

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

- I. Approval of February 8, 2022 Facilities Committee Meeting Minutes 1 - 13
- II. Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Campus North Academic Humanities Building P Renovations for the Office of the Vice President for Finance and Administrative Services, the Accountability, Risk, and Compliance Department, and the Office of Institutional Equity..... 14 - 32
- III. Review and Recommend Action on Contracting Engineering Services for the Pecan Campus East Drive Resurfacing..... 33 - 43
- IV. Review and Recommend Action on Contracting Engineering Services for the Pecan Campus South Academic Building J Generator Replacement and for the Nursing and Allied Health Campus NAH East Building A Generators Replacement..... 44 - 59
- V. Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas..... 60 - 73
- VI. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects..... 74 - 82

Approval of Facilities Committee Meeting Minutes

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

1. February 8, 2022 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
February 8, 2022

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, February 8, 2022 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, February 8, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:32 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Rene Guajardo and Mr. Danny Guzman

Members absent: Ms. Rose Benavidez.

Also present: Dr. Ricardo J. Solis, Hon. Javier Villalobos, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Mr. Ricardo De La Garza, Mr. George McCaleb, Mr. Robert Cuellar, Ms. Lynda Lopez, Mrs. Sara Lozano, Ms. Monica Perez, Mr. Dallas Gutierrez, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Minutes for the January 18, 2022 Facilities Committee meeting were approved as written. The motion carried.

**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 was provided at the February 8, 2022 Facilities Committee meeting.

Purpose

The College President 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 was reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, and Administration. This project was 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, 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 was 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 consisted 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 was 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 were available in the Unrestricted Funds for use in Fiscal Year 2021 - 2022.

Enclosed Documents

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

The Committee discussed the project with Dr. Ricardo J. Solis, College President, and with administration. While they favored the proposal to move the Office of the President and renovate the suggested location, they requested additional information about the estimated costs and proposed design, including renderings of the proposed renovation.

They also recommended that administration consider the potential need to renovate the public restrooms near that location.

Finally, the Committee suggested the engagement of an architect, and suggested that administration request Board authorization to solicit design services for this project.

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

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 was provided at the February 8, 2022 Facilities Committee meeting.

Purpose

The College President 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 was reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project was 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, 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 consisted 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 was 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 were available in the Unrestricted Plant Fund for use in Fiscal Year 2021 - 2022.

Enclosed Documents

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

While no action was requested, the Committee voiced their support for the proposed renovation project.

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

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

Scheduling Priority

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

Background

On September 28, 2021, the Board approved the Master Plan for the Technology Campus Buildings A and B, which included 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 consisted of constructing a new facility that would provide sixty (60) additional welding stations, storage space, office space, and support space.

The proposed scope of work is summarized as follows:

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

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 was \$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 were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Reviewers

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

Enclosed Documents

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract architectural services with EGV Architects, Inc. for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project as presented. The motion carried.

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 were requested by College management and the Academic Division of Business, Public Safety, & Technology. They were 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 were 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. 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 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 were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Able City, LLC. 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 was included at an estimated additional cost of \$16,940. Additional funds were 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. 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 were 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 was 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. 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. 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 Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the Starr County Campus Workforce Program Projects as presented. The motion carried.

Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Starr County Campus Workforce 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 were necessary to expand and renovate the existing spaces automotive and HVAC-R 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 Able City, LLC. Able City, LLC. estimates the costs of the proposed renovations to exceed the construction budgets. The total project budgets were as follows, and included 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. 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 Mr. Gary Gurwitz, the Facilities Committee recommended Board authorization to proceed with the solicitation of construction services for the Starr County Campus Workforce Program Projects project as presented. The motion carried.

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 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 Mid Valley Campus.

College staff visited the site and developed a construction punch list on January 31, 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 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 were provided for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Mid Valley 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 provided a design and construction update. This update summarized the status of each capital improvement and renewals & replacements project currently in progress, including a categorization based on priority. Mary Elizondo and Rick de la Garza were available to respond to questions and address concerns of the committee.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:37 p.m.

I certify that the foregoing are the true and correct minutes of the February 8, 2022 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Campus North Academic Humanities Building P Renovations for the Office of the Vice President for Finance and Administrative Services, the Accountability, Risk, and Compliance Department, and the Office of Institutional Equity

Approval of authorization to proceed with solicitation of architectural services for the Pecan Campus North Academic Humanities Building P Renovations for the Office of the Vice President for Finance and Administrative Services (VP-FAS), the Accountability, Risk, and Compliance (ARC) Department, and the Office of Institutional Equity (OIE) will be requested at the March 29, 2022 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for renovating the third floor of North Academic Humanities Building P to accommodate office spaces for the Office of the VP-FAS, the ARC department, and the OIE.

Justification

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

Scheduling Priority

This project was requested by Administration, 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 Pecan Campus North Academic Humanities Building P to convert classroom spaces to office spaces.

Background

The proposed relocation of staff is necessary due to renovations to Pecan Campus Ann Richards Administration Building A and the relocations of Administration and other department staff in Pecan Campus Ann Richards Administration Buildings A and X. In addition to the Office of the Vice President for Finance and Administrative Services, the ARC department and the OIE will be relocated to the Pecan Campus North Academic Humanities Building P.

The ARC department is dedicated to supporting services aimed at facilitating operations surrounding the health and safety of employees and students, conducting process improvement initiatives, performing compliance and risk assessments, COVID-19 safety measures and procedures, and managing the records management program and policy management operations for the College. The OIE is responsible for Title IX and Section 504 compliance functions.

Staff from the Office of the VP-FAS, the ARC department, and the OIE will be relocated to the third floor of Building P. The existing classrooms have been identified as available for office conversion by the Academic Affairs Division. The renovation consists of demolishing the existing spaces and renovating them to accommodate the following spaces:

Office of the Vice President for Finance and Administrative Services:

- VP-FAS Office
- Eight (8) staff offices
- Conference room
- Reception Areas
- Workroom
- File / Storage
- Multipurpose Room

Accountability, Risk, and Compliance Department:

- Twelve (12) staff offices
- Work Area
- Document Disposal Room
- File and Storage Rooms

Office of Institutional Equity:

- Four (4) staff offices
- Work Area
- File Room

ARC & OIE:

- Shared Conference Room
- Shared Reception Area
- Shared Multipurpose Room

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 7,900 sf.

The total project estimated cost, including professional design services and construction services, is \$1,034,110 and is itemized in the table below:

Pecan Campus North Academic Humanities Building P Renovation for the Office of the VP-FAS, the ARC, and the OIE Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$790,100
Design	79,010
Miscellaneous	5,000
FFE	110,000
Technology	50,000
Total Estimated Project Budget	\$1,034,110

Funding Source

A budget amendment to fund this project in the Unexpended Construction Plant Fund will be presented in the March Finance Committee for the Board's approval.

Funds for the Pecan Campus North Academic Humanities Building P Renovation for the Office of the VP-FAS, the ARC department, and the OIE will become available in the Unexpended Construction Plant Fund for use in Fiscal Year 2021 – 2022, subject to the Board's approval of the budget amendment.

Enclosed Documents

Following in the packet is a presentation of the project and a preliminary layout of the space for the Committee's review and information.

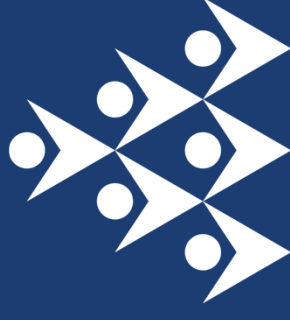
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 29, 2022 Board meeting, the solicitation of architectural services for the Pecan Campus North Academic Humanities Building P Renovation for the Office of the Vice President for Finance and Administrative Services (VP-FAS), the Accountability, Risk, and Compliance (ARC) Department, and the Office of Institutional Equity (OIE), subject to Board approval of the budget amendment, as presented.

Pecan Campus North Academic Humanities Building P Renovation Project

March 8, 2022 Facilities Committee Meeting

Mary G. Elizondo, MBA, CPA, CFE, CGMA
Vice President for Finance and Administrative Services



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Discussion Points

I. Offices Relocation Plan

- Cause and Effect to (6) Departments

II. Review Proposed Layout for Office of VP-FAS

- Proposed Area at Pecan Campus North Academic Humanities Building P 3rd Floor for VP-FAS

III. Review Proposed Layout for ARC and OIE

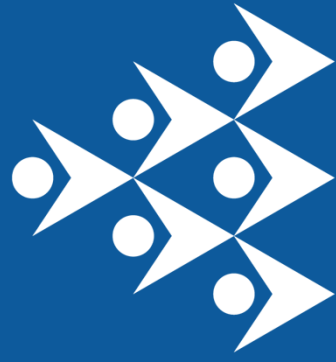
- Proposed Area at Pecan Campus North Academic Humanities Building P 3rd Floor for ARC and OIE

IV. Total Project Budget

- Budget Impact

V. Funding Source

- Earmarked Funds



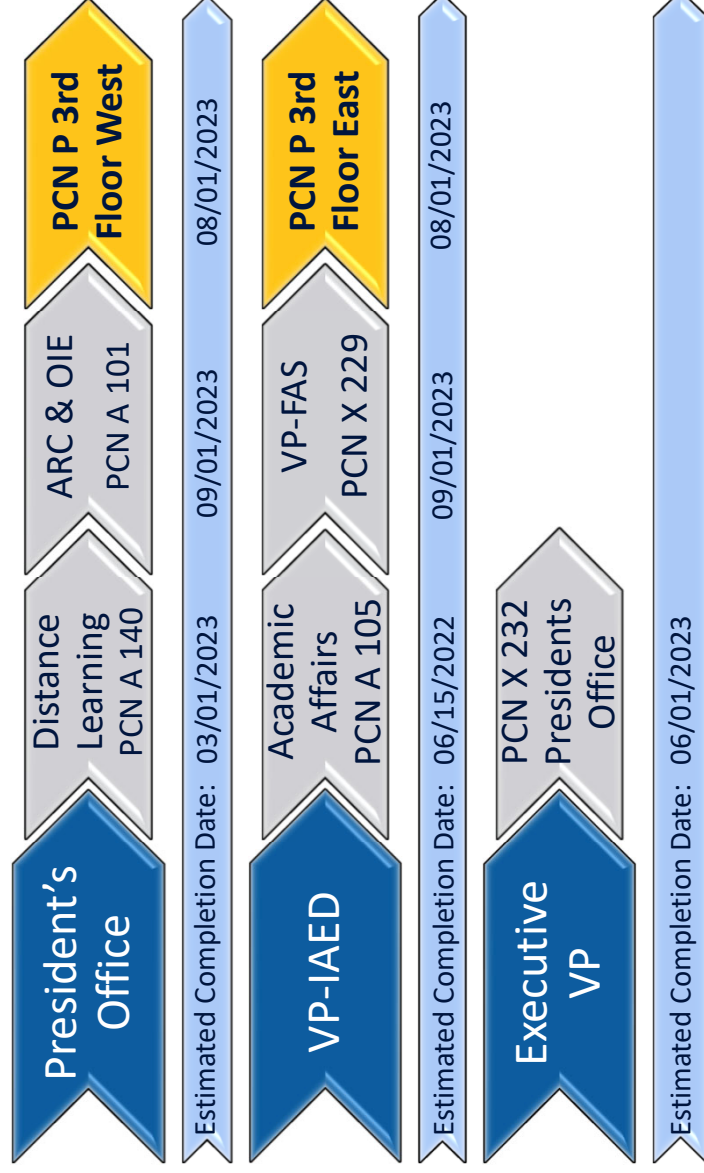
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I. Offices Relocation Plan

I. Offices Relocation Plan

Renovations to offices and classrooms are proposed to accommodate the relocation of the Office of the President as follows:

- Distance Learning Space (President's Office)
- Accountability, Risk, and Compliance (ARC) and Office of Institutional Equity (OIE)
- Space – (Distance Learning)
- Pecan Campus North Academic Humanities Building P (ARC)
- Academic Affairs (VP-IAED)
- VPFAS (Academic Affairs)
- Pecan Campus North Academic Humanities Building P (VPFAS)
- President's Office (Executive VP)

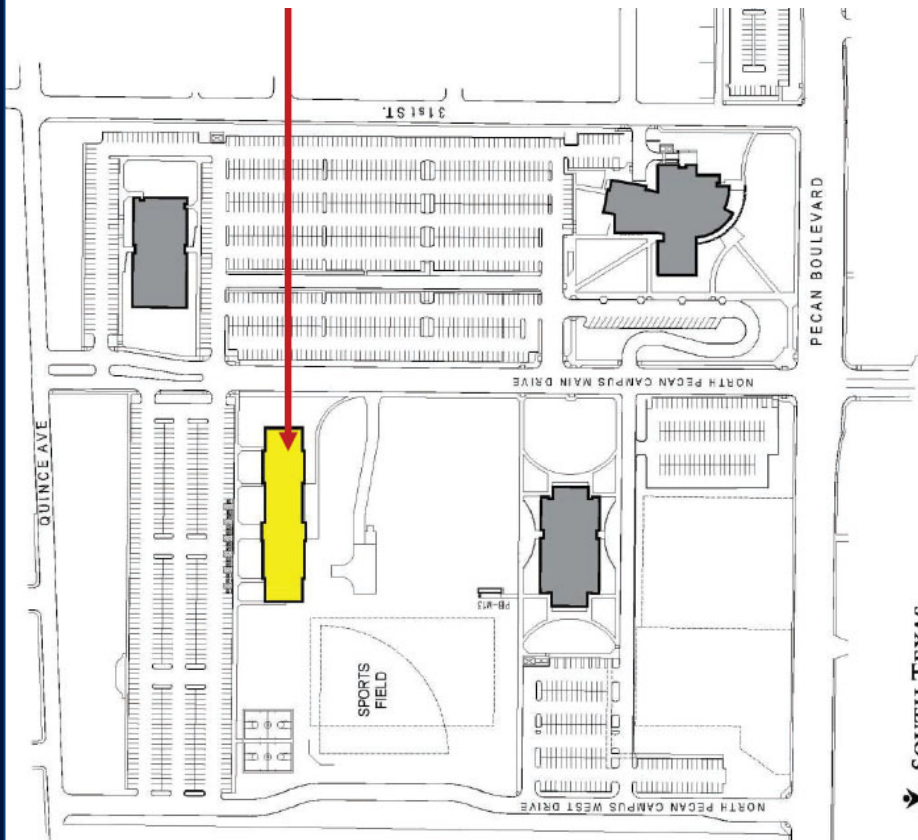


II. Review Proposed Layout for Office of VP-FAS



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II. Review Proposed Layout for Office of VP-FAS, ARC, and OIE

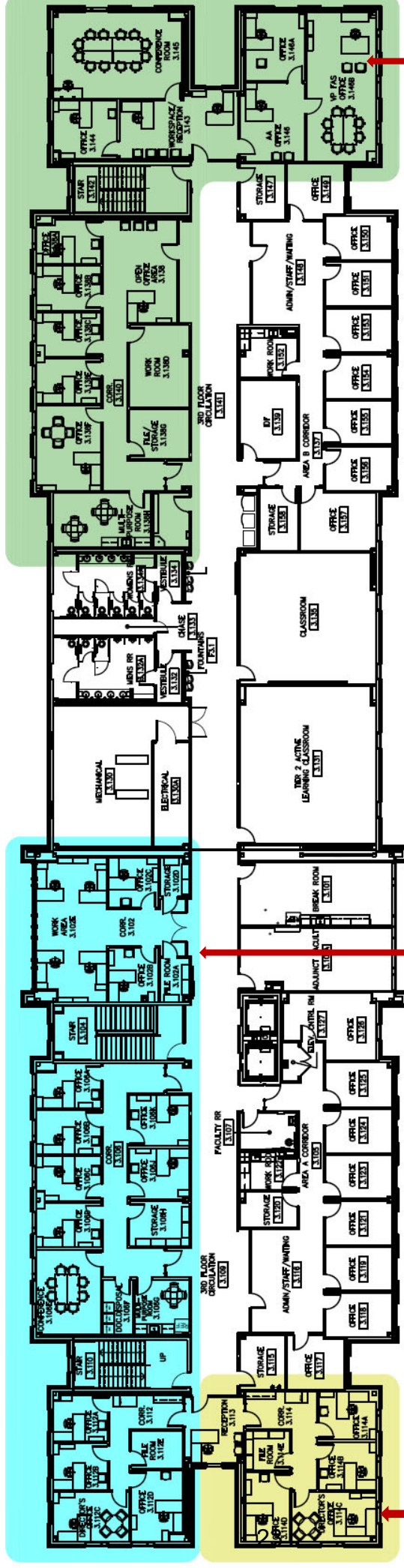


Pecan Campus
North Academic Humanities
Building P



II. Review Proposed Layout for Office of VP-FAS, ARC, and OIE

Pecan Campus North Academic Humanities Building P



• Approximately 7,900 sq.ft

PECAN BLDG. P 3RD FLOOR
OVERALL FLOOR PLAN

West side of Pecan Bldg P 3rd Floor

- Accountability, Risk, & Compliance

East side of Pecan Bldg P 3rd Floor

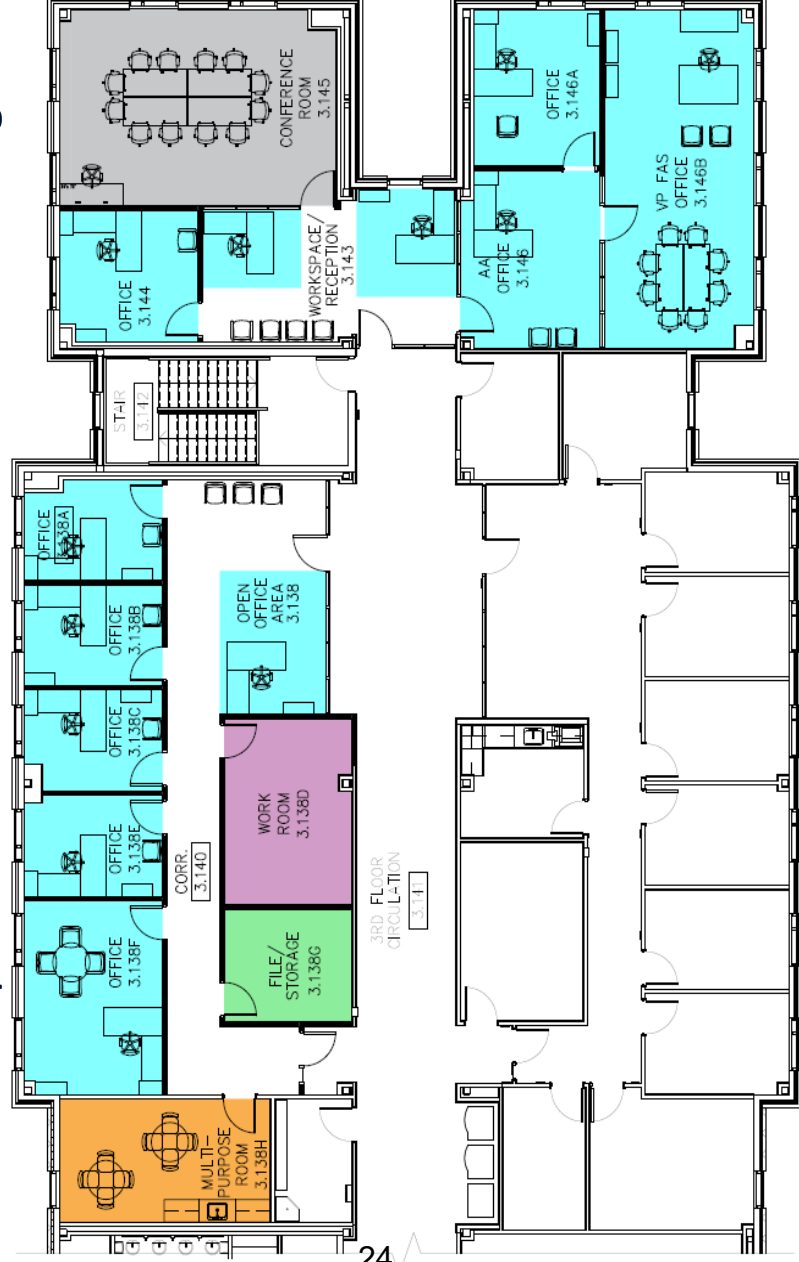
- Office of Vice President for Finance & Administrative Services

• Office of Institutional Equity



II. Review Proposed Layout for Office of VP-FAS

Pecan Campus North Academic Humanities Building P



Pecan Campus North Academic Humanities Bldg P 3rd Floor – East Side

- Office of Vice President for Finance & Administrative Services

Scope of Work:

- VPFAS Office
- (8) Staff Offices
- Reception Areas
- Conference room
- Reception Area
- Workroom
- Multipurpose room
- File/Storage room





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III. Review Proposed Layout for the Accountability, Risk, & Compliance Department and the Office of Institutional Equity

III. Review Proposed Layout for the Accountability, Risk, & Compliance Department and the Office of Institutional Equity

Pecan Campus North Academic Humanities Building P

Pecan Campus North Academic Humanities Bldg P 3rd Floor – West Side



Scope of Work:

- **Accountability, Risk, & Compliance:**
 - 12 Staff Offices
 - Work Area
 - Document Disposal Room
 - File and Storage Room

Office of Institutional Equity:

- 4 Staff Offices
- Work Area
- File Room
- Shared Conference Room
- Shared Reception Area
- Shared Multipurpose Room

IV. Total Project Budget



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IV. Total Project Budget

Total Project Budget - Pecan Campus North Academic Humanities Building P Renovation for the Office of the Vice President for Finance and Administrative Services (VP-FAS), the Accountability, Risk, & Compliance Department (ARC), and the Office of Institutional Equity

- The total project estimated cost, including professional design services and construction services, is \$1,034,110 and is itemized in the table below:

Budget Item	Budget Amount
Construction	\$790,100
Design	79,010
Miscellaneous	5,000
Fixed, Furniture, & Equipment (FFE)	110,000
Technology	50,000
Total Estimated Project Budget	\$1,034,110

V. Funding Source



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V. Funding Source

Funding Source - Earmarked Funds - 2001 Bond Satellite Center Expansion

- Budget amendment – March 8, 2022 Special Board Meeting
- \$660,000 - President’s Office Bldg A Renovation Project
- Funded by previously earmarked funds
 - \$140,000 – FY 2022 expenditures
 - \$520,000 – In fund balance for FY 2023 expenditures

30

- Budget amendment – March 8, 2022 Finance Committee Meeting

Meeting

- \$1,034,110 – VPFAS, ARC, and OIE Bldg P Office Renovation Project
- Funded by previously earmarked funds
 - \$103,411 – FY 2022 expenditures
 - \$930,669 – In fund balance for FY 2023 expenditures

Proposed Administrative Office Renovation Projects	Total Project Budget
President's Office Bldg A Renovation	\$ 660,000
VPFAS, ARC, and OIE Office Bldg P Renovation	1,034,110
Total Project Budget	\$ 1,694,110

Earmarked Project - Bond 2001	Earmarked Funds
Satellite Center Expansion Startup (15) classrooms and (4) labs	\$ 4,600,000
Proposed Use - Administrative Office Renovation Projects	1,694,110
Remaining Funds	\$ 2,905,890





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Questions?

Thank you

Project Fact Sheet
3/4/2022

Project Name: Pecan Campus - North Academic Humanities Building P Renovations for the Office of the Vice President for Finance and Administrative Services, the Accountability, Risk, and Compliance Department, and Office of Institutional Equity **Project No.** 2022-041C

Funding Source(s): Unexpended Plant Fund

	Total Project Budget	FY 21-22			FY 22-23			Total Actual Expenditures To Date
		Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 790,100.00	\$ -	\$ -	\$ -	\$ 790,100.00	\$ -	\$ 790,100.00	\$ -
Design	79,010.00	11,900.00	-	11,900.00	67,110.00	-	67,110.00	-
Miscellaneous:	5,000.00	2,500.00	-	2,500.00	2,500.00	-	2,500.00	-
FFE:	110,000.00	-	-	-	110,000.00	-	110,000.00	-
Technology:	50,000.00	-	-	-	50,000.00	-	50,000.00	-
Total:	\$ 1,034,110.00	\$ 14,400.00	\$ -	\$ 14,400.00	\$ 1,019,710.00	\$ -	\$ 1,019,710.00	\$ -

Project Team		Board Status				
Approval to Solicit Architect/Engineer:	TBD	Board Approval of Schematic Design	TBD	Contract Vendor	Actual Expenditures	Variance
Architect/Engineer:	TBD					
Contractor:	TBD					
STC FPC Project Manager: David Valdez		Substantial Completion	TBD	Board Acceptance	TBD	
		Final Completion	TBD	Board Acceptance	TBD	

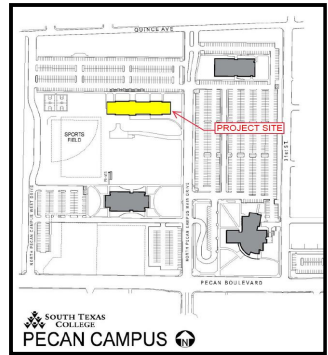
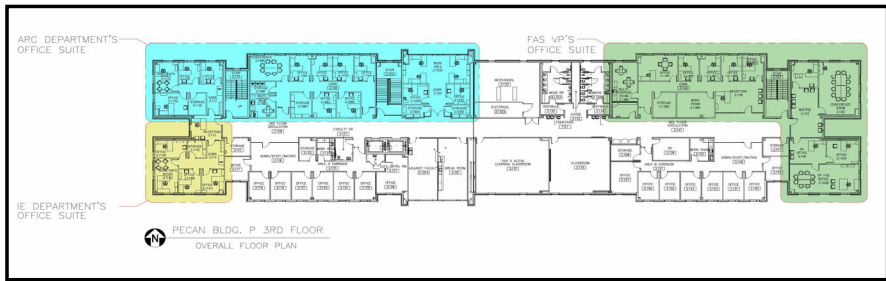
Project Description	Project Scope
Renovation of the Pecan Campus North Academic Humanities Building P for the Office of the President for Finance and Administrative Services, Accountability, Risk, and Compliance Department, and Office of Institutional Equity.	Renovate existing instructional spaces on the third floor of the Pecan Campus North Academic Humanities Building P for administrative offices.

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	Final Completion Date	FFE Completion of Move In
3/22/2022	5/24/2022	8/23/2022	2/28/2023	3/28/2023	9/28/2023	10/28/2023	9/28/2023

Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	-	-	-	-	-	\$ -
2022-23	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item

03/08/2022 Facilities Committee: Review and Recommend Action to proceed with Solicitation of Architectural Services for the Pecan Campus North Academic Humanities Building P Renovations for the Office of the Vice President for Finance and Administrative Services, the Accountability, Risk, and Compliance Department, and Office of Institutional Equity



FPC Project Manager David A. Valdez FPC Asst. Director Rita Geller FPC Director RMA

Review and Recommend Action on Contracting Engineering Services for the Pecan Campus East Drive Resurfacing

Approval to contract architectural services for the Pecan Campus East Drive Resurfacing project will be requested at the March 29, 2022 Board meeting.

Purpose

Engineering services are necessary for design and construction administration services for the Pecan Campus East Drive Resurfacing project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project has been developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. This project is scheduled as a non-educational and routine improvement.

Background

On June 22, 2021, the Board approved the proposed project as part of the College's FY 2021-2022 Renewals & Replacements projects. The project consists of resurfacing the asphalt, which has not been paved since 1998 and has developed cracks and deterioration due to vehicular traffic.

- Design and construction of the resurfacing of the asphalt paving

On September 28, 2021, the Board of Trustees approved the solicitation for engineering services. Solicitation for architectural qualifications began on January 26, 2022, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of thirteen (13) firms received a copy of the Request for Qualifications (RFQ) and a total of six (6) firms submitted their responses on February 10, 2022.

Timeline for Solicitation of Statements of Qualifications	
January 26, 2022	Solicitation of statements of qualifications began.
February 10, 2022	Six (6) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Perez Consulting Engineers, LLC.** was the highest ranked firm.

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

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

Funding Source

Funds for the Pecan Campus East Drive Resurfacing Project 2022-017R are budgeted in the FY 2021-2022 Renewals & Replacements Fund.

Reviewers

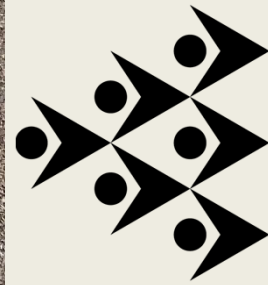
The proposals have been reviewed by College staff from the Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing departments.

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 March 29, 2022 Board meeting, the contracting of engineering services with Perez Consulting Engineers, LLC. for the Pecan Campus East Drive Resurfacing project as presented.



**SOUTH TEXAS
COLLEGE**

**RFQ 21-22-1040
Pecan Campus – Resurfacing of East
Drive**

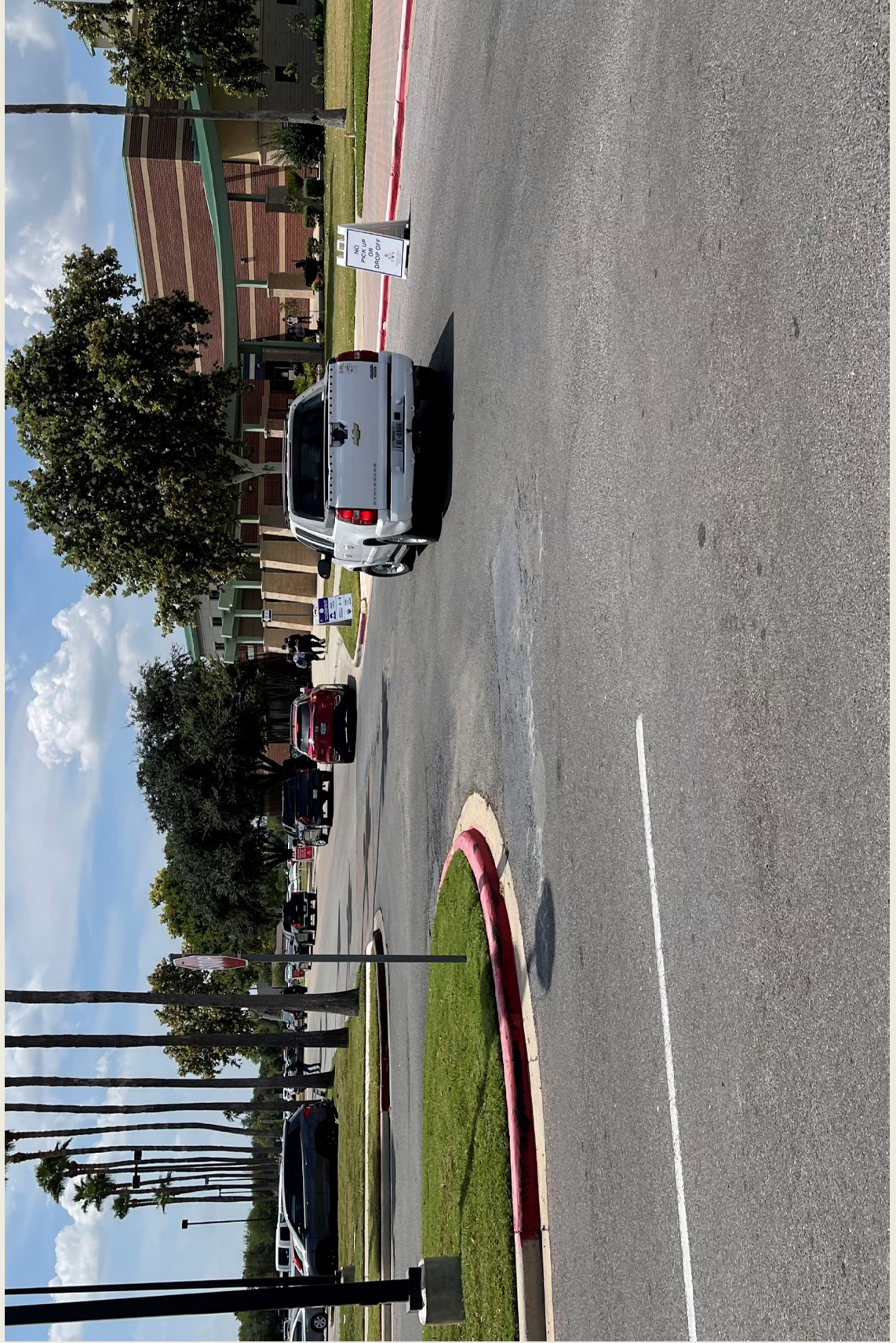
Pecan Campus Resurfacing of East Drive Proposed Site



Pecan Campus Resurfacing of East Drive South View



SOUTH TEXAS
COLLEGE



Pecan Campus Resurfacing of East Drive North View



Pecan Campus Resurfacing of East Drive Proposed Scope & Budget

Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

Scope of work

Replacement of asphalt paved surface at drive.

Estimated Total Project Budget

Construction	\$ 250,000
Design	25,000
Miscellaneous	<u>5,000</u>
Total Project Budget	\$ 280,000

**SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - PECAN CAMPUS RESURFACING OF EAST DRIVE
PROJECT NO. 21-22-1040**

VENDOR	Ambiotec Civil Engineering Group, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.	SWG Engineering, LLC.	Trimad Consultants, LLC.
ADDRESS	5420 Paredes Line Rd	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500	611 Bill Summers Intl Blvd	1803 Mozelle St
CITY/STATE/ZIP	Brownsville, TX 78526	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501	Weslaco, TX 78596	Pharr, TX 78577
PHONE	956-548-9333	956-631-4482	956-782-2557	956-702-8880	956-968-2194	956-688-8860
CONTACT	Vicente Mendez	J. David Perez	Ramiro Gutierrez	Saul D. Maldonado	Randall C. Winston	Ricardo Salazar
3.1 Statement of Interest						
3.1.1 Statement of Interest for Project	The firm presented their interest by summarizing their qualifications and experience of their staff. They indicate that all work would be performed by local staff and that the principals would be directly involved in providing services.	Stated they are very interested in assisting STC with the Pecan Campus Resurfacing of East Drive Project. Having worked with STC, they are familiar with the procedures for a smooth project design and construction.	Firm stated their interest in the project. They summarized their firms capability in various aspects of services required for the project.	Firm stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive engineering design.	Stated they have put together a team that strives to exceed expectations, and that possesses true dedication, exemplified by our commitment to project success.	Stated they are committed to assisting STC with any infrastructure project by providing both efficient and innovative cost-effective solutions.
3.1.2 History and Statistics of Firm	- Established in 1986 - Staff of 24 - Located in Brownsville, TX with office in Harlingen	- Established in 1991 - Located in McAllen, TX - Principal has been providing services since 1976	- Established in 1998 - Staff of 8 Employees - Located in Pharr, Texas	- Established in 2008 - Located in McAllen, Texas - 7 Licensed Engineers - 117 Employees	- Offices in McAllen & Weslaco - 75 years in Business	- Office in Pharr, TX - Incorporated in 2017 but didn't practice until 2019 - Staff of 4
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Indicated they are the largest engineering firm in Cameron County and has over 100 years of cumulative experience in planning, permitting, design, construction and surveying services. Pointed to work provided previously to institutions of higher education.	Pointed to the firm's experience throughout the Rio Grande Valley area in various aspects of services. Provided an example of the type of work already provided to the STC previously.	The firm described the specific details needed for the work and provided a list of previous similar work they have provided for STC.	Stated they provide turn-key options including complete project development, design, construction and completion.	Stated their employees of SWG have assisted municipalities, counties, political subdivisions, governmental agencies and private industries. Indicated their work speaks for itself as 80 percent of their business is from repeat clients.	Stated that even though TRIMAD has 2 young and thriving graduate engineers with under 3 years of experience, under the guidance of Mr. Salazar, they are confident the qualifications and design experience will outshine the competition.
3.1.4 Statement of Availability and Commitment	Stated their team is dedicating the resources required to complete the project on-time and within budget. Indicated that project will be given highest priority.	Indicated that are involved in other work, but is approx. 85% complete. They can assign a project engineer as soon as awarded and can add personnel as workload increases.	Stated they are committed to providing STC with the attention it deserves. They are able to commence work on any STC project immediately.	Made a general statement of committing the firm's team to work alongside South Texas College.	SWG staff would be able to dedicate 75% of their time to this project and is committed to deliver timely results.	Stated they are located in Pharr, TX and will be able to quickly respond to any STC assignments.
3.2 Prime Firm						
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Carlos M. Marin, Ph.D., P.E., Principal-In-Charge/Technical Review Committee - Vicente Mendez, P.E., R.P.L.S., Principal Engineer/Project Manager - Lupe Nuñez, R.P.L.S., Surveying Manager - Joseph Tamayo, P.E., Civil Engineering - Marc Haws, P.G., Sr. Geologist/Environmental Consultant/Project Manager - Jude Benavides, Ph.D., Senior Project Engineer/Technical Review Committee - Homer Trevino, Construction Inspection	Included resumes for the following staff: - J. David Perez, P.E., President - Jorge D. Perez, P.E., Vice President	Included resumes for the following staff: - Ramiro Gutierrez, PE, President/Principal in Charge - Hernan A. Lugo, PE, CFM, Engineering Design & Quality Control - Pablo Soto, Jr. PE, RPLS, Survey Project Manager	Included resumes for the following staff: - Saul D. Maldonado, PE, Principal-in-Charge - Oscar Hernandez, RPLS, Program Surveyor - Nadia M. Lopez, PR, Project Engineer/Project Manager - Arlett Rodriguez, Assistant Project Engineer - Everardo Suarez, Assistant Project Engineer	Included resumes for the following staff: - Randall C. Winston, P.E., MECE, President - Joseph B. Winston, Jr., P.E. R.P.L.S., Executive Vice President - Jose G. Reyes, P.E., Vice President - Isaac Huacuja, EIT, CFM, Consulting Engineer/Treasurer	Included resumes for the following staff: - Ricardo Salazar, P.E. Project Engineer - Jose A. Perez, Graduate Engineer - Fatima Martinez, Graduate Engineer
3.2.2 Project Assignments and Lines of Authority	Listed key personnel, role and percent of time they can commit to this project. Pointed out that it is possible that significantly more time could be dedicated towards the STC parking and resurfacing project if required to meet timelines.	Named key personnel in an organization chart.	Named two key personnel and the roles each will play in the project. Indicated that the percentage time of the project team will be as much as may be needed.	Listed seven personnel and a summary of their expertise, and named the main person who would be responsible for providing services as well as the time commitment.	Named key personnel in an organization chart.	Listed key personnel, role and percent of time they can commit to this project.
3.2.3 Prime Firm proximity and meeting availability	Firm has its prime office located in Brownsville with an additional office in Harlingen. Indicated that both offices are less than an hours drive to STC and will be available through all phases of the project.	Firm has stated that they are less than 10 minutes away from Pecan Campus which makes them readily available for scheduled and unplanned meetings.	Firm is located in Pharr. They indicated that they can be at the STC Planning & Construction office within 15 minutes of departure from our base of operations.	Firm is located in McAllen, Texas and is 7 minutes from STC.	Firm is located in McAllen & Weslaco.	Firm is located in Pharr, Texas and is 15 minutes from STC.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that firm has not been involved in litigation disputes that would affect ability to provide services to STC.	Firm states they are not involved in any litigation.	Provided information regarding litigation.	Indicated that firm has not been involved in litigation disputes.	Indicated that firm has not been involved in litigation disputes.	Indicated that firm has not been involved in litigation disputes.

**SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - PECAN CAMPUS RESURFACING OF EAST DRIVE
PROJECT NO. 21-22-1040**

VENDOR	Ambiotec Civil Engineering Group, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.	SWG Engineering, LLC.	Trimad Consultants, LLC.
3.3 Project Team						
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the firm's prime staff and employee levels.	Included organizational chart showing prime firm and the following consultant: - CVQ Land Surveyors	Included organizational chart showing prime firm. They did not include any sub consultants for this project.	Included organizational chart showing prime firm. They did not include any sub consultants.	Included organizational chart showing prime firm. They did not include any sub consultants.	Included organizational chart showing prime firm. They did not include any sub consultants.
3.4 Representative Projects						
3.4.1 Minimum of 5 projects firm has worked on	- Harlingen ISD - Dr. Abraham P. Cano Freshman Academy (\$26.8 Million) - Brownsville ISD - Performing Arts Building at Hanna High School (\$2.8 Million) - Brownsville ISD - BISSD Early College (\$5.7 Million) - South Texas ISD - Cameron County Med High School (\$28.1 Million) - UTRGV - Multipurpose Academic Center (\$23 Million)	-South Texas College - Nursing & Allied Health Center - South Texas College - North Pecan Campus Infrastructure Improvements Project (\$3 Million) - South Texas College - Reconstruction of 31st St (\$338,091.40) - PSJA ISD - T-STEM Early College & Football Stadium Parking Lot - (\$1,800 per packing space) - UTRGV - Lamar and ITT Parking Lot (\$1.965M)	- South Texas College - Nursing and Allied Health Center Campus Parking #1 Resurfacing (\$90,941) - South Texas College - Nursing and Allied Health Center Campus Parking and Site Improvements (\$2.2 Million) - South Texas College - Pecan Plaza Area for Police Vehicles (\$202,500) - PSJA ISD - Liberty Middle School Athletic Fields (\$3.7 Million) - PSJA ISD - Liberty Middle School Athletics Fields (\$3.7 Million) - PSJA ISD - Carnahan Elementary School Parking Lot Additions (\$184,497.90)	- Edinburg CISD - BL Garza Middle School New Parking Lot and Pavement Reconstruction (\$417,107) - Edinburg CISD - Norma Linda Trevino Elementary Student Drop Off Lane Improvements (\$200,000) - City of Escobares - TXCDBG Street Improvements (\$243,416) - IDEA Academy Public Schools - Parking Lot Expansion Project (\$219,000) - Edinburg CISD - Economedes High School Paving Improvements Project (\$96,227)	- Sharyland Water Supply Corp. (\$650,000) - Harlingen CISD - Various Harlingen CISD schools (\$500,000) - City of La Feria - Drainage and Paving Improvements for Beddeos Rd and Kelley Dr (\$2,566,869.20) - City of Donna (\$180,252) -Progreso Bridge Company (\$2,600,000) - City of La Feria - Paving and Drainage Improvements (\$3,481,911.71)	- City of Pharr - El Dora Elevated Storage Tank Improvements (\$2,500,000) - City of Pharr - Water Transmission Main Project Hibiscus Rd (\$6,500,000) -City of Pharr - Water Transmission Main Project Cypress St (\$6,500,000) - City of Pharr - Water Lift Station No. 25 & 16 - In Force Main Improvements (\$2,000,000)
3.5 References						
3.5.1 References for five projects	- Harlingen ISD - Brownsville ISD - South Texas ISD - UTRGV - City of Brownsville	- ERO Architects - Boultinghouse Simpson Architects - UTRGV - PSJA ISD	- PSJA ISD - City of Pharr - EVG Architects	- IDEA Academy Public Schools - City of Escobares - Edinburg CISD - Tropical Texas Behavioral Health - City of Pharr	- Sharyland Water Supply Corp. - Harlingen CISD - City of La Feria - City of Donna - Progreso Bridge Company	- City of Pharr - McAllen Public Utility
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 their commitment to providing quality services to STC in an expedited manner. They summarized their process for maintaining projects on time and within budget.	Presented step-by-step approaches for project tasks and schedule.	Provided a brief summary of the phases/stages they will follow on the project.	Stated the initial preparation of the project to comprehensive planning documents through final design, strategy sessions and adaptions to perspective challenges as well as managing tasks through a scheduled phasing system, the firm can successfully manage this project from inception to completion.	Included a detailed technical approach which consists of four phases: Project Development, Detailed Design, Project Implementation, & Commissioning and Closing. A summary of their quality assurance/quality control plan was also included.	Provided a brief summary of their project approach and the phases they will follow.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they are committed to dedicating the necessary staff to this project upon commencement and are prepared to work after normal hours and weekends as needed to successfully complete the project.	Stated that firm is cognizant of deadline and schedules to facilitate the occupancy of the proposed parking facilities in a timely manner.	Stated the firm's willingness and ability to commence work on the project. The do not foresee a need to supplement production capability.	Stated that they are willing and able to expedite services and construction administration and, if needed, they can increase their Professional Staff to meet schedule milestones and project demands.	Firm did not address this item.	Firm did not address this item.
Total Evaluation Points	565.8	571.8	570	570.8	549.4	553.6
Ranking	4	1	3	2	6	5


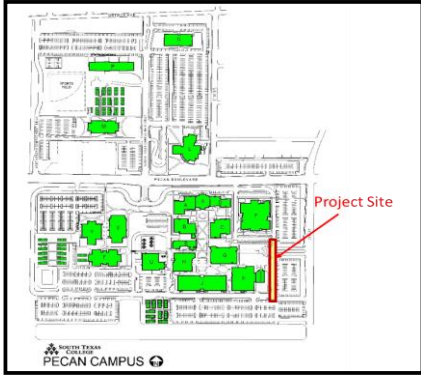
The Director of Purchasing has reviewed all the responses and evaluations completed.

**SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - PECAN CAMPUS RESURFACING OF EAST DRIVE
PROJECT NO. 21-22-1040
EVALUATION SUMMARY**

VENDOR	Ambiotec Civil Engineering Group, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.	SWG Engineering, LLC.	Trimad Consultants, LLC.					
ADDRESS	5420 Paredes Line Rd	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500	611 Bill Summers Intl Blvd	1803 Mozelle St					
CITY/STATE/ZIP	Brownsville, TX 78526	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501	Weslaco, TX 78596	Pharr, TX 78577					
PHONE	956-548-9333	956-631-4482	956-782-2557	956-702-8880	956-968-2194	956-688-8860					
CONTACT	Vicente Mendez	J. David Perez	Ramiro Gutierrez	Saul D. Maldonado	Randall C. Winston	Ricardo Salazar					
3.1 Statement of Interest (up to 100 points)											
3.1.1 Statement of interest on projects	95	100	100	100	95	90					
3.1.2 Firm History including credentials	95	98	98	98	97	95					
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	95	96	95	96	94	95.8	93.8	92	92.8	
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	90	90	90	90	90	90	90	90	90	90	
	97	97	97	97	97	97	97	97	97	97	
3.2 Prime Firm (up to 100 points)											
3.2.1 Resume 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	95	95	100	90	90	90	90	90	
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).	98	98	98	98	98	97	90	90	90	90	
3.2.3 Prime Firm proximity and meeting availability	95	95	95	96	95.2	95	96.8	92	91	90	90
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	95	90	90	90	95	80	85	85	85	85	
	96	97	97	97	96	96	96	96	96	95	
3.3 Project Team (up to 100 points)											
3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included. Identify the consultant and provide a brief history about the consultant. Describe the consultant's proposed role in the project and its related project experience. List a project(s) that the prime firm and the consultant have worked together on during the last five years. Provide a statement of the consultant's availability for the project(s).	90	95	95	90	90	95	90	90	90	90	
3.3.2 Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s).	95	95	95	96	97	95	92	92	92	92	
3.3.3 Provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be assigned if any.	95	95	94.4	95	93.6	95	93.6	90	93	90	91.8
3.3.4 Identify the consultant and provide a brief history about the consultant and their area of design expertise. Describe the consultant's proposed role in the project. List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise. List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years. Provide a statement of the consultant's availability for the project. Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project.	90	90	90	90	90	90	90	90	90	90	
	95	97	97	97	96	95	95	97	97	97	
3.4 Representative Projects (up to 100 points)											
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting. 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	100	100	100	100	100	95	95	95	95	95	
	96	98	98	98	97	95	93	93	93	93	
	95	95	96	94	95.4	95	96.4	90	92.8	90	91.6
	90	90	88	88	95	90	85	85	85	85	
	95	97	97	97	95	94	95	95	95	95	
3.5 Five References (up to 100 points)											
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: 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	100	100	100	100	95	85	100	100	100	100	
	95	96	96	96	97	95	95	95	95	95	
	90	97	95.8	95	95.4	91	94.6	90	91	93	93.6
	85	90	90	90	95	90	85	85	85	85	
	95	96	96	96	95	95	95	95	95	95	
3.6 Project Execution (up to 100 points)											
3.6.1 Provide a summary of your approach to the project that 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.	95	95	95	95	90	80	100	100	100	100	
3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	95	96	96	97	98	95	95	95	95	95	
	92	96	94.6	95	94.4	94	93.6	95	87.8	94	93.8
	90	90	90	90	90	75	85	85	85	85	
	95	96	96	95	96	94	95	95	95	95	
TOTAL EVALUATION POINTS	565.8	571.8	570	570	570.8	549.4	553.6	553.6	553.6	553.6	
RANKING	4	1	3	3	2	6	5	5	5	5	

The Director of Purchasing has reviewed all the responses and evaluations complete

Project Fact Sheet
3/1/2022

Project Name: Pecan Campus - Resurfacing of East Drive		Project No. 2022-017R					
Funding Source(s): Renewals & Replacement Fund							
	FY 21-22						
	Total		FY 21-22	Variance of Project			
	Project Budget	Project Budget	Actual Expenditures	Budget vs. Actual Expenditures			
Construction:	\$ 250,000.00	\$ 70,000.00	\$ -	\$ 70,000.00			
Design	25,000.00	10,000.00	-	10,000.00			
Miscellaneous:	5,000.00	12,000.00	183.12	11,816.88			
FFE:	-	-	-	-			
Technology:	-	-	-	-			
Total:	\$ 280,000.00	\$ 92,000.00	\$ 183.12	\$ 91,816.88			
				Total Actual Expenditures To Date			
				\$ 183.12			
Project Team		Board Status					
Approval to Solicit Architect/Engineer:	9/28/2021	Board Approval of Schematic Design	TBD				
Architect/Engineer:	TBD						
Contractor:	TBD						
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD	Board Acceptance TBD			
		Final Completion	TBD	Board Acceptance TBD			
Project Description		Project Scope					
Resurfacing of the South East drive.		South East Drive located on the east side of the Student Services Building K will be resurfaced to repair the cracked and deteriorated asphalt due to vehicular traffic.					
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	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
9/28/2021	3/29/2022	N/A	8/23/2022	9/15/2022	12/13/2022	1/15/2023	N/A
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	-	-	183.12	-	-	\$ 183.12	
Project Total	\$ -	\$ -	\$ 183.12	\$ -	\$ -	\$ 183.12	
Current Agenda Item							
03/08/2022 Facilities Committee: Review and Recommend Action on Contracting Engineering Services for the Pecan Campus East Drive Resurfacing							
							

FPC Project Manager 

FPC Asst. Director 

FPC Director 

Review and Recommend Action on Contracting Engineering Services for the Pecan Campus South Academic Building J Generator Replacement and for the Nursing and Allied Health Campus NAH East Building A Generators Replacement

Approval to contract engineering services for the Pecan Campus South Academic Building J Generator Replacement project and for the Nursing and Allied Health Campus NAH East Building A Generators Replacement project will be requested at the March 29, 2022 Board meeting.

Purpose

Engineering services are necessary for design and construction administration services for the Pecan Campus South Academic Building J Generator Replacement and the Nursing and Allied Health Campus NAH East Building A Generators Replacement. 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

These projects have been developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. These projects are scheduled as non-educational and routine improvements to upgrade the power supply redundancy.

Background

On June 22, 2021, the Board approved the proposed projects as part of the College's FY 2021-2022 Renewals & Replacements projects. The projects consist of replacing the existing diesel fuel generators with natural gas generators to provide continuous power without the need to refuel. The upgrade provides more reliable and convenient uninterrupted power to the buildings, and eliminates the concern of supply chain issues for fuel that have impacted the operation of the College's diesel fuel generators in the past. There will be a total of three generators that will be replaced: one (1) generator at the Pecan Campus which was installed in 2004 and two (2) generators at the Nursing and Allied Health Campus NAH East Building A which were installed in 2000 and 2004.

The scope of the projects includes:

- Design and construction of the generator installations.
- Design and installation of necessary natural gas line and electrical services.
- Replacement of the diesel fuel generators with new natural gas generators.

On September 28, 2021, the Board of Trustees approved the solicitation for engineering services. Solicitation for architectural qualifications began on January 26, 2022, for the purpose of selecting an architectural 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 five (5) firms submitted their responses on February 10, 2022.

Timeline for Solicitation of Statements of Qualifications	
January 26, 2022	Solicitation of statements of qualifications began.
February 10, 2022	Five (5) 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 Pecan Campus South Academic Building J Generator Replacement project budget is \$280,000 and itemized in the table below:

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

The Nursing and Allied Health Campus NAH East Building A Generators Replacement project budget is \$422,000 and itemized in the table below:

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

Funding Source

Funds for the Pecan Campus South Academic Building J Generator Replacement Project 2022-019R and the Nursing and Allied Health Campus NAH East Building A Generators Replacement Project 2022-023R are budgeted in the FY 2021-2022 Renewals & Replacements Fund.

Reviewers

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

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 29, 2022 Board meeting, the contracting of engineering services with DBR Engineering Consultants, Inc. for the Pecan Campus South Academic Building J Generator Replacement project and the Nursing and Allied Health Campus NAH East Building A Generators Replacement project as presented.



**SOUTH TEXAS
COLLEGE**

**RFQ 21-22-1041
Pecan Campus
South Academic Building J
Generator Replacement**

Pecan Campus South Academic Building J Generator Replacement Project



Project Site

Pecan Campus South Academic Building J Generator Replacement Project



Pecan Campus South Academic Building J Generator Replacement Project Budget



Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

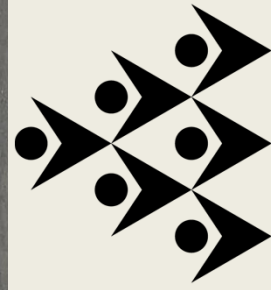
Scope of work

Replacement of diesel fuel generator with a natural gas generator.

Total Renovated Square Feet = N/A

Estimated Total Project Budget

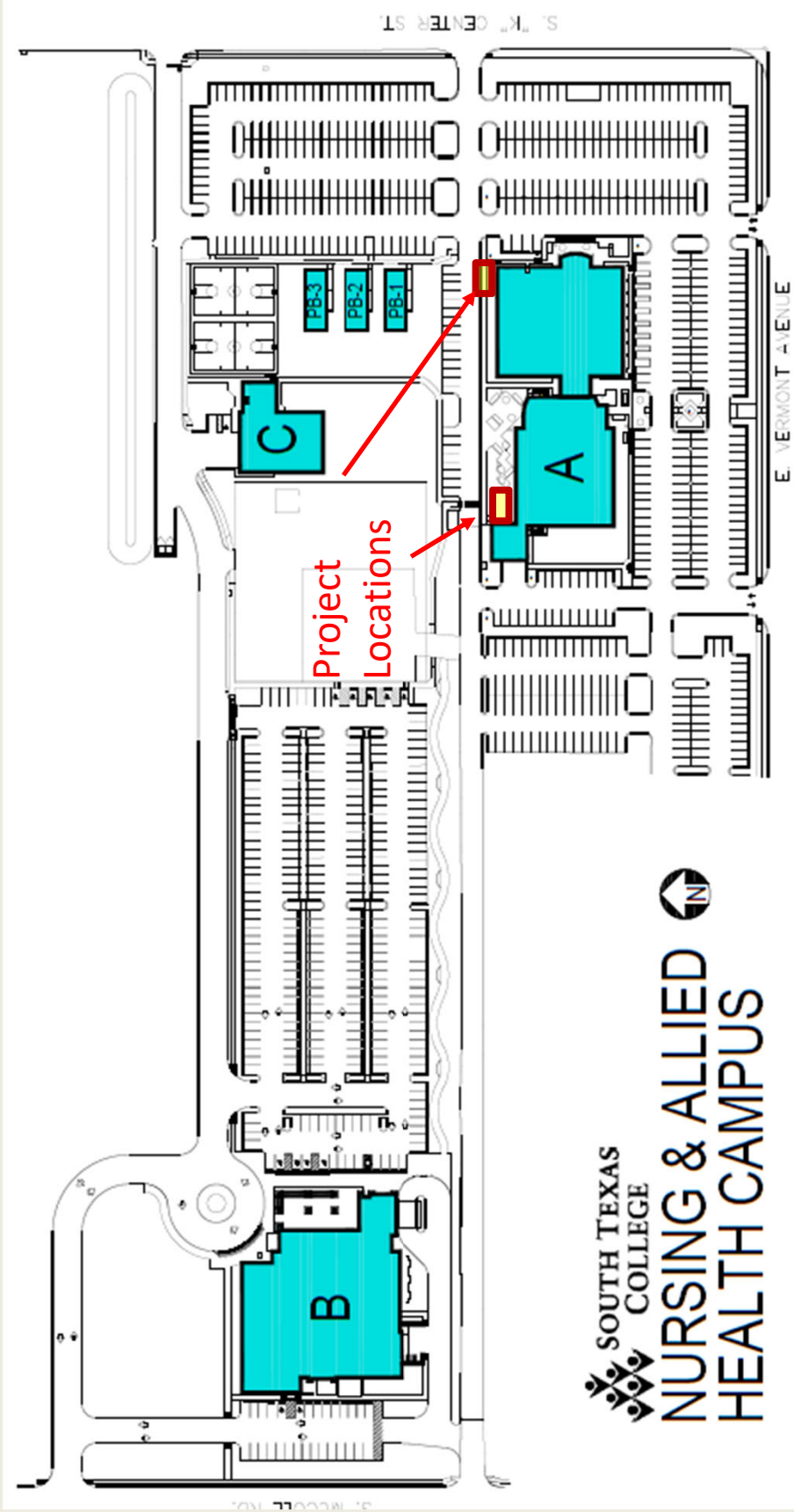
Construction	\$ 250,000
Design	25,000
Miscellaneous	<u>5,000</u>
Total Project Budget	\$ 280,000



**SOUTH TEXAS
COLLEGE**

RFQ 21-22-1041
Nursing and Allied Health Campus
East Building A
Generators Replacement

Nursing and Allied Health Campus East Building A Generators Replacement Proposed Site



SOUTH TEXAS COLLEGE
NURSING & ALLIED HEALTH CAMPUS

Nursing and Allied Health Campus East Building A Generators Replacement Existing Generator Views



Generator Location at Northeast End
of Building A



Generator Location at Northwest End
of Building A

Nursing and Allied Health Campus East Building A Generators Replacement Proposed Scope & Budget



Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

Scope of work

Replacement of two (2) diesel fuel generators with two (2) natural gas generators.

Total Renovated Square Feet = N/A

Estimated Total Project Budget

Construction	\$ 375,000
Design	37,500
Miscellaneous	<u>9,500</u>
Total Project Budget	\$ 422,000

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, PLUMBING, ENGINEERING SERVICES -
DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A AND
PECAN CAMPUS SOUTH ACADEMIC BUILDING J GENERATOR REPLACEMENTS
PROJECT NO. 21-22-1041**

VENDOR	De la Luz, LLC./ dba A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Holistic Holdings, LLC./ dba Ethos Engineering	MEP Solutions Engineering	Sigma HN Engineers, PLLC.
ADDRESS	1004 W Frontage Rd	200 S 10th St Ste 901	1126 S Commerce	600 E Beaumont Ave Ste 2	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-787-3473	956-683-1640	956-230-3435	956-664-2727	956-332-3206
CONTACT	Luis E. Madrigal	Hugo Avila	Guillermo Quintanilla	Abram L. Dominguez	Jesus G. Hinojosa
3.1 Statement of Interest					
3.1.1 Statement of Interest for Project	Indicated they feel confident that they would be able to provide STC with the highest customer experience and deliver projects that meet our expectations.	Pointed out the work the firm has provided for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 20 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	Indicated their team consists of two licensed professional engineers and three engineering assistants/designers. Stated their committed to providing quality services and is readily available to perform engineering services on an as needed basis.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
3.1.2 History and Statistics of Firm	- Served the RGV since 2012 - Office in Alamo, TX - Has Certificate of registration with the Texas Board of Professional Engineers and Land Surveyors	- Providing services since 1972 - 130+ staff member in 6 offices in Texas - Offices in Houston, San Antonio, Austin, McAllen, Dallas, and El Paso	- Founded in 2014 - Headquarters located in Harlingen, TX - 20 MEP professionals - Honored with Engineer of the Year and Consultant of the Year award	- Established in 2007 - 5 Employees - Office located in McAllen, TX	- Established in 2012 - Over 20 Years of combined experience - Completed over 300 projects, 57 of which were for Higher Education
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated their team meticulously reviews and analyzes the project standard's prioritizing the client vision, budget, and standards. Indicated they are passionate about the philosophy of "continuous learning and improvement" in the Art of Engineering design and application of code.	Stated that are uniquely qualified for this project because of the following: Intimate Knowledge of Existing Systems, Design and Specification of Generators, and Experience with STC.	Stated that they have successfully executed over 250 projects, and are collaborating with several high profile A/E teams across the State. Indicated that energy efficiency and sustainable designs, as well as client satisfaction have always been our forte, and continue to be our prime focus.	Stated that the firm offers MEP Engineering services to the Rio Grande Valley, and provided a list of some of their work.	Stated that one of the qualities that makes SIGMA unique is their size. STC will always be working directly with the principals of the firm. To date, they have been personally involved on over 40 projects with STC.
3.1.4 Statement of Availability and Commitment	Indicated they are committed to work closely with the client to ensure project timelines, project standards, and project deliverables are met.	Indicated that the firm's design team meets each week to discuss project schedules and allocate staff to meet the needs of the project.	Indicated they are available as soon as they are awarded and will make STC projects their top priority.	Firm did not directly address this section of the RFQ, but had indicated in the Statement of Interest their commitment to provide services as needed.	Indicated that firm has the resources to perform work immediately for STC. Stated that they will ensure the necessary resources for the project.
3.2 Prime Firm					
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Luis Eduardo Madrigal, PE, CEO and President - Edgar Garcia, Lead Designer - Rodolfo Martinez, Lead Drafter - Enrique Castillo, Designer-Mechanical - Eliud Reyna, Designer-Fire Sprinkler - Lorena M Bush, Logistics Director	Included resumes for the following staff: - Edward Puentes, PE,CEM, LEED, Partner in Charge - Hugo H. Avila, PE, Senior Project Manager - Robert Tijerina, PE, Senior Mechanical Engineer - T. Joey Beltz, Senior Electrical Designer - Maritza Garza, EIT, Senior Mechanical Designer -Maximo Antonio Leochico, Senior Plumbing Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, LEED AP, Principal - Guillermo Quintanilla, Principal - Cesar A. Gonzalez, PE, Principal - Mark Power Warren, Commissioning Director	Provided resumes for the two professional engineers: - Luis Javier Pena, PE - Abram L. Dominguez, PE	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal
3.2.2 Project Assignments and Lines of Authority	Indicated the time commitment for three staff that will be involved in the project.	Listed the assignments for the above named staff and the time commitment each will devote to the project. The partner in charge will commit 40% of his time to project. The others are indicated at 50% time commitment.	Indicated the Project Manager will oversee a team of seasoned engineers. Included an organization chart that shows lines of authority.	Firm did not respond to this section.	Indicated a 100% time commitment from both principals for the project and provided the time commitments from the seven staff.
3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they are located in Alamo, TX and about 10 minutes away from the project site.	Stated they are about 3 miles away from the project site.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in Hidalgo County, one of the principals or engineers is always in the area.	Firm did not respond to this section.	Stated they are located in downtown McAllen, and only 3 miles away from the Facilities Planning and Construction building.
3.2.4 Litigation that could affect firm's ability provide services	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Indicated "Non Applicable" on response to this item.	Firm did not respond to this section.	Firm states they are not involved in any litigation.

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, PLUMBING, ENGINEERING SERVICES -
DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A AND
PECAN CAMPUS SOUTH ACADEMIC BUILDING J GENERATOR REPLACEMENTS
PROJECT NO. 21-22-1041

VENDOR	De la Luz, LLC./ dba A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./ dba Ethos Engineering	MEP Solutions Engineering	Sigma HN Engineers, PLLC.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and basic Services consultants	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for project.	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for project.	Included organization chart that showed all firm staff and which included the following sub consultants: - Boultinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Included organization chart with the staff who will be assigned to project.	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CLH Engineering
3.4 Representative Projects					
3.4.1 Minimum of 5 projects firm has worked on	- Donna ISD - CTE Welding Laboratory (\$100,000) - Donna ISD - High School Gymnasium HVAC Chill Water Replacement (\$300,000) - Red Sands Detention Facility (\$10,000,000) - South Texas College - Kinesiology Office Remodel Phase I (\$200,000)	- South Texas College - Mid Valley Campus - Central Thermal Plant (\$4.4M) -South Texas College - Emergency Generator for Pecan Plaza (\$400,000) - South Texas College - Emergency Generator for Starr County Campus (\$400,000) - City of McAllen - McAllen Fire Station No. 5 Emergency Generator (\$540,000) -City of McAllen - McAllen Fire Station No. 6 - Emergency Generator (\$420,000)	- City of Harlingen - Harlingen Fire Station (\$1,518,000) - Sharyland ISD Transportation Building, Bus Barn - Cameron County Precincts - Transportation Maintenance Workshops (\$2,858,956) - Idea Academy Headquarters (\$12,388,000) - Tropical Texas Behavioral Health - \$8,850,000) - Valley International Airport VIA FIS Facility Generator (\$148,167) - Brownsville ISD - Maintenance Building Genset	- La Joya ISD -Middle HVAC Renovations (\$3,076,000) - Edinburg ISD - Middle School Cafeteria Expansion & Renovation (\$2,680,000) - UTRGV - Medical Research Facility (\$21,000,000)	- South Texas College - Starr County Campus Thermal Plant (\$5.3M) - South Texas College - Starr County Health and Science Facility (\$8.5M) - South Texas College - Starr County Library (\$2.8M) - South Texas College - Starr County Campus Student Services Expansion (\$1.32M) - South Texas College - Starr County Campus Student Activities Expansion (\$1.37M)
3.5 References					
3.5.1 References	- Donna ISD - IDEO Designs Adelantes Architecture - Executive Designs - GMG Design	- Texas A&M University - McAllen - Texas A&M University - Kingsville - University of Texas Rio Grande Valley - Texas A&M University - Texas State Technical College	- Cameron County - University of Texas Rio Grande Valley - Brownsville ISD - Sharyland ISD - Harlingen CISD - Los Fresnos CISD - Valley International Airport	- La Joya ISD - Edinburg CISD - PSJA ISD	- La Joya ISD - IDEA Public Schools -Edinburg CISD -Brownsville ISD -Harlingen CISD
3.6 Project Execution					
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated their internal protocols for quality control includes multiple reviews utilizing our internal checklist, daily update meetings with P.E. regarding the project milestones, and the consistent communication with their client will ensure that the design process is constantly monitored, analyzed, and on time.	Stated that all successful projects begin with an effective project-management approach. They have developed a set of project management tools that would be utilized on proposed projects for STC. Included some examples of how they manage information in order to deliver successful projects with ease.	Stated they utilize a quality control and quality assurance plan to ensure projects are implemented smoothly and expediently.	Firm did not respond to this section.	Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they are committed to provide all of their clients with superior customer service. They make every attempt to keep capacity to 80% to allow for unforeseen concerns and/or professional development time.	Indicated their willing and able to expedite design services. Stated that they do not anticipate the need to supplement the production capability, but can do so by utilizing staff from other offices.	Reiterated their commitment to the project. Stated their staff has committed to fulfilling their responsibilities in a professional, timely, and reliable manner.	Stated they are committed to providing quality services and is readily available to perform engineering work on an as needed basis.	Stated that they are available to expedite any challenge presented, and ensure adherence to the quality standards expected by STC.
Total Evaluation Points	548.6	568.60	566.60	551.80	558.80
Ranking	5	1	2	4	3

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

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES -
DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A
AND PECAN CAMPUS SOUTH ACADEMIC BUILDING J GENERATOR REPLACEMENTS
PROJECT NO. 21-22-1041
EVALUATION SUMMARY**

VENDOR	De la Luz, LLC/ dba A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./ dba Ethos Engineering	MEP Solutions Engineering	Sigma HN Engineers, PLLC.
ADDRESS	1004 W Frontage Rd	200 S 10th St Ste 901	1126 S Commerce	600 E Beaumont Ave Ste 2	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-787-3473	956-683-1640	956-230-3435	956-664-2727	956-332-3206
CONTACT	Luis E. Madrigal	Hugo Avila	Guillermo Quintanilla	Abram L. Dominguez	Jesus G. Hinojosa
3.1 Statement of Interest (up to 100 points)					
3.1.1 Statement of interest on projects	93	95	93	92	94
3.1.2 Firm History including credentials	74	85	85	84	80
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	100	100	100	98	95
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	91	97	95	80	95
	95	96	96	95	95
3.2 Prime Firm (up to 100 points)					
3.2.1 Resumes giving the experience and expertise/principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	93	95	95	92	95
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).	69	89	88	85	82
3.2.3 Prime Firm proximity and meeting availability	95	100	95	95	98
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.	97	97	96	80	97
	94	96	95	94	96
3.3 Project Team (up to 100 points)					
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the project(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	93	95	95	90	95
3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	85	87	89	88	89
	90	90	95	95	95
	95	94	97	94	96
	94	96	95	94	95
3.4 Representative Projects (up to 100 points)					
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --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	90	97	96	90	90
	88	91	91	89	88
	95	100	95	95	90
	92	94	96	94	94
	94	97	96	94	95
3.5 Three References (up to 100 points)					
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --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	96	95	95	95
	89	97	98	98	97
	95	100	98	100	90
	90	93	94	95	95
	94	95	95	94	95
3.6 Project Execution (up to 100 points)					
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	96	90	92	95	94
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.	88	91	91	90	90
	90	96	98	90	95
	94	98	93	90	93
	95	96	96	94	96
TOTAL EVALUATION POINTS	548.60	568.60	566.60	551.80	558.80
RANKING	5	1	2	4	3

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

Project Fact Sheet
3/1/2022

Project Name: Pecan Campus - South Academic Building J Generator Replacement		Project No.: 2022-019R		
Funding Source(s): Renewals & Replacement Fund				
		FY 21-22	Variance of Project Budget vs. Actual	
	Total Project Budget	Project Budget	FY 21-22 Actual Expenditures	Actual Expenditures
Construction:	\$ 250,000.00	\$ 50,000.00	\$ -	\$ 50,000.00
Design:	25,000.00	20,000.00	-	20,000.00
Miscellaneous:	5,000.00	6,250.00	91.56	6,158.44
FFE:	-	-	-	-
Technology:	-	-	-	-
Total:	\$ 280,000.00	\$ 76,250.00	\$ 91.56	\$ 76,158.44
				Total Actual Expenditures To Date
				\$ -

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

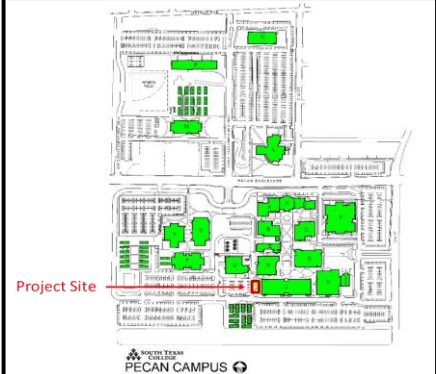
Project Description	Project Scope
Replace the existing diesel generator with a natural gas generator that provides continuous power without the need to refuel.	Replace existing diesel generator with a natural gas generator, and providing new natural gas service to the new generator.

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
9/28/2021	3/29/2022	NA	6/28/2022	7/15/2022	11/22/2022	12/13/2022	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ -	\$ 91.56	\$ -	\$ -	\$ -	\$ 91.56
Project Total	\$ -	\$ -	\$ 91.56	\$ -	\$ -	\$ -	\$ 91.56

Current Agenda Item

03/08/2022 Facilities Committee: Review and Recommend Action on Contracting Engineering Services for the Pecan Campus South Academic Building J Generator Replacement and for the Nursing and Allied Health Campus NAH East Building A Generator Replacement



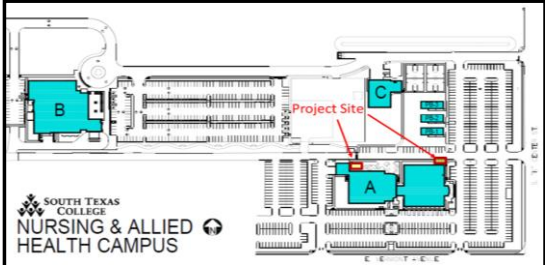


FPC Project Manager SPF

FPC Asst. Director Rita Cella

FPC Director RdA

Project Fact Sheet
3/1/2022

Project Name: Nursing and Allied Health Campus - East Building A Generators Replacement		Project No.: 2022-023R					
Funding Source(s): Renewals & Replacement Fund							
		FY 21-22					
		FY 21-22 Actual Expenditures		Variance of Project Budget vs. Actual Expenditures			
	Total Project Budget	Project Budget	Actual Expenditures	Total Actual Expenditures To Date			
Construction:	\$ 375,000.00	\$ 375,000.00	\$ -	\$ 375,000.00			
Design	\$ 37,500.00	37,500.00	-	37,500.00			
Miscellaneous:	\$ 9,500.00	9,500.00	91.56	9,408.44			
FFE:	\$ -	-	-	-			
Technology:	\$ -	-	-	-			
Total:	\$ 422,000.00	\$ 422,000.00	\$ 91.56	\$ 421,908.44			
Project Team		Board Status					
Approval to Solicit Architect/Engineer:	9/28/2021	Board Approval of Schematic Design	TBD				
Architect/Engineer:	TBD		TBD				
Contractor:	TBD		TBD				
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD	Board Acceptance			
		Final Completion	TBD	Board Acceptance			
Project Description		Project Scope					
Replace the two existing diesel generators with two natural gas generators that provides continuous power without the need to refuel.		Replace two (2) existing diesel generators with two (2) natural gas generators, and providing a new natural gas service to each generator.					
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
9/28/2021	3/29/2022	N/A	7/26/2022	TBD	2/28/2023	3/28/2023	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ -	\$ -	91.56	\$ -	\$ -	\$ 91.56
Project Total	\$ -	\$ -	\$ -	91.56	\$ -	\$ -	\$ 91.56
Current Agenda Item							
03/08/2022 Facilities Committee: Review and Recommend Action on Contracting Engineering Services for the Pecan Campus South Academic Building J Generator Replacement and for the Nursing and Allied Health Campus NAH East Building A Generators Replacement							
							

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas

Approval to contract architectural services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas project will be requested at the March 29, 2022 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas 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 initiated in 2021 due to the building being damaged by a rainstorm. The project has been reviewed by the Facilities Planning & Construction department, Administration, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to restore the building to operating condition.

Background

On May 12, 2021, heavy rainstorms damaged the roof, which resulted in interior areas sustaining water damage. The College has received funds from an insurance claim and is also in the process of requesting additional funds for the damages from the insurance company with the assistance of a public adjuster. The project consists of renovating five (5) classrooms, including a music lab, art lab, and eight (8) offices. Items to be repaired within these areas include walls, flooring, painting, ceiling tile, batt insulation, and roof.

The proposed scope of work is summarized as follows:

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

On October 26, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on January 26, 2022, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of sixteen (16) firms received a copy of the Request for Qualifications (RFQ) and a total of four (4) firms submitted their responses on February 10, 2022.

Timeline for Solicitation of Statements of Qualifications	
January 26, 2022	Solicitation of statements of qualifications began.
February 10, 2022	Four (4) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Milnet Architectural Services, PLLC.** was the highest ranked firm.

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

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

Funding Source

Funds for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas Project 2022-038R will be used from the insurance claim and additional funds are available in the FY 2021-2022 Renewals & Replacements Fund.

Reviewers

The proposals have been reviewed by College staff from the 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

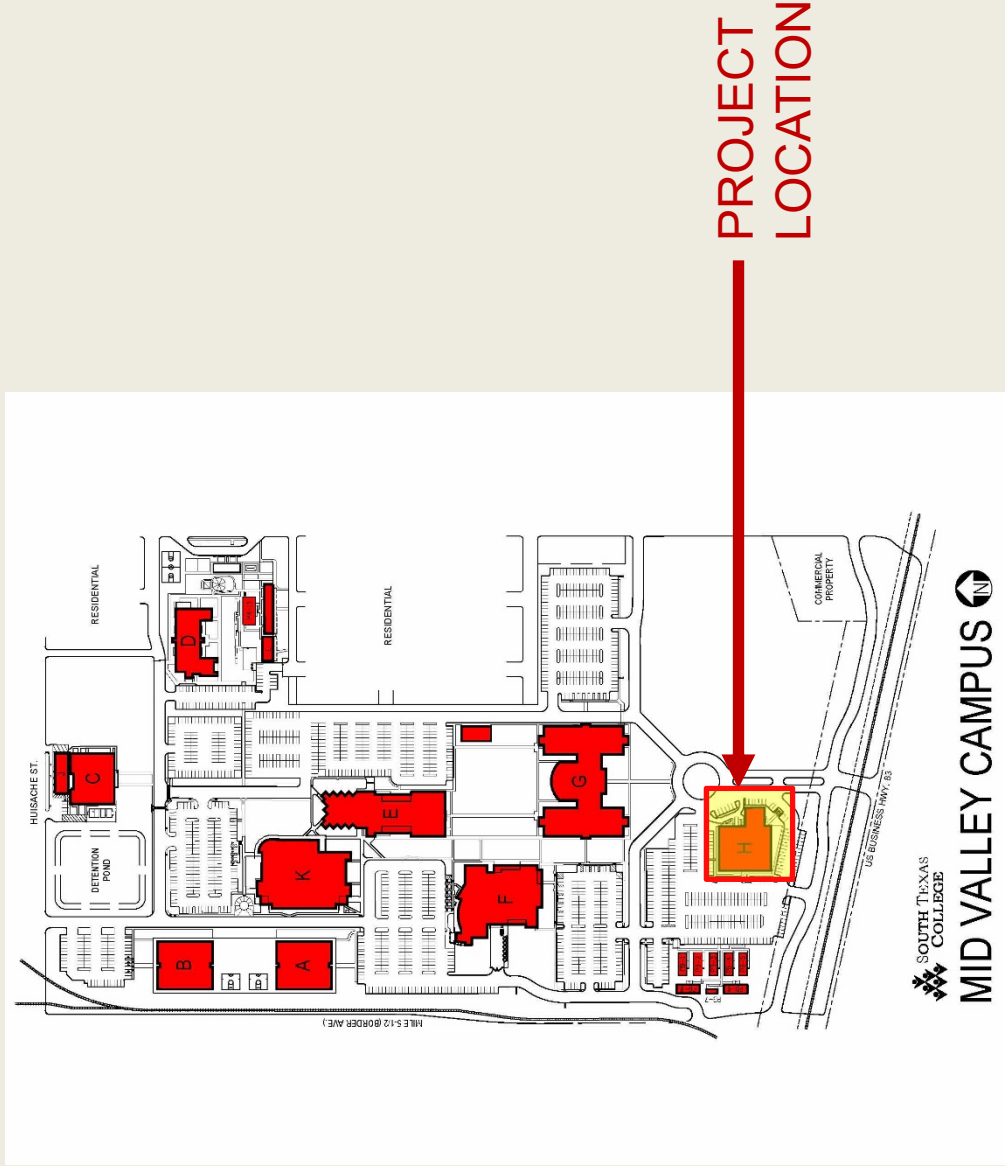
It is requested that the Facilities Committee recommend for Board approval at the March 29, 2022 Board meeting, the contracting of architectural services with Milnet Architectural Services, PLLC. for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas project as presented.



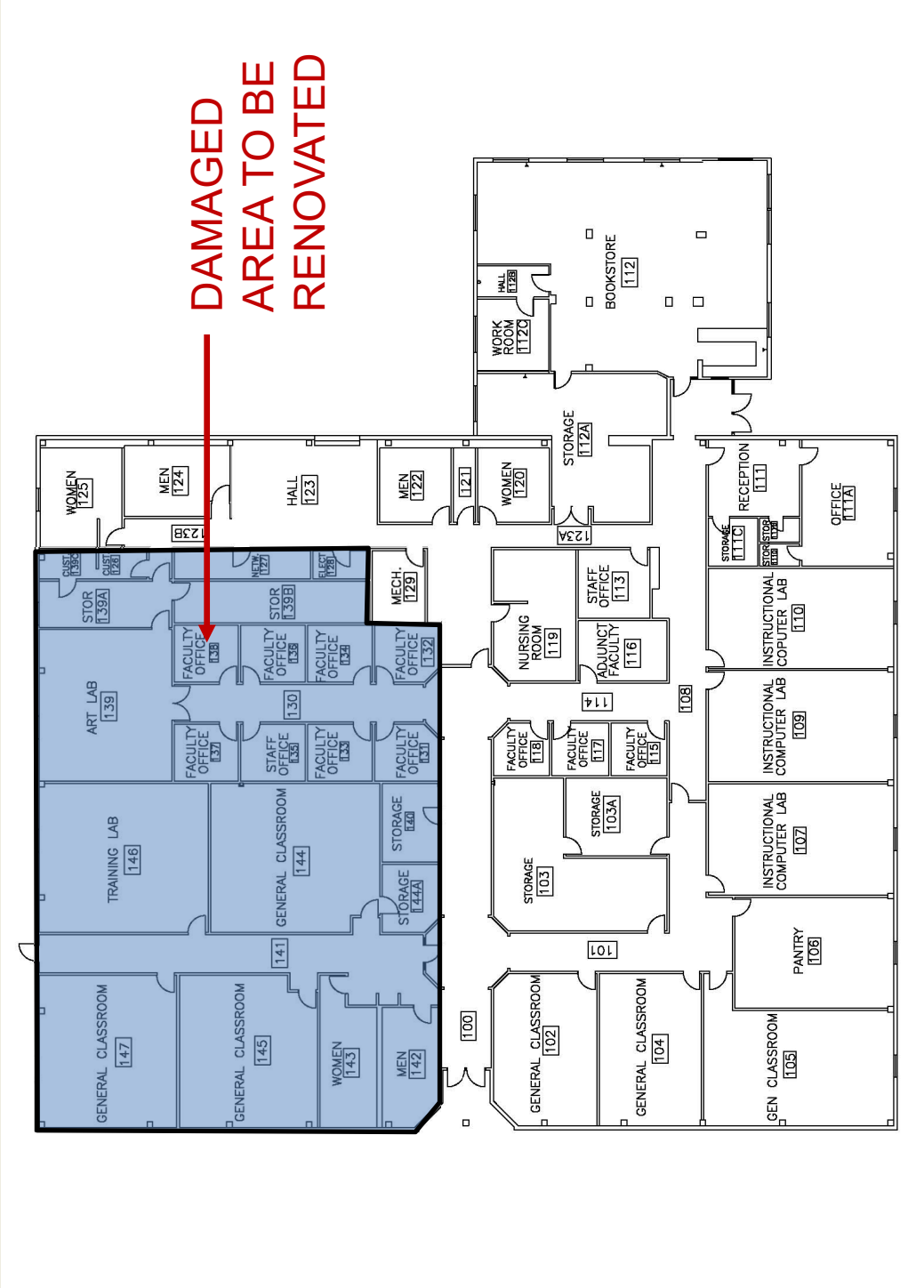
**SOUTH TEXAS
COLLEGE**

**Mid Valley Campus
South Academic Building H Repair and
Renovations of Damaged Roof and Interior
Areas**

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



Mid Valley South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas



South Academic Building H

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



Original Roof Damage

Mid Valley South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas

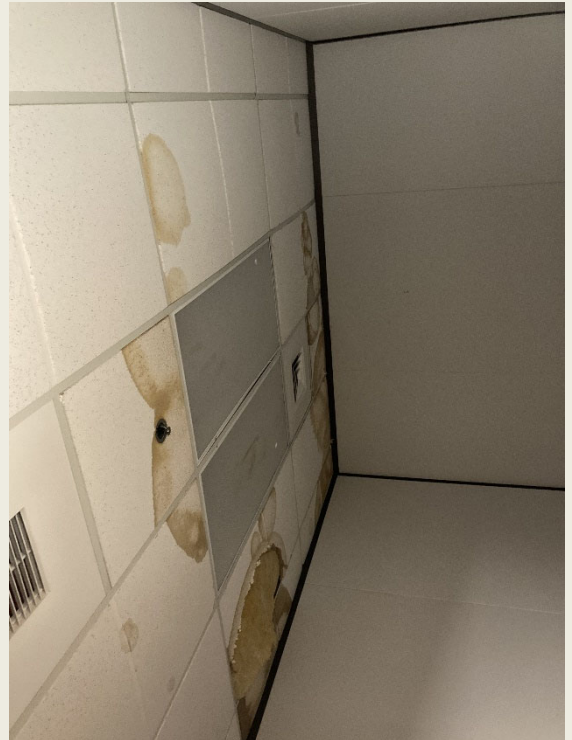
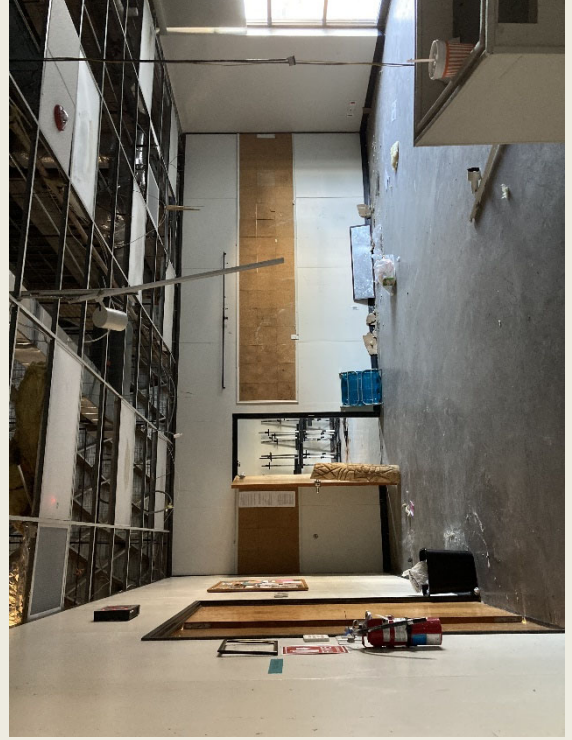


Roof Damage as of 01/31/22



SOUTH TEXAS
COLLEGE

Mid Valley South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas



Mid Valley South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas

Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

Scope of work

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

Estimated Total Project Budget

Construction	\$ 630,000
Design	60,000
Miscellaneous	12,000
FFE	158,700
Technology	<u>125,000</u>

Total Project Budget \$ 985,700

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H
REPAIR AND RENOVATIONS DAMAGED ROOF AND INTERIOR AREAS
PROJECT NO. 21-22-1044**

VENDOR	CG5 Architect, LLC.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	SAMES, Inc.
ADDRESS	1314 E 22nd St	3700 N 10th St	608 S 12th St	200 S 10th St Ste 1500
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-239-2438	956-686-0100	956-688-5656	956-702-8880
CONTACT	Jose C. Garcia III	Raymond Gignac	Rodolfo R. Molina, Jr.	Saul D. Maldonado
3.1 Statement of Interest				
3.1.1 Statement of Interest for Project	Stated that they are interested in establishing & maintaining a professional relationship with STC.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	Stated their familiarity with roof repair and replacement projects coupled with their prior experience in providing clients attentive services are the main drivers to assist with this project.	Stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive engineering design that will combine their knowledge and experience to deliver valuable, cost effective, and quality driven professional services.
3.1.2 History and Statistics of Firm	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - over 400 successful projects	- Established in 2000 - Pointed out the 37 years experience	- Established in 2008 - 117 Employees
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have unique qualifications working on commercial kitchens for professional sport arenas, UTRGV teaching kitchens for educational facilities, and local area restaurants.	Pointed out the teams has a vast amount of experience designing roofing and interior renovations for educational clients in South Texas and the Rio Grande Valley.	Stated they manage and coordinate a project from beginning to end, because of this they are able to use their knowledge base of Best Management Practices to the advantage of the project.	Stated they have a distinct advantage over many other architectural firms in that they provide project turn-key options including complete project development, design, construction and completion.
3.1.4 Statement of Availability and Commitment	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Stated that the project principals and professional staff identified will be available at dedicated levels and at appropriate times to successfully accomplish the scope of work and schedule for the project.	Stated they do not pursue projects unless it is certain to have the capabilities, talent, and personnel to produce outstanding projects on or ahead of schedule.	Stated they have 117 employees that are readily available to provide quality professional services to STC.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H
REPAIR AND RENOVATIONS DAMAGED ROOF AND INTERIOR AREAS
PROJECT NO. 21-22-1044**

VENDOR	CG5 Architect, LLC.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	SAMES, Inc.
3.2 Prime Firm				
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Charlie Garcia III, Managing Partner - Olga N. Garcia, Owner Executive Director - Charlie Garcia, Sr., Construction Manager	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Senior Project Architect - Carolyn James, Senior Interior Designer/ Space Planner - Nicholas Gignac, Architectural Designer - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Hector Guevara - Production Support/Architectural Intern	Included resumes for the following staff: - Rodolfo R. Molina, Jr, President - Ramon Villalobos, Project Manager - Olivia Curry, Project Manager	Included resumes for the following staff: - Saul D. Maldonado, PE Principal in Charge - Adan A. Alvarez, Jr, Senior Architect/ Project Manager - Luz Maria Ibarra Cantu, Construction Manager - Samuel D. Maldonado, PE, Project Surveyor - Ricardo A. Leal, EIT, Construction Manager - Tomas Luna, AI, Architectural Intern/Construction Inspector
3.2.2 Project Assignments and Lines of Authority	Lines of authority and communication start with the Owner and the Project Architect. The Architect of Record leads the Design Team through Schematic Design & on thru Owner.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Listed the team members for the project with the amount of time they would spend on the project. Indicated they do not "hand off" a project to a different team or personnel.	Duties and time assignments for firm staff are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Firm is located within 17 miles of the work site.	Firm is 2.4 miles from STC.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.
3.3 Project Team				
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showing prime firm and its five (5) employees and the following consultants: - CLH Engineering - Civil & Structural - VME Engineering LLC - MEP - MEG Engineers - Material and Soil Testing	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil	Included organizational chart showing prime firm and the following consultant: - ARMKO Industries, Inc - Roof & Building Envelope - Structural & MEP - TBD	Included organizational chart and indicated they will not be subcontracting any portion of the work.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H
REPAIR AND RENOVATIONS DAMAGED ROOF AND INTERIOR AREAS
PROJECT NO. 21-22-1044**

VENDOR	CG5 Architect, LLC.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	SAMES, Inc.
3.4 Representative Projects				
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - PSJA ISD - Elvis J Ballew Parking Lot and Interior Renovations including Cosmetology Lab (\$873,000) - PSJA ISD - Franklin Elementary Roof (\$600,000) - La Joya ISD- Guillermo Flores Elementary Roof and Interior Renovations (\$1.1M) -La Joya ISD - Rosendo Benavides Elementary Roof and Interior Renovations (\$1.6M) - La Joya ISD - Kika De La Garza Elementary Roof and Interior Renovations (\$750,000) - Edinburg CISD - Cayetano Cavazos Elementary (\$700,000) - Edinburg CISD - Trevino Elementary (\$700,000) 	<ul style="list-style-type: none"> - Presbyterian Pan-American Schools - Multipurpose Facility & FEMA Community Safe Room (\$3M) -Tuloso-Midway ISD- High School Multipurpose Facility & FEMA Community Safe Shelter - City of Mercedes - Multipurpose Facility & FEMA Community Safe Room (\$3.8M) - Del Mar College - Emerging Technology Expansion (\$8M) 	<ul style="list-style-type: none"> - TSTC - Engineering Center Phase II (\$3,400,000) - PSJA Memorial Early College High School Mechanical Equipment, Window & Roof Upgrades (\$17,000,000) - Mission Housing Authority - Administration Building Roof Repairs (\$22,000) - Edinburg Housing Authority Lantana Apartments Roof Replacement (\$584,671) - City of McAllen - Public Safety Building Re-Roofing & Interior Renovations (\$550,000) 	<ul style="list-style-type: none"> - Texas State Technical College -Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - Texas State Technical College - Engineering Technology Center - Phase II (\$3,750,000) - Texas State Technical College - Building 200D Renovation (\$1,993,000) - Texas State Technical College Engineering Technology Center- Phase I (\$4,418,666) -The University of Texas System - UTRGV at Starr County (\$5,207,784)
3.5 References				
3.5.1 References for five (5) projects	<ul style="list-style-type: none"> - PSJA ISD - La Joya ISD 	<ul style="list-style-type: none"> - City of Weslaco - Region One ESC - Del Mar College - PSJA ISD 	<ul style="list-style-type: none"> - Edinburg Housing Authority - PSJA ISD - Mission Housing Authority - City of McAllen - Texas State Technical College 	<ul style="list-style-type: none"> - Texas State Technical College - MD Anderson Center - Tropical Texas Behavioral Health - Edinburg CISD - San Jacinto College
3.6 Project Execution				
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that they are committed to their clients' success.	Provided very detailed project approach process.	Provided process that includes quality control, plan & specification reviews, construction phase quality control, schedules, and budgets.	Stated they are experienced in Architectural and Engineering master planning, programming, design, and construction administration.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated that their Architect, Charlie Garcia III's is experienced with enhanced and expedited project scheduling which, for example, allowed them to successfully complete Vanguard Academy Educational Facility with 15 classrooms (\$1.5 Million) within months.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated the project management team has already started the process of connecting with a specialty consultant for this specific project.	Stated they are willing and able to expedite services and construction administration, if needed.
TOTAL EVALUATION POINTS	548.00	559.80	564.60	555.00
RANKING	4	2	1	3


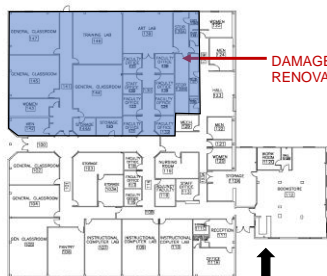

The Director of Purchasing has reviewed all the responses and evaluations completed.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H
REPAIR AND RENOVATIONS DAMAGED ROOF AND INTERIOR AREAS
PROJECT NO. 21-22-1044
EVALUATION SUMMARY**

VENDOR	CG5 Architect, LLC.	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	SAMES, Inc.
ADDRESS	1314 E 22nd St	3700 N 10th St	608 S 12th St	200 S 10th St Ste 1500
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-239-2438	956-686-0100	956-688-5656	956-702-8880
CONTACT	Jose C. Garcia III	Raymond Gignac	Rodolfo R. Molina Jr.	Saul D. Maldonado
3.1 Statement of Interest (up to 100 points)				
3.1.1 Statement of interest on project	95	95	95	95
3.1.2 Firm History including credentials	96	96	96	96
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	90	94	95	94
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	85	95	95	90
	90	92	92	90
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	92	93	93	93
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).	93	96	97	95
3.2.3 Prime Firm proximity and meeting availability	92	91	95	94
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	90	90	90	95
	92	94	93	93
3.3 Project Team (up to 100 points)				
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	92	92	94	92
--Identify the consultant and provide a brief history about the consultant	93	95	97	95
--Describe the consultant's proposed role in the project and its related project experience	95	95	95	95
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	85	90	95	85
--Provide a statement of the consultant's availability for the project(s)	93	94	94	93
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)				
3.4 Representative Projects (up to 100 points)				
3.4.1 Specific data on five (5) projects the prime firm provided or is providing professional services in an educational setting	92	93	95	93
--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.	94	96	97	95
	95	95	95	90
	80	90	90	85
	93	92	95	92
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.	93	93	93	93
	93	95	95	95
	90	91	95	91
	90	90	90	90
	92	92	93	91
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.	92	92	93	92
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.	93	96	95	96
	90	95	95	92
	90	95	95	95
	90	92	91	90
TOTAL EVALUATION POINTS	548.00	559.80	564.60	555.00
RANKING	4	2	1	3

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

Project Fact Sheet
3/1/2022

Project Name: MVC - South Academic Building H Repair and Renovations				Project No.: 2022-038R			
Funding Source(s): Renewals and Replacement Fund							
		FY21-22			FY22-23		
	Total		FY 21-22	Variance of		FY 22-23	Variance of
	Project Budget	Budget Transfer	Actual Expenditures	Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures
Construction:	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design:	60,000.00	-	-	-	-	-	-
Miscellaneous:	12,000.00	-	183.12	(183.12)	-	-	-
FFE:	158,700.00	-	-	-	-	-	-
Technology:	125,000.00	-	-	-	-	-	-
Contingency 5%:	30,000.00	-	-	-	-	-	-
Total:	\$ 985,700.00	\$ -	\$ 183.12	\$ (183.12)	\$ -	\$ -	\$ 183.12
Funds will be used from the insurance claim and savings from other projects.							
Project Team				Board Status			
Approval to Solicit				Board Approval of Schematic Design	TBD	Contract Amount	Actual Expenditures
Architect/Engineer:	10/26/2021						
Architect/Engineer:	TBD						
Contractor:	TBD						
				Substantial Completion	TBD	Board Acceptance	TBD
STC FPC Project Manager:	David Valdez			Final Completion	TBD	Board Acceptance	TBD
Project Description				Project Scope			
Repair the existing roof and renovate the interior due to a recent heavy rain storm damage				Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing.			
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
10/26/2021	3/29/2022	TBD	TBD	TBD	TBD	TBD	TBD
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ -	\$ 183.12	\$ -	\$ -	\$ 183.12	
2022-23	-	-	-	-	-	-	
Project Total	\$ -	\$ -	\$ 183.12	\$ -	\$ -	\$ 183.12	
Current Agenda Item							
03/08/2022 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas							
	PROJECT LOCATION				DAMAGED AREA TO BE RENOVATED		
							North

FPC Project Manager David A. Valdez

FPC Asst. Director Rita Geller

FPC Director R. Davis

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 March 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 - February 2022	(6,250,894)	(3,029,813)
Proposed Projects for the Month of March 2022	(1,694,110)	-
Total Project Budget Balance	\$ 4,694,705	\$ 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 March 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 March 4, 2022

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on January 25, 2022			
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		\$ 234,599	\$ -
Pending Board Approval on March 8, 2022			
2022-040C	Pecan Campus Ann Richards Administration Building A Renovation for the President's Office	660,000	-
Total Pending Board Approval on March 8, 2022		\$ 660,000	\$ -
Pending Board Approval on March 29, 2022			
2022-041C	Pecan Campus North Academic Humanities Building P Renovations for the Vice President for Finance and Administrative Service's Office, Accountability, Risk, and Compliance Department, and Office of Institutional Equity	\$ 1,034,110	\$ -
Total Pending Board Approval on March 29, 2022		\$ 1,034,110	\$ -
Current Total Project Budget		\$ 7,945,004	\$ 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	\$ 602,278	\$ 3,686,909	\$ 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	March 2022	Approval of Solicitation for Architectural Services	TBD	TBD
Pecan Campus Subtotal												\$ 4,893,224	\$ 779,773	\$ 4,113,451	\$ 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	April 2022	Approval of Schematic Design	PBK Architects	TBD
12	Workforce Center Building D Automotive Lab Expansion	MV		●								\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	April 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	April 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	\$ 27,504	\$ 83,241	\$ 110,745	High	April 2022	Approval of Construction Services	Boultinghouse Simpson Gates Architects	TBD
Mid Valley Campus Subtotal												\$ 557,695	\$ 27,504	\$ 530,191	\$ 557,695					
Technology Campus																				
15	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation (Master Plan Only)	SS									●	\$ 172,195	\$ 12,000	\$ 160,195	\$ 127,500	Completed	N/A	EGV Architects	TBD	
16	Welding Lab Expansion Building	SS		●								\$ 115,800	\$ 456	\$ 115,344	\$ 115,800	High	May 2022	Approval of Schematic Design	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	April 2022	Approval of Schematic Design	SAMES, Inc	TBD
Technology Campus Subtotal												\$ 591,595	\$ 12,902	\$ 578,693	\$ 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 Therapy Kitchen Lab Expansion	SS			●							\$ 73,500	\$ 456	\$ 73,044	\$ 73,500	High	April 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	August 2022	Approval of Construction Services	Able City, LLC	TBD
22	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 31,700	\$ -	\$ 31,700	\$ 31,700	High	August 2022	Approval of Construction Services	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	TBD	TBD	PBK Architects	TBD
24	Canopy for Safety Training Vehicles	DV			●							\$ 79,924	\$ 160	\$ 79,764	\$ 79,833	High	May 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
25	Canopy for Students/Instructors	DV			●							\$ 67,424	\$ 160	\$ 67,264	\$ 67,333	High	May 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	May 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	DV		●								\$ 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	DBR	TBD
31	Two-Story Residential Fire Training Structure	SS			●							\$ 381,250	\$ 195	\$ 381,055	\$ 381,250	Medium	May 2022	Approval of Schematic Design	Matrinez	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 242,597	\$ 2,190,037	\$ 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	TBD	TBD	N/A
37	Automatic Doors Phase IV	SS					●					\$ 67,568	\$ 6,176	\$ 61,392	\$ 62,000	High	May 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	\$ 1,611,633	\$ 12,152,657	\$ 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	April 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	\$ 183	\$ 91,817	\$ 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	\$ 16,498	\$ 891,006	\$ 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	\$ 730,469	\$ 74,840	\$ 573,872	High	March 2022	Approval of Final 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	\$ 730,469	\$ 836,840	\$ 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	\$ 241,403	\$ 44,674	\$ 206,991	High	April 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	\$ 254,197	\$ 1,001,880	\$ 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	\$ 441,385	\$ 260,935	\$ 661,255	High	April 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	\$ 441,385	\$ 663,935	\$ 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	5	7	2	2	2	2	0	0	0	\$ 8,394,446	\$ 1,460,272	\$ 6,934,174	\$ 6,590,868					