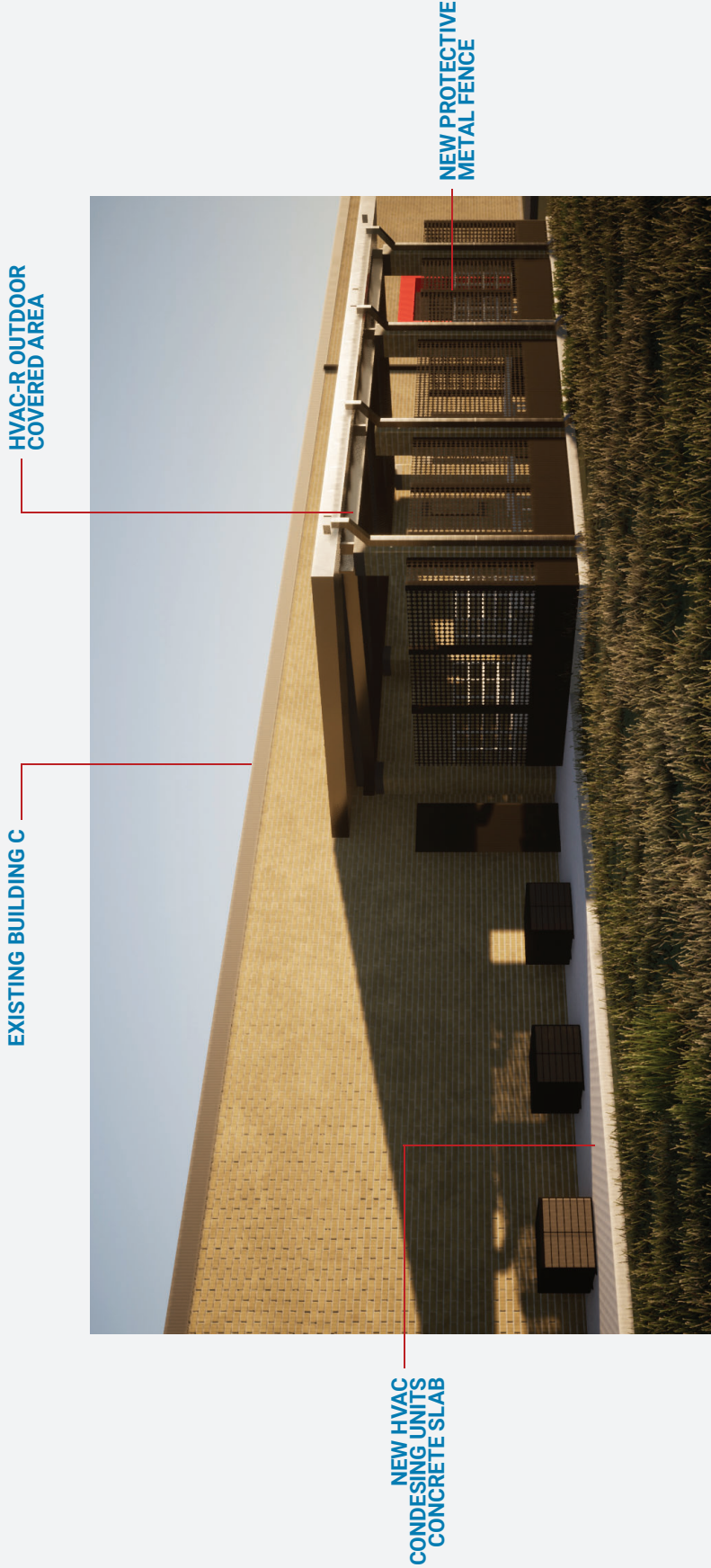


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HVAC-R Covered Yard Floor Plan Enlarged



Schematic Design Presentation



Schematic Design Presentation

PROPOSED PROJECT SCHEDULE

BOARD APPROVAL OF SCHEMATIC DESIGN	FEBRUARY 2022
SUBMIT 100% CD FINAL SET	JUNE 2022
SOLICIT PROPOSALS FOR CONSTRUCTION SERVICES	JULY 2022
BOARD APPROVAL OF CONTRACTOR	AUGUST 2022
CONSTRUCTION START DATE	OCTOBER 2022
SUBSTANTIAL COMPLETION	JUNE 2023



Project Schedule

COST ESTIMATE

HVAC-R OUTDOOR COVERED EXPANSION

- TOTAL CONSTRUCTION COST \$173, 576

AUTO LAB EXPANSION

- TOTAL CONSTRUCTION COST \$ 886, 008
- ADD ALTERNATE No.1 \$ 16, 940



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Cost Estimate

Project Fact Sheet
1/25/2022

Project Name: Starr County Campus - Workforce Center Building D Automotive Lab Expansion		Project No.: 2022-005C					
Funding Source: Unexpended Plant Fund							
		FY 21-22		FY22-23			
	Total	Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual			
	Project Budget	FY 21-22	Actual Expenditures	Expenditures	FY 22-23	Actual Expenditures	Total Actual Expenditures To Date
Construction:	\$ 820,000.00	\$ 172,000.00	\$ -	\$ 172,000.00	\$ 648,000.00	\$ -	\$ 648,000.00
Design:	82,000.00	65,600.00	-	65,600.00	16,400.00	-	16,400.00
Miscellaneous:	20,500.00	5,500.00	-	5,500.00	15,000.00	-	15,000.00
FFE:	45,100.00	-	-	-	45,100.00	-	45,100.00
Technology:	69,700.00	-	-	-	69,700.00	-	69,700.00
Contingency 5%:	41,000.00	-	-	-	41,000.00	-	41,000.00
Total:	\$ 1,078,300.00	\$ 243,100.00	\$ -	\$ 243,100.00	\$ 835,200.00	\$ -	\$ 835,200.00

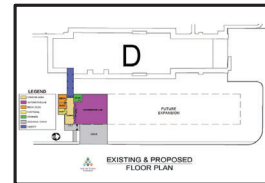
Project Team		Board Status					
Approval to Solicit Architect/Engineer: 7/27/2021		Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer: Able City Architects				Able City Architects	\$ -	\$ -	\$ -
Contractor: TBD				TBD	\$ -	\$ -	\$ -
STC FPC Project Manager: Martin Villarreal		Substantial Completion	TBD	Board Acceptance	TBD		
		Final Completion	TBD	Board Acceptance	TBD		

Project Description	Project Scope
Expansion of the Automotive Lab by providing a new facility .	Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	2/22/2022	9/27/2022	11/8/2022	8/22/2023	9/26/2023	7/23/2023

Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Contingency	Project Total	
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item
02/08/2022 Facilities Committee: Review and Recommend Action on Schematic Design of the Starr County Campus Workforce Program Projects



FPC Project Manager

Martin Villarreal




FPC Asst. Director

Rita G...

FPC Director

RDA

Project Fact Sheet
1/25/2022

Project Name: Starr County Campus - North Academic Building C HVAC-R Outdoor Covered Area Addition					Project No. 2022-007C				
Funding Source Unexpended Plant Fund									
		FY 21-22			FY22-23				
				Variance of Project Budget vs. Actual				Variance of Project Budget vs. Actual	
		FY 21-22 Actual		FY 21-22 Expenditures		FY 22-23 Actual		FY 22-23 Expenditures	
				Total				Total Actual Expenditures To Date	
		Project Budget		Expenditures		Project Budget		Expenditures	
Construction:	\$ 90,000.00	\$ 19,000.00	\$ -	\$ 19,000.00	\$ 71,000.00	\$ -	\$ 71,000.00	\$ -	\$ -
Design:	9,000.00	7,200.00	-	7,200.00	1,800.00	-	1,800.00	-	-
Miscellaneous:	15,000.00	5,500.00	-	5,500.00	9,500.00	-	9,500.00	-	-
FFE:	10,000.00	-	-	0.00	10,000.00	-	10,000.00	-	-
Technology:	25,000.00	-	-	0.00	25,000.00	-	25,000.00	-	-
Contingency 5%:	4,500.00	-	-	0.00	4,500.00	-	4,500.00	-	-
Total:	\$ 153,500.00	\$ 31,700.00	\$ -	\$ 31,700.00	\$ 121,800.00	\$ -	\$ 121,800.00	\$ -	\$ -
Project Team					Board Status				
Approval to Solicit Architect/Engineer: 7/27/2021									
Architect/Engineer: Able City Architects									
Contractor: TBD									
					Board Approval of Schematic Design TBD				
STC FPC Project Manager: Martin Villarreal					Board Acceptance TBD				
					Board Acceptance TBD				
Project Description					Project Scope				
HVAC-R Outdoor Covered area for Brazing					Design and Construction of HVAC-R Outside Covered Area for brazing instruction, equipment storage, and additional /data in classrooms C312, C313, C314 and C315				
Projected Timeline									
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In		
7/27/2021	10/26/2021	2/22/2022	9/27/2022	11/8/2022	8/22/2023	9/26/2023	7/23/2023		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Contingency	Project Total		
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Current Agenda Item									
02/08/2022 Facilities Committee: Review and Recommend Action on Schematic Design of the Starr County Campus Workforce Program Projects									
									

FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Celler

FPC Director RANA

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Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Starr County Campus Workforce Program Projects

Approval of authorization to proceed with the solicitation of construction services for the following Starr County Campus Workforce Program Projects will be requested at the February 22, 2022 Board meeting:

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

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

Background

On October 26, 2021, the Board approved contracting architectural services with Able City, LLC. Able City, LLC. estimates the costs of the proposed renovations to exceed the construction budgets. The total project budgets are as follows, and include funds for construction, design, furniture, fixtures, and equipment (FFE), technology, and miscellaneous costs. Additional funds are available in the Unexpended Construction Plant Fund.

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

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

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the February 22, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Starr County Campus Workforce Program Projects project as presented.

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Review and Recommend Action on Substantial Completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus

Approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus will be requested at the February 22, 2022 Board Meeting:

	Project	Completion Recommended	Date Received
1.	District Wide Roofs at Mid Valley Campus Architect: BEAM Professionals Contractor: Argio Roofing & Construction, LLC	Substantial Completion Recommended	January 29, 2022

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

College staff visited the site and developed a construction punch list on January 31, 2022. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Argio Roofing & Construction, LLC. The original cost approved for this project was \$756,295.

The following table summarizes the current budget status:

Deferred Maintenance of District Wide Roofs at Mid Valley Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$756,295.00	\$756.295.00	\$0	\$756,295.00	\$634,248.82	\$122,046.18

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the February 22, 2022 Board meeting, substantial completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus as presented.

Deferred Maintenance of District Wide Roofs Mid Valley Campus



Deferred Maintenance of District Wide Roofs Mid Valley Campus



Deferred Maintenance of District Wide Roofs Mid Valley Campus





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Deferred Maintenance of District Wide Roofs - Mid-Valley Campus 400 N. Border Weslaco, TX 78503	CONTRACT INFORMATION: Contract For: General Construction Date: June 1, 2021	CERTIFICATE INFORMATION: Certificate Number: 001 Date: January 29, 2022
OWNER: <i>(name and address)</i> South Texas College 3200 W. Pecan Blvd. Bldg N, Suite 179 McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> BEAM Professionals 6316 N. 10th Street, Bldg A, Suite 1 McAllen, TX 78504	CONTRACTOR: <i>(name and address)</i> Argio Roofing & Construction, LLC. 29729 Norman Road Rio Hondo, TX 78501

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

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

All portions of work scope indicated in Contract Documents.

BEAM Professionals ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	A. Todd Scrimpsheer, RA // Vice President PRINTED NAME AND TITLE	January 29, 2022 DATE OF SUBSTANTIAL COMPLETION
---	---	---	---

WARRANTIES

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

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

January 29, 2022

WORK TO BE COMPLETED OR CORRECTED

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

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

Provide Punch list and Closeout Documentation.

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

Cost estimate of Work to be completed or corrected: \$15,154.58

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

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

N/A

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

Argio Roofing & Construction, LLC CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
South Texas College OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
		Ricardo J. Solis, President	

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User Notes:

Project Fact Sheet
1/31/2022

Project Name: District Wide - Deferred Maintenance of District Wide Roofs Mid Valley Campus		Project No.: 2019-027R								
Funding Source(s): Renewals & Replacements Fund										
	FY 19-20			FY 20-21			FY 21-22			Total Actual Expenditures To Date
	Project Budget	FY 19-20 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 860,000.00	\$ -	\$ 860,000.00	\$ 860,000.00	\$ 37,474.50	\$ 860,000.00	\$ 566,295.00	\$ 634,248.82	\$ (67,953.82)	\$ 634,248.82
Design:	86,000.00	4,307.69	81,692.31	86,000.00	37,474.50	48,525.50	2,686.00	1,354.50	1,331.50	43,136.69
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	109.40	4,890.60	4,891.00	-	4,891.00	109.40
FFE:	-	-	-	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-	-	-	-
Total:	\$ 951,000.00	\$ 4,307.69	\$ 946,692.31	\$ 951,000.00	\$ 37,583.90	\$ 913,416.10	\$ 573,872.00	\$ 635,603.32	\$ (61,731.32)	\$ 677,494.91

*Fee for roof evaluation study @ \$4,307.69 FY19-20
Original total design estimate of \$860,000 includes: 5.25% for design services @ \$45,150.

Project Team		Board Status				
Approval to Solicit Architect/Engineer: 1/29/2019		Board Approval of Schematic Design: 8/25/2020	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer: BEAM Professionals, a PBK Company			*BEAM Professionals (Evaluation Study)	\$ 4,307.69	\$ 4,307.69	\$ -
			BEAM Professionals Argio Roofing (Mid-Valley Campus)	\$ 45,150.00	\$ 38,829.00	\$ 6,321.00
				\$ 756,295.00	\$ 634,248.82	\$ 122,046.18
Contractor: Argio Roofing (Mid Valley Campus)		Substantial Completion: 1/31/2022	Board Acceptance:	TBD		
STC FPC Project Manager: Martin Villarreal		Final Completion: TBD	Board Acceptance:	TBD		

Project Description	Project Scope
Maintenance of 4 roofs for various buildings at Mid Valley Campus due to roofs reaching their life expectancy of 20 years	Provide roof coating system at Mid Valley Campus-Workforce Center Building D, Library Building E, Student Union Building F, North Academic Building G.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
1/29/2019	5/30/2019	8/25/2020	4/27/2021	6/15/2021	2/22/2022	3/29/2022	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total	
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2019-20	-	4,307.69	-	-	-	\$ 4,307.69	
2020-21	-	37,474.50	109.40	-	-	\$ 37,583.90	
2021-22	634,248.82	1,354.50	-	-	-	\$ 635,603.32	
Project Total	\$ 634,248.82	\$ 43,136.69	\$ 109.40	\$ -	\$ -	\$ 677,494.91	

02/08/2022 Facilities Committee: Review and Recommend Action on Substantial Completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus



FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Geller

FPC Director RAVA

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

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

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of February 4, 2022

Total Project Budget Summary	FY22 Unexpended Plant Fund	FY22 Renewals & Replacements Fund
Total Construction Project Budget	\$ 12,639,709	\$ 6,590,868
Previously Approved Projects from September - January 2022	(6,625,894)	(3,029,813)
Proposed Projects for the Month of February 2022	(398,160)	-
Total Project Budget Balance	\$ 5,615,655	\$ 3,561,055

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

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of February 4, 2022

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

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of February 4, 2022

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on January 25, 2022			
2022-039C	District Wide Campus Master Plan	\$ 375,000	\$ -
2019-016C	Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles	79,833	-
2019-017C	Regional Center for Public Safety Excellence Canopies for Students and Instructors	67,333	-
2019-020C	Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G) Fire Training Area	87,433	-
Total Board Approved on January 25, 2022		\$ 609,599	\$ -
Pending Board Approval on February 22, 2022			
2021-022C	Pecan Campus Continuing Education Building	\$ 398,160	\$ -
Total Pending Board Approval on February 22, 2022		\$ 398,160	\$ -
Current Total Project Budget		\$ 7,024,054	\$ 3,029,813

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

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Business and Science Building G Classroom Renovation	SS									●	\$ 179,677	\$ 177,495	\$ 2,182	\$ 14,450	Completed	N/A	EGV Architects	Tri-Gen Construction	
2	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Low	TBD	Approval of Schematic Design	TBD	N/A
3	Library Building F Renovation and Expansion	DV		●								\$ 4,289,187	\$ 485,785	\$ 3,803,402	\$ 3,778,000	High	April 2022	Approval of Solicitation for Construction Services	ERO Architects	TBD
4	New Continuing Education Building	TBD		●								\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	February 2022	Approval of Solicitation for Architectural Services	TBD	TBD
Pecan Campus Subtotal												\$ 4,893,224	\$ 663,280	\$ 4,229,944	\$ 4,216,810					
Pecan Plaza																				
8	West Building C Kinesiology Renovation	MV									●	\$ 207,841	\$ 189,248	\$ 18,593	\$ 55,000	Completed	N/A	Alvarado Architects & Assoc.	Tri-Gen Construction	
9	East Building B Dance Studio Improvements	SS	●									\$ 51,250	\$ -	\$ 51,250	\$ 51,250	Low	TBD	TBD	TBD	TBD
10	Human Resources Building A Renovation	RG									●	\$ 15,108	\$ 24,240	\$ (9,132)	\$ 5,000	Completed	N/A	N/A	O&M	
Pecan Plaza Subtotal												\$ 274,199	\$ 213,488	\$ 60,711	\$ 111,250					
Mid-Valley Campus																				
11	Workforce Center Building D Welding Expansion	MV		●								\$ 114,600	\$ -	\$ 114,600	\$ 114,600	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
12	Workforce Center Building D Automotive Lab Expansion	MV		●								\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
13	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV		●								\$ 124,000	\$ -	\$ 124,000	\$ 124,000	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
14	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen	MV		●								\$ 110,745	\$ 283	\$ 110,462	\$ 110,745	High	April 2022	Approval of Construction Services	Boultinghouse Simpson Gates Architects	TBD
Mid Valley Campus Subtotal												\$ 557,695	\$ 283	\$ 557,412	\$ 557,695					
Technology Campus																				
15	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation (Master Plan Only)	SS									●	\$ 172,195	\$ 59,320	\$ 112,875	\$ 127,500	Completed	N/A	EGV Architects	TBD	
16	Welding Lab Expansion Building	SS		●								\$ 115,800	\$ 456	\$ 115,344	\$ 115,800	High	February 2022	Approval to Solicit for Architectural Services	TBD	TBD
17	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									\$ 200,500	\$ -	\$ 200,500	\$ 200,500	Low	TBD	TBD	Ethos Engineering, LLC	TBD
18	Exterior Solar Panels Structure	SS		●								\$ 103,100	\$ 446	\$ 102,654	\$ 103,100	High	February 2022	Approval of Schematic Design	SAMES, Inc	TBD
Technology Campus Subtotal												\$ 591,595	\$ 60,223	\$ 531,372	\$ 546,900					

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

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Nursing and Allied Health Campus Subtotal																				
19	East Building A Student Services Renovation	SS									●	\$ 425	\$ 327,633	\$ (327,208)	\$ 425	Completed	N/A	Gignac & Associates, LLP	Holchemont	
20	East Building A Occupational Therpay Kitchen Lab Expansion	SS			●							\$ 73,500	\$ 456	\$ 73,044	\$ 73,500	High	February 2022	Approval of Schematic Design	Negrete & Kolar Architects, LLP	TBD
Nursing and Allied Health Campus Subtotal												\$ 73,925	\$ 328,089	\$ (254,164)	\$ 73,925					
Starr County Campus																				
20	Workforce Center Building D Welding Expansion	MV			●							\$ 139,000	\$ 820	\$ 138,180	\$ 139,000	High	April 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
21	Workforce Building D Automotive Expansion	MV			●							\$ 243,100	\$ -	\$ 243,100	\$ 243,100	High	February 2022	Approval of Schematic Design	Able City, LLC	TBD
22	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 31,700	\$ -	\$ 31,700	\$ 31,700	High	February 2022	Approval of Schematic Design	Able City, LLC	TBD
Starr County Campus Subtotal												\$ 413,800	\$ 820	\$ 412,980	\$ 413,800					
Regional Center for Public Safety Excellence																				
23	Target Range	DV			●							\$ 870,627	\$ 61,519	\$ 809,108	\$ 815,000	Low	January 2022	Approval of Schematic Design	PBK Architects	TBD
24	Canopy for Safety Training Vehicles	DV			●							\$ 79,924	\$ 160	\$ 79,764	\$ 79,833	High	April 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
25	Canopy for Students/Instructors	DV			●							\$ 67,424	\$ 160	\$ 67,264	\$ 67,333	High	April 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
26	Chiller Installation	MV					●					\$ 170,000	\$ 12,738	\$ 157,262	\$ 158,250	High	May 2022	Approval of Substantial Completion	Half Associates, Inc	Johnson Controls
27	Fire Training Area	DV			●							\$ 97,524	\$ 160	\$ 97,364	\$ 97,433	High	April 2022	Approval of Schematic Design	Gignac & Associates, LLP	TBD
28	Site Drainage Improvements	DV									●	\$ 230,885	\$ 167,199	\$ 63,686	\$ 179,380	Completed	N/A	Perez Consulting Engineers	McAllen Multi Service	
29	Perimeter Fencing	SS		●								\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
30	Skills Pad and EVOC Lighting	SS			●							\$ 342,000	\$ 468	\$ 341,532	\$ 342,000	High	October 2022	Approval of Substantial Completion	TBD	TBD
31	Two-Story Residential Fire Training Structure	SS			●							\$ 381,250	\$ 468	\$ 380,782	\$ 381,250	Medium	May 2022	Approval of Schematic Design	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 242,870	\$ 2,189,764	\$ 2,313,479					

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

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor
District Wide																			
32	Fence Enclosures	MV									●	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Completed	N/A	N/A	Maldonado Nursery
33	Outdoor Furniture	HTM		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A	N/A	TBD
34	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A	N/A
35	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ 283	\$ 948,467	\$ 948,750	N/A	N/A	N/A	TBD
36	Campus Master Plan	TBD		●								\$ 375,000	\$ -	\$ 375,000	\$ 375,000	High	January 2022	Approval of Solicitation for Consulting Firm	N/A
37	Automatic Doors Phase IV	SS					●					\$ 67,568	\$ 6,176	\$ 61,392	\$ 62,000	High	March 2022	Approval of Substantial Completion	Ethos Engineering, LLC R.E. Friedrichs Company
38	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A	N/A	TBD
39	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A	N/A	TBD
District Wide Subtotal												\$ 4,527,218	\$ 6,459	\$ 4,520,759	\$ 4,521,650				
Totals			12	3	6	0	8	1	0	0	6	\$ 13,764,290	\$ 1,515,512	\$ 12,248,778	\$ 12,755,509				

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Pecan Campus																				
1	Ann Richards Building A Data Cabling Infrastructure Replacement	RC					•					\$ 80,000	\$ -	\$ 80,000	\$ 80,000	High	TBD	TBD	TBD	TBD
2	Art Building B Data Cabling Infrastructure Replacement	RC					•					\$ 40,000	\$ -	\$ 40,000	\$ 40,000	High	TBD	TBD	TBD	TBD
3	Student Activities Building H Data Cabling Infrastructure Replacement	RC	•									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
4	Information Technology Building M Generator Replacement	SS					•					\$ 169,254	\$ 16,315	\$ 152,939	\$ 156,000	High	March 2022	Approval of Substantial Completion	Half Associates, Inc	Metro Electric, Inc.
5	Reseeding and Regrading of Athletic Fields	DV	•									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
6	Stucco Repainting	SS			•							\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
7	Resurfacing of East Drive	SS		•								\$ 92,000	\$ -	\$ 92,000	\$ 92,000	High	March 2022	Approval of Engineering Services	TBD	TBD
8	Sylvia Esterline Center for Learning Excellence Building C to Business and Science Building G Cabling Infrastructure Replacement	RC					•					\$ 25,000	\$ -	\$ 25,000	\$ 25,000	High	TBD	TBD	TBD	TBD
9	South Academic Building J Generator Replacement	SS		•								\$ 76,250	\$ -	\$ 76,250	\$ 76,250	High	March 2022	Approval of Engineering Services	TBD	TBD
Pecan Campus Subtotal												\$ 907,504	\$ 16,315	\$ 891,189	\$ 894,250					
Pecan Plaza																				
10	Stucco Repainting	SS			•							\$ 30,500	\$ -	\$ 30,500	\$ 30,500	High	TBD	TBD	TBD	TBD
Pecan Plaza Subtotal												\$ 30,500	\$ -	\$ 30,500	\$ 30,500					
Mid Valley Campus																				
11	Roofing Deferred Maintenance	MV						•				\$ 805,309	\$ 677,495	\$ 127,814	\$ 573,872	High	February 2022	Approval of Substantial Completion	Beam Professionals	Argio Roofing
12	North Academic Building G Analog to Digital Conversion	RC	•									\$ 562,000	\$ -	\$ 562,000	\$ 562,000	Low	TBD	TBD	TBD	TBD
13	Stucco Repainting and Exterior Upgrades	SS	•									\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Low	TBD	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 1,567,309	\$ 677,495	\$ 889,814	\$ 1,335,872					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
14	NAH East Building A Westside Window Waterproofing	RC	•									\$ 65,000	\$ -	\$ 65,000	\$ 65,000	Low	TBD	TBD	TBD	TBD
15	NAH East Building A Westside Elevators Refurbishment	RC/O&M				•						\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Medium	TBD	TBD	N/A	Oracle Elevator
16	NAH East Building A Roofing Deferred Maintenance	MV						•				\$ 286,077	\$ 241,009	\$ 45,068	\$ 206,991	High	March 2022	Approval of Final Completion	BEAM Professionals	American Contracting USA
17	NAH East Building A Exterior Stair Repairs and Replacement	SS					•					\$ 283,000	\$ 12,794	\$ 270,206	\$ 280,000	High	May 2022	Approval of Substantial Completion Services	Chanin Engineering, LLC	5 Star GC Construction, LLC
18	NAH East Building A Generator Replacements	SS	•									\$ 422,000	\$ -	\$ 422,000	\$ 422,000	Low	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 1,256,077	\$ 253,803	\$ 1,002,274	\$ 1,173,991					

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Starr County Campus																				
19	Stucco Repainting	SS			●							\$ 223,000	\$ -	\$ 223,000	\$ 223,000	High	TBD	TBD	TBD	TBD
20	Roofing Deferred Maintenance	MV				●						\$ 702,320	\$ 317,224	\$ 385,096	\$ 661,255	High	March 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
23	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 1,105,320	\$ 317,224	\$ 788,096	\$ 1,064,255					
District Wide																				
24	Renewals & Replacements	N/A	N/A									\$ 484,135	\$ -	\$ 484,135	\$ 151,000	N/A	N/A	N/A	N/A	N/A
25	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 201,963	\$ -	\$ 201,963	\$ 182,500	Low	TBD		N/A	TBD
26	Interior LED Lighting Upgrade	RC/O&M		●								\$ 577,945	\$ -	\$ 577,945	\$ 110,000	Low	TBD		N/A	TBD
27	Ext. Walkway LED Lighting Upgrade	RC/O&M		●								\$ 98,443	\$ -	\$ 98,443	\$ 49,000	Low	TBD		N/A	TBD
28	Building Automation Systems Upgrade	RC/O&M		●								\$ 174,048	\$ -	\$ 174,048	\$ 76,500	Low	TBD		N/A	TBD
29	Flooring Replacement	DV/HTM				●						\$ 756,380	\$ 17,724	\$ 738,656	\$ 504,000	Medium	TBD		N/A	TBD
30	HVAC Replacement and Upgrade	RC/O&M		●								\$ 829,910	\$ -	\$ 829,910	\$ 660,000	Low	TBD		N/A	TBD
31	Exterior Lighting Upgrade	RC/O&M		●								\$ 324,912	\$ -	\$ 324,912	\$ 279,000	Low	TBD		N/A	TBD
32	Water Tower Logo Replacements	DV		●								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 3,527,736	\$ 17,724	\$ 3,510,012	\$ 2,092,000					
Totals		0	7	6	1	2	2	2	0	0	0	\$ 8,394,446	\$ 1,282,560	\$ 7,111,886	\$ 6,590,868					