

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, April 12, 2022
@ 4:30 PM
McAllen, Texas

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

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Approval of Facilities Committee Meeting Minutes

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

1. March 8, 2022 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
March 8, 2022

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, March 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., Ms. Rose Benavidez, and Mr. Gary Gurwitz

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

Members absent: none

Also present: Dr. Ricardo J. Solis, Hon. Javier Villalobos, Mrs. Mary Elizondo, Dr. Anahid Petrosian, Dr. Rodney Rodriguez, Mr. Ricardo De La Garza, Mr. George McCaleb, Mr. Robert Cuellar, Ms. Lynda Lopez, Dr. Christopher Nelson, Dr. Sylvia Flores, Dr. Rachel Sale, Dr. Jesus Campos, Mr. Ken Lyons, Mrs. Gardenia Perez, 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 February 8, 2022 Facilities Committee meeting were approved as written. The motion carried.

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 was 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 was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were 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 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 Pecan Campus North Academic Humanities Building P to convert classroom spaces to office spaces.

Background

The proposed relocation of staff was 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 would be relocated to the Pecan Campus North Academic Humanities Building P.

The ARC department was 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 would be relocated to the third floor of Building P. The existing classrooms were identified as available for office conversion by the Academic Affairs Division. The renovation consisted 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, was \$1,034,110 as 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 would 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 would 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

The packet included a presentation of the project and a preliminary layout of the space for the Committee's review and information.

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

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 were necessary for design and construction administration services for the Pecan Campus East Drive Resurfacing 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 developed through the annual Deferred Maintenance process. It was 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 was 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 consisted of resurfacing the asphalt, which had not been paved since 1998 and had 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 was \$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 were budgeted in the FY 2021-2022 Renewals & Replacements Fund.

Reviewers

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

Enclosed Documents

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the contracting of engineering services with Perez Consulting Engineers, LLC. for the Pecan Campus East Drive Resurfacing project as presented. The motion carried.

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

Scheduling Priority

These projects were developed through the annual Deferred Maintenance process. They were 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 were 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 consisted 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 would be a total of three generators that would 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 included:

- 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 was \$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 was \$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 were budgeted in the FY 2021-2022 Renewals & Replacements Fund.

Reviewers

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

Enclosed Documents

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

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

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 were 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 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 initiated in 2021 due to the building being damaged by a rainstorm. The project as 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 was 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 received funds from an insurance claim and was in the process of requesting additional funds for the damages from the insurance company with the assistance of a public adjuster. The project consisted of renovating five (5) classrooms, including a music lab, art lab, and eight (8) offices. Items to be repaired within these areas included 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 would be used from the insurance claim and additional funds were available in the FY 2021-2022 Renewals & Replacements Fund.

Reviewers

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

Enclosed Documents

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of 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. 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 5:07 p.m.

I certify that the foregoing are the true and correct minutes of the March 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 Construction Projects

- A. Pecan Campus Kinesiology Building Phase I**
- B. Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs**
- C. Pecan Campus Department of Public Safety Building**

Approval of authorization to proceed with the solicitation of architectural services for the following projects will be requested at the April 26, 2022 Board meeting:

- A. Pecan Campus Kinesiology Building Phase I
- B. Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs
- C. Pecan Campus Department of Public Safety Building

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of design services for projects at the Pecan Campus.

Justification

Solicitation of Requests for Qualifications (RFQs) for architectural services is necessary to procure design teams to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, evaluation teams would evaluate the responses using the currently approved procurement process and propose architects to the Facilities Committee at later dates.

Scheduling Priority

These projects have been requested by Administration to vacate the College's facilities located at the Pecan Plaza property. They have been reviewed by the Facilities Planning & Construction department and Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. These projects are scheduled as educational space improvements and non-educational space improvements.

Background

On February 21, 2022, a Board Work Session was held and discussed the vacating of the existing facilities at Pecan Plaza and the construction of new facilities for various programs and College services.

The total of the combined project budgets is \$11,556,000 and is itemized in the table below:

Combined Project Budgets		
Budget Item		Project Amount
A	Pecan Campus Kinesiology Building Phase I	\$3,240,000
B	Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	4,536,000
C	Pecan Campus Public Safety Building	3,780,000
Total Projects Budgets		\$11,556,000

The projects and associated scopes of work are summarized as follows:

A. Pecan Campus Kinesiology Building Phase I (2022-042C)

The project consists of the construction of a new 12,000 square foot Kinesiology Building in between the existing Information Technology Building M and North Academic Humanities Building P at Pecan Campus.

- Design and construction of the structure to include:
 - Various Workout and Training Areas, Staff Offices, Reception, Workroom, Storage, Showers, Restrooms, and Support Service Areas
- Approximate square feet of the proposed space: 12,000 s.f.

The project budget is \$3,240,000 and itemized in the table below:

Pecan Campus Kinesiology Building Phase I Total Project Budget	
Budget Item	Project Total
Construction	\$2,400,000
Design	240,000
Miscellaneous	72,000
FFE	204,000
Technology	204,000
Contingency 5%	120,000
Total Project Budget	\$3,240,000

B. Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs (2022-043C)

The project consists of the construction of an expansion to Building L for the Dance Program and renovating a space for Music Program instruction.

- Design and construction of the expansion and renovation to include:
 - 2 Large Classrooms, Small Classroom, Faculty Studios, Piano Studio, Administrative Assistant Area, Lockers, 15 Practice Rooms, Large Rehearsal Room, Percussion Suite, Library, Storage, Dance Studio, Recording Studio, Workshop, and Support Spaces.
- Proposed spaces:
 - Music Expansion: 12,000 s.f.
 - Dance Studio Renovation: 4,000 s.f.
 - Outdoor Workshop: 800 s.f.

Total Square Feet: 16,800 s.f.

The project budget is \$4,536,000 and itemized in the table below:

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Total Project Budget	
Budget Item	Project Total
Construction	\$3,360,000
Design	336,000
Miscellaneous	100,800
FFE	285,600
Technology	285,600
Contingency 5%	168,000
Total Project Budget	\$4,536,000

C. Pecan Campus Public Safety Building (2022-044C)

The project consists of the construction of a building at the Pecan Campus West 15 Acre Parking Lot property (Jag Express Park and Ride) for the Public Safety Department.

- Design and construction of the structure to include:
 - Training Room, Dispatch Area, Interview Room, Staff Offices, Records, Storage, Lockers and Showers, Reception, Copy Area, Lobby, and Support Spaces
- Approximate square feet of the proposed space: 14,000 s.f.

The project budget is \$3,780,000 and itemized in the table below:

Pecan Campus Public Safety Building Total Project Budget	
Budget Item	Project Total
Construction	\$2,800,000
Design	280,000
Miscellaneous	84,000
FFE	238,000
Technology	238,000
Contingency 5%	140,000
Total Project Budget	\$3,780,000

The recommendations to approve contracting architectural services for each of the projects will be presented as separate agenda items at a future date.

Funding Source

Board approval will be requested for a budget amendment to fund these projects utilizing funds previously earmarked for the use of the 2001 Bond Satellite Center Expansion project. Additional budget transfers from unrestricted funds will be required in FY 2023 – 2024 to complete the projects and will be requested at a later date.

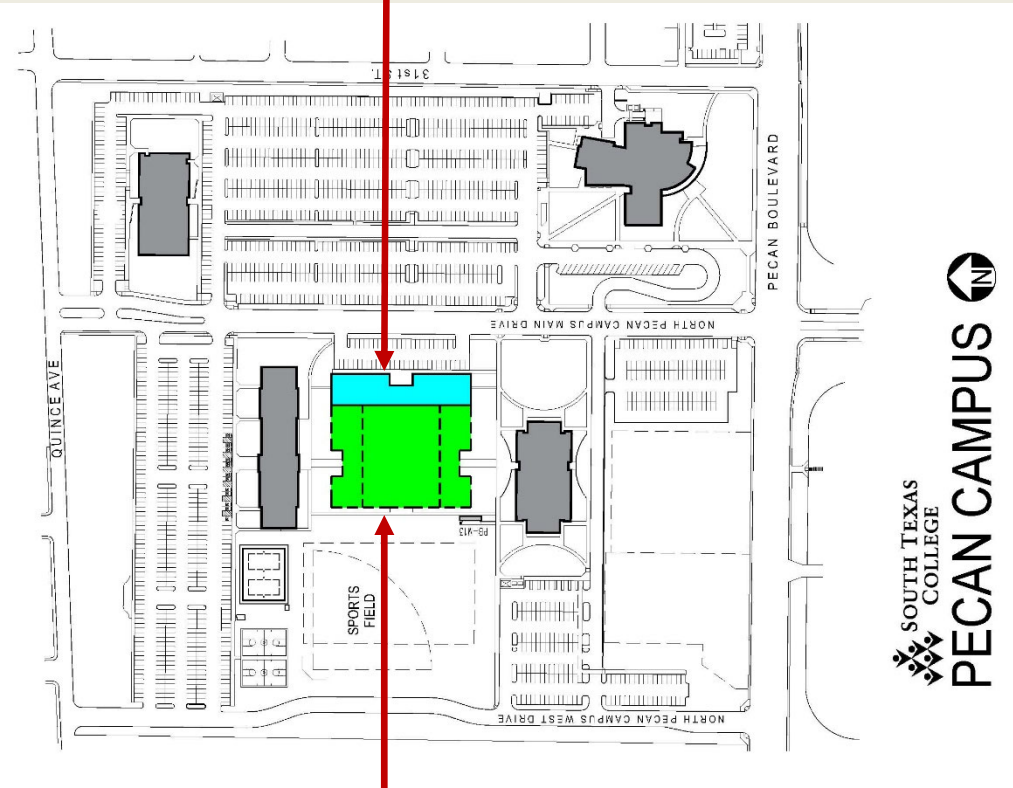
Enclosed Documents

Facilities Planning & Construction staff has prepared presentations of the projects and preliminary layouts of the spaces for the Committee’s review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2022 Board meeting, the solicitation of design services for the Pecan Campus Kinesiology Building Phase I, Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs, and Pecan Campus Public Safety Building projects, subject to Board approval of the budget amendment, as presented.

**Pecan Campus
Proposed Kinesiology Building**



**FUTURE
EXPANSION
88,000 S.F.**

**KINESIOLOGY
PHASE I
12,000 S.F.**

Pecan Campus West Side Property Proposed Kinesiology Building



Requested By
Administration

Scope of Work

Construction of a new 12,000 square foot Kinesiology Building in between the existing Information Technology Building M and North Academic Humanities Building P at Pecan Campus.

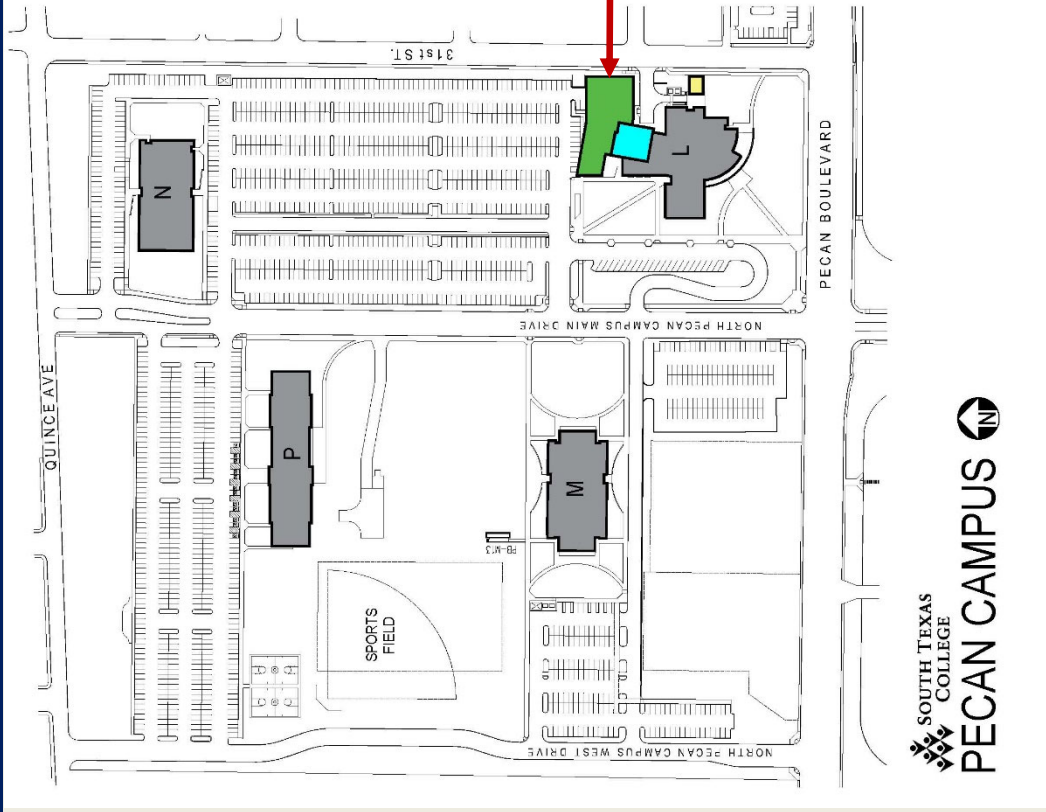
Space Includes:

Various Workout and Training Areas, Staff Offices, Reception, Workroom, Storage, Showers, Restrooms, and Support Service Areas.

Estimated Total Project Budget

Construction	\$ 2,400,000
Design	240,000
Miscellaneous	72,000
FFE	204,000
Technology	204,000
Contingency	<u>120,000</u>
Total Project Budget	\$ 3,240,000

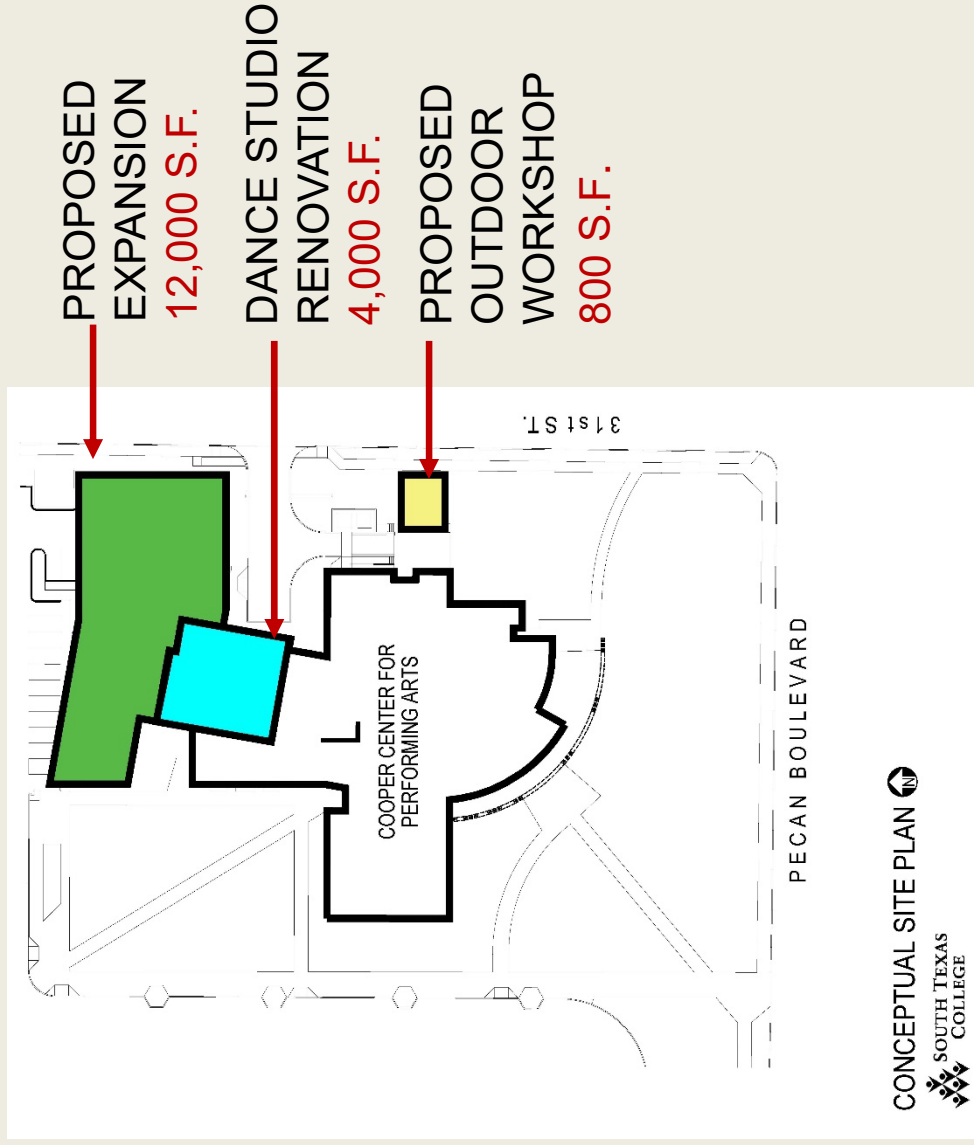
Pecan Campus Building L Cooper Center Proposed Music & Dance Expansion



Music & Dance
Expansion
16,800 S.F.

Music and Dance Expansion

Pecan Campus Building L Cooper Center Proposed Music & Dance Expansion



Music & Dance Expansion

Pecan Campus Building L Cooper Center Proposed Music & Dance Expansion



Requested By

Music Department and Academic Affairs Division

Scope of Work

Expansion of approximately 16,800 square feet for the Pecan Campus Cooper Center for Performing Arts Building L.

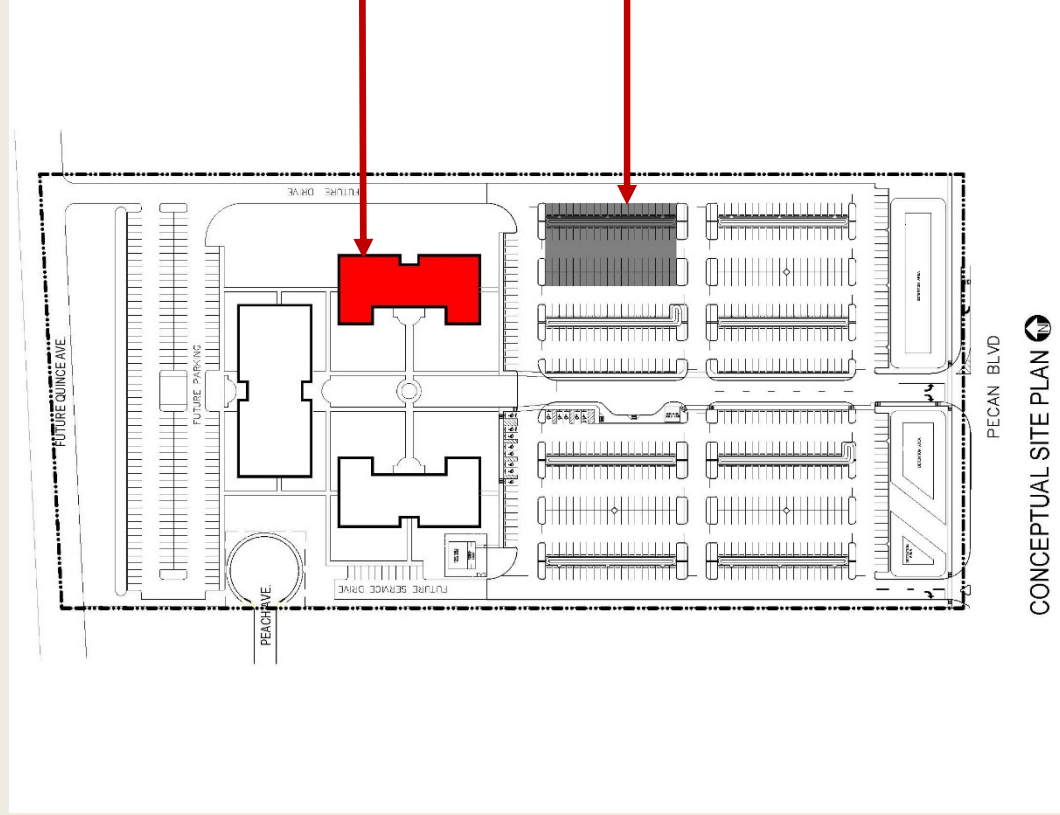
Space Includes:

2 Large Classrooms, Small Classroom, Faculty Studios, Piano Studio, Administrative Assistant Area, Lockers, 15 Practice Rooms, Large Rehearsal Room, Percussion Suite, Library, Storage, Dance Studio, Recording Studio, Workshop, and Support Spaces.

Estimated Total Project Budget

Construction	\$ 3,360,000
Design	336,000
Miscellaneous	100,800
FFE	285,600
Technology	285,600
Contingency	<u>168,000</u>
Total Project Budget	\$ 4,536,000

Pecan Campus West 15 Acres Proposed Department of Public Safety Building



DEPARTMENT OF
PUBLIC SAFETY
BUILDING
14,000 S.F.

DPS VEHICLE PARKING
45: PARKING SPACES FOR
POLICE VEHICLES
12: PARKING SPACES FOR
BUSES

Department of Public Safety Building

Pecan Campus West 15 Acres Proposed Department of Public Safety Building



Requested By
Administration

Scope of Work

Construction of a new 14,000 square foot Department of Public Safety Building to be located at the College's West 15 acre property for the DPS, Security, and Transportation.

Space Includes:

Training Room, Dispatch Area, Interview Room, Staff Offices, Records, Storage, Lockers and Showers, Reception, Copy Area, Lobby, and Support Spaces.

Estimated Total Project Budget

Construction	\$ 2,800,000
Design	280,000
Miscellaneous	84,000
FFE	238,000
Technology	238,000
Contingency	<u>140,000</u>
Total Project Budget	\$ 3,780,000

Project Fact Sheet
4/7/2022

Project Name: Pecan Campus - Kinesiology Building Phase I					Project No.: 2022-042C						
Funding Source(s): Unexpended Plant Fund											
	Total Project Budget	FY 21-22			FY 22-23			FY 23-24			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	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 2,400,000.00	\$ -	\$ -	\$ -	\$ 480,000.00	\$ -	\$ 480,000.00	\$ 1,920,000.00	\$ -	\$ 1,920,000.00	\$ -
Design:	240,000.00	5,400.00	-	5,400.00	186,600.00	-	186,600.00	48,000.00	-	48,000.00	-
Miscellaneous:	72,000.00	7,200.00	-	7,200.00	14,400.00	-	14,400.00	50,400.00	-	50,400.00	-
FFE:	204,000.00	-	-	-	-	-	-	204,000.00	-	204,000.00	-
Technology:	204,000.00	-	-	-	-	-	-	204,000.00	-	204,000.00	-
Contingency:	120,000.00	-	-	-	60,000.00	-	60,000.00	60,000.00	-	60,000.00	-
Total:	\$ 3,240,000.00	\$ 12,600.00	\$ -	\$ 12,600.00	\$ 741,000.00	\$ -	\$ 741,000.00	\$ 2,486,400.00	\$ -	\$ 2,486,400.00	\$ -

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

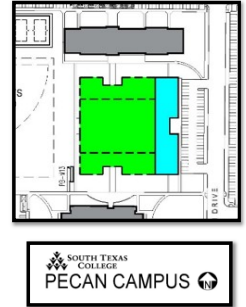
Project Description	Project Scope
Construction of a new 12,000 square foot Kinesiology Building in between the existing Information Technology Building M and North Academic Humanities Building P at Pecan Campus.	Various Workout and Training Areas, Staff Offices, Reception, Workroom, Storage, Showers, Restrooms, and Support Service Areas.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
4/26/2022	6/28/2022	11/22/2022	7/25/2023	9/7/2023	6/25/2024	7/23/2024	5/5/2024

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-23	-	-	-	-	-	\$ -
2023-24	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item

04/12/2022 Facilities Committee Meeting: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for Construction Projects



FPC Project Manager SPS

FPC Asst. Director Rita Cella

FPC Director RMA

Project Fact Sheet
4/7/2022

Project Name: Pecan Campus - Building L Cooper Center Music & Dance Expansion				Project No. 2022-043C							
Funding Source(s): Unexpended Plant Fund											
	Total Project Budget	FY 21-22			FY 22-23			FY 23-24			Total Actual Expenditures To Date
		Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 3,360,000.00	\$ -	\$ -	\$ -	\$ 672,000.00	\$ -	\$ 672,000.00	\$ 2,688,000.00	\$ -	\$ 2,688,000.00	\$ -
Design	336,000.00	7,560.00	-	7,560.00	261,240.00	-	261,240.00	67,200.00	-	67,200.00	-
Miscellaneous:	100,800.00	10,080.00	-	10,080.00	20,160.00	-	20,160.00	70,560.00	-	70,560.00	-
FFE:	285,600.00	-	-	-	-	-	-	285,600.00	-	285,600.00	-
Technology:	285,600.00	-	-	-	-	-	-	285,600.00	-	285,600.00	-
Contingency:	168,000.00	-	-	-	84,000.00	-	84,000.00	84,000.00	-	84,000.00	-
Total:	\$ 4,536,000.00	\$ 17,640.00	\$ -	\$ 17,640.00	\$ 1,037,400.00	\$ -	\$ 1,037,400.00	\$ 3,480,960.00	\$ -	\$ 3,480,960.00	\$ -

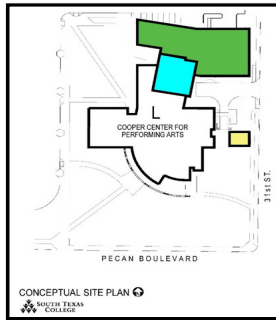
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	TBD	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD		TBD		\$ -	\$ -	\$ -
Contractor:	TBD		Substantial Completion	TBD	Board Acceptance	TBD	
STC FPC Project Manager: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

Project Description	Project Scope
Expansion of approximately 16,800 square feet for the Pecan Campus Cooper Center for Performing Arts Building L.	2 Large Classrooms, Small Classroom, Faculty Studios, Piano Studio, Administrative Assistant Area, Lockers, 15 Practice Rooms, Large Rehearsal Room, Percussion Suite, Library, Storage, Dance Studio, Recording Studio, Workshop, and Support Spaces.

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
4/26/2022	6/28/2022	11/22/2022	7/25/2023	9/7/2023	6/25/2024	7/23/2024	5/5/2024

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-23	-	-	-	-	-	\$ -
2023-24	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item
04/12/2022 Facilities Committee Meeting: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for Construction Projects



FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Cella*

FPC Director *RDA*

Project Fact Sheet
4/7/2022

Project Name: Pecan Campus - Department of Public Safety Building **Project No.** 2022-044C

Funding Source(s): Unexpended Plant Fund

	Total Project Budget	FY 21-22			FY 22-23			FY 23-24			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	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 2,800,000.00	\$ -	\$ -	\$ -	\$ 560,000.00	\$ -	\$ 560,000.00	\$ 2,240,000.00	\$ -	\$ 2,240,000.00	\$ -
Design	280,000.00	6,300.00	-	6,300.00	217,700.00	-	217,700.00	56,000.00	-	56,000.00	-
Miscellaneous:	84,000.00	8,400.00	-	8,400.00	16,800.00	-	16,800.00	58,800.00	-	58,800.00	-
FFE:	238,000.00	-	-	-	-	-	-	238,000.00	-	238,000.00	-
Technology:	238,000.00	-	-	-	-	-	-	238,000.00	-	238,000.00	-
Contingency:	140,000.00	-	-	-	70,000.00	-	70,000.00	70,000.00	-	70,000.00	-
Total:	\$ 3,780,000.00	\$ 14,700.00	\$ -	\$ 14,700.00	\$ 864,500.00	\$ -	\$ 864,500.00	\$ 2,900,800.00	\$ -	\$ 2,900,800.00	\$ -

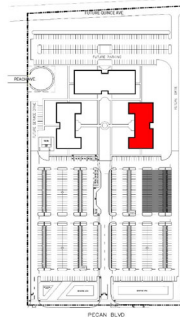
Project Team		Board Status					
Approval to Solicit Architect/Engineer:	TBD	Board Approval of Schematic Design	TBD	Contract Actual			
Architect/Engineer:	TBD			Vendor	Amount	Expenditures	Variance
Contractor:	TBD			TBD	\$ -	\$ -	\$ -
STC FPC Project Manager: David Valdez		Substantial Completion	TBD	Board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

Project Description	Project Scope
Design and construction of a new facility for the Department of Public Safety.	Design and construction of a new 14,000 square foot facility to provide a training room, dispatch area, interview room, staff offices, records, storage, lockers and showers, reception, copy area, lobby, and support spaces for the Department of Public Safety,

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
4/26/2022	6/28/2022	11/22/2022	7/25/2023	9/7/2023	6/25/2024	7/23/2024	5/5/2024

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-23	-	-	-	-	-	\$ -
2023-24	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item
04/12/2022 Facilities Committee Meeting: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for Construction Projects



FPC Project Manager David A. Valderrama

FPC Asst. Director Rita G. Collins

FPC Director RDA

Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Ann Richards Administration Building A Renovation for the President’s Office

Approval to contract architectural services for the Pecan Campus Ann Richards Administration Building A Renovation for the President’s Office project will be requested at the April 26, 2022 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for the Pecan Campus Ann Richards Administration Building A Renovation for the President’s Office project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

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

Background

The College President, Dr. Ricardo J. Solis, has identified the need to relocate the President’s office space to the first floor of Building A.

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 3,100 sf.

On March 8, 2022, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on March 27, 2022, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of twenty-two (22) firms received a copy of the Request for Qualifications (RFQ) and a total of six (6) firms submitted their responses on April 4, 2022.

Timeline for Solicitation of Statements of Qualifications	
March 27, 2022	Solicitation of statements of qualifications began.
April 4, 2022	Six (6) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **The Warren Group Architects, Inc.** was the highest ranked firm.

The total project estimated cost, including professional design services and construction services, is \$660,000 and is itemized in the table below:

Pecan Campus Ann Richards Administration Building A Renovation for the President's Office Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$465,000
Design	46,500
Miscellaneous	2,500
FFE	110,000
Technology	36,000
Total Estimated Project Budget	\$660,000

Funding Source

Funds for the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office Project 2022-040C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Reviewers

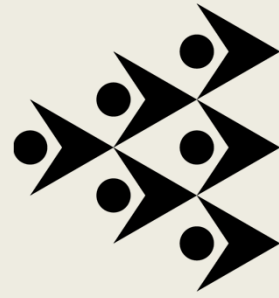
The proposals have been reviewed by College staff from the Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing departments.

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 April 26, 2022 Board meeting, the contracting of architectural services with The Warren Group Architects, Inc. for the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office project as presented.



**SOUTH TEXAS
COLLEGE**

**Pecan Campus
Ann Richards Administration Building A
Renovation for the President's Office
CIP 2022-040C**

Pecan Campus Building A Renovation for the President's Office Proposed Project Site



**PROJECT
LOCATION**

Pecan Campus Building A Renovation for the President's Office Proposed Project Location



**PROJECT
LOCATION**

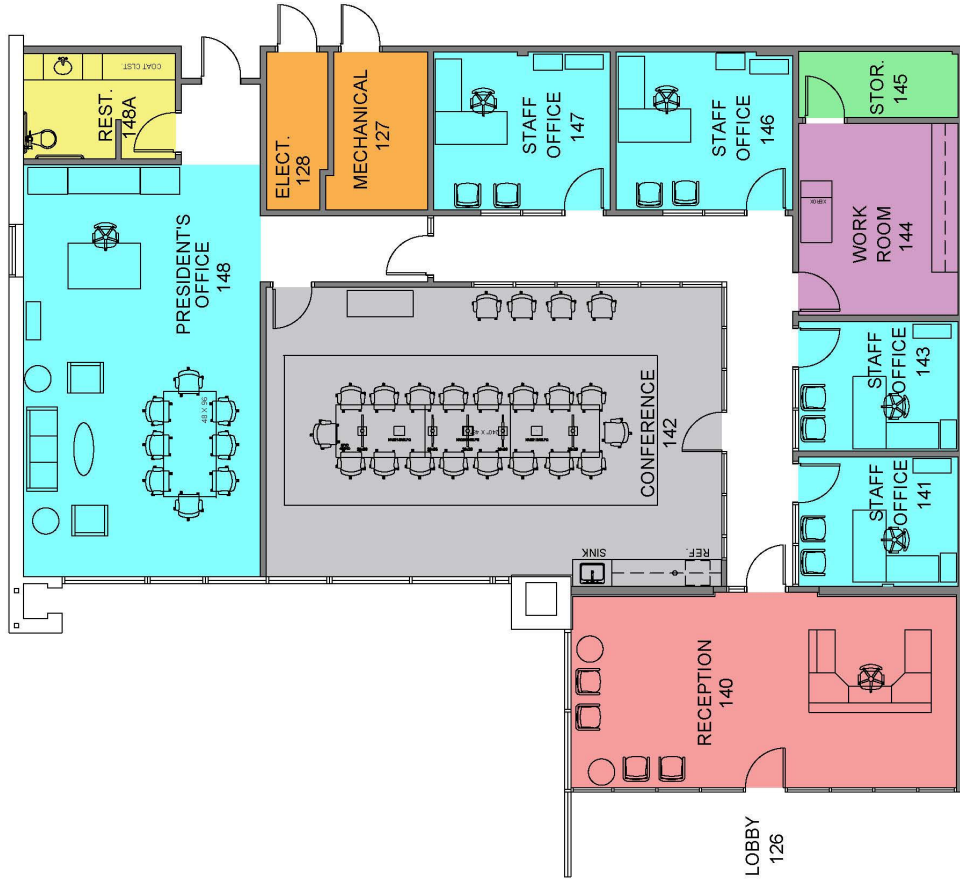


North

**ANN RICHARDS ADMINISTRATION
BUILDING A**

Pecan Campus Building A

Proposed Project Layout



PRESIDENT'S OFFICE
PECAN BLDG. A

- **Scope of Work:**
 - Design and Construction Administration Services to Renovation of Existing Spaces for Administration Offices.
- **Proposed Program of Spaces:**
 - Executive Office,
 - 4 Staff Offices,
 - Conference Room,
 - Reception Area,
 - Workroom,
 - Storage Room,
 - and a Private Restroom
- **Total Square Feet of Renovated Area: 3,100 sq.ft.**

Pecan Campus Building A Renovation for the President's Office Interior Photos



Existing Space

Pecan Campus Building A Renovation for the President's Office Interior Photos



Existing Space

Pecan Campus Building A Renovation for the President's Office Proposed Scope & Budget



Requested By

Administration

Scope of Work

Design and Renovation of Existing Spaces for Administration Offices.

Proposed Program of Spaces:

Executive Office, 4 Staff Offices, Conference Room, Reception Area, Workroom, Storage Room, and a Private Restroom

Total Square Feet of Renovated Area: 3,100 sq. ft.

Estimated Construction Cost per Square Foot = \$150/sq. ft.

Estimated Total Project Budget

Construction	\$465,000
Design	46,500
Miscellaneous	2,500
FFE	110,000
<u>Technology</u>	<u>36,000</u>
Total Project Budget	\$660,000

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - ANN RICHARDS ADMINISTRATION PECAN CAMPUS BUILDING A RENOVATION OF ADMINISTRATION OFFICES
PROJECT NO. 21-22-1055**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd	3301 N McColl Rd	1314 E 22nd St	3700 N 10th St	1007 Walnut Ave	804 S Main St
CITY/STATE/ZIP	McAllen, TX 78572	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-239-2438	956-686-0100	956-686-7771	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Jose C. Garcia, III	Raymond Gignac	Luis A. Figueroa	Laura Nassri Warren
3.1 Statement of Interest						
3.1.1 Statement of Interest for Project.	Stated they have provided various projects for Colleges and Independent School Districts across South Texas. Their team brings over 40 years of experience.	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 19 years and therefore the familiarity of STC's requirements and expectations.	Stated that they are interested in establishing & maintaining a professional relationship with STC.	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.	Pointed to the recent work the firm provided to STC. Stated they are committed to providing professional services with direct responsibility and project implementation.	Stated they have over 37 years of international experience delivering award-winning state-of-the-art projects which include assessment, renovations, expansions, and repurposing of existing facilities under the most challenging scenarios.
3.1.2 History and Statistics of Firm.	- Established in 2017 - Over 30 years experience with schools in Texas - Six licensed architects	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - over 400 successful educational projects	- Established in 1949 - Office located in McAllen	- Established in 2004 - Office in McAllen - Providing services nationwide
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project.	Stated they have significant experience providing architectural design services for vocational and technical facilities for higher education clients.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Stated they have uniquely experienced in educational administrative office design.	Pointed out the teams has a vast amount of experience designing facilities for educational clients in South Texas and the RGV.	Stated their unique qualifications and specialized experience related to this project. Mentioned their recent work with STC Mid-Valley Campus and knowledge of the existing elements of Bldg F.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment.	Stated all members of the team are available to participate throughout the duration of the project.	Indicated their availability and commitment to the project. Stated that the project architect and project manager would be involved with the project until completed.	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Stated they will commit all named Principals and consultants to the entirety of the project.	Stated they are available to immediately implement design and construction document procedures.	Indicated their commitment to allocate the best members of the staff at every stage of STC project needs.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - ANN RICHARDS ADMINISTRATION PECAN CAMPUS BUILDING A RENOVATION OF ADMINISTRATION OFFICES
PROJECT NO. 21-22-1055**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
3.2 Prime Firm						
3.2.1 Resumes of Principals and Key Members.	Included resumes for the following: - Mario A. Peña, Project Director - Aaron Hanley, Project Manager - Frank Rotnofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Ricardo Solis, Project Architect - Victor Montes, Production Lead - Alain Arguelles, Senior Technical Staff	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following: - Charlie Garcia III, Managing Partner - Olga N. Garcia, Owner Executive Director - Charlie Garcia, Sr., Construction Manager	Included resumes for the following 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: - Luis Figueroa, Principal/Owner - Humberto Rodriguez, Principal/Owner - Miguel Martinez, Intern Architect - Michael E. Alex, Principal/Owner - Cesar A. Roque, Project Manager	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Natanael Perez - Senior Project Manager - Crystal Chavez - Project Manager Miguel A. Lopez - Project Manager - Nicole Reyman - Architectural Intern/ Project Manager - Aylenn Marquez, Project Manager - Aurea Lopez, Project Manager
3.2.2 Project Assignments and Lines of Authority.	Lines of authority and project assignments were shown in organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Lines of authority and communication start with the Owner and the Project Architect. The Architect of Record leads the Design Team through Schematic Design & on thru Owner occupancy.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Lines of authority and project assignments were shown in organization chart.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability.	Indicated they are located in Mission, TX less than 5 miles from the Pecan Campus.	Indicated that their local presence give them the opportunity to respond in a timely manner to any planned or unexpected meetings with STC.	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated 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 2 miles away from the STC Pecan Campus.	Firm is located in McAllen and is about 8 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 the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team						
3.3.1 Organization chart with Role of Prime Firm and each consultants firm.	Included organization chart which showed the following consultants: - CEC- Civil Engineering - Chanin Engineering - Structural - DBR - MEP	Included organization chart which showed the following consultants: - Half Associates - MEP/Civil - Chanin Engineering - Structural	Included organization chart which showing prime firm and its (5) employees and the following consultants: - CLH Engineering - Civil & Structural - VME Engineering LLC - MEP - MEG Engineers - Material and Soil Testing	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil	Included organizational chart showing prime firm and the following consultant: - Chanin Engineering - Structural Engineering - Trinity Engineering- MEP Engineering - M. Garcia Engineering - Civil Engineering	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - MEP Solutions Engineering - MEP

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - ANN RICHARDS ADMINISTRATION PECAN CAMPUS BUILDING A RENOVATION OF ADMINISTRATION OFFICES
PROJECT NO. 21-22-1055**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects						
3.4.1 Minimum of five (5) projects firm has worked on.	<ul style="list-style-type: none"> - Laredo ISD- Cigarroa Science Complex (including administration wing) (\$17,000,000) - Laredo ISD - Dennis E. Nixon Performing Arts Center (\$17 Million) - Laredo College - Health Science Center (\$24,000,000) - United ISD - New United UISD HS Career Technology Building (\$52 Million) - United ISD - UISD Lyndon B. Johnson Career Technology Addition (\$3.9 Million) 	<ul style="list-style-type: none"> UTRGV - Bus Canopy Projects (TBD) - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - School Of Medicine (\$4,610,972) - STC - Building D Auditorium Remodel (\$565,802) - UTRGV - Annex Building Renovation (\$2,727,000) 	<ul style="list-style-type: none"> - South Texas Vo-Tech - Weslaco Relocation (\$1 Million) - South Texas Vo-Tech - Mechanical Lab Renovation (\$300,000) - PSJA ISD - Elis J Ballew Parking Lot and Interior Renovations including Cosmetology Lab (\$873,000) - La Joya ISD - Rosendo Benavides Elementary Roof and Interior Renovations (\$1.6 Million) - La Joya ISD - Kika De La Garza Elementary Roof & Interior Renovations (\$750,000) 	<ul style="list-style-type: none"> - Region One ESC - Edinburg Administration Offices (\$10.7 Million) - Region One ESC - Laredo Administration Offices (\$1.8 Million) -Corpus Christi Regional Transpiration Authority - Staples Street Customer Services Center & Transfer Station (\$23.9 Million) - Port of Corpus Christi - Design build for New Port of Entry Office Facility - Susser Holdings - Stripes Administrative Headquarters & Service Center (\$6.5 Million) - Datalogic - Administrative Office Repurpose Additions & Renovations (\$1.2 Million) 	<ul style="list-style-type: none"> Valley View ISD - Valley View Early College (\$15,608,800) - Edinburg CISD- Career and Technical Education Center (\$16,500,000) - Vanguard Academy - Beethoven Secondary Campus (\$27,454,000) - San Benito ISD - Performing Arts (\$25,000,000) - Treasure Hills Elementary - Classroom Additions and Renovations Phase I & II (\$8,195,000 Phase I) (\$6,798,000 Phase II) - PSJA High School - Stadium Renovations Phase I, II, III (\$9,828,955) - PSJA ISD - Zeferino Farias Elementary School (\$10,358,911) - PSJA ISD - Southwest Early College High School (\$45,000,000) -Harlingen ISD - School of Health Professions (\$15,319,400) - South Texas College - Mid Valley Student Service Bldg. Expansion (\$2,500,000) 	<ul style="list-style-type: none"> - South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - CEED - Center for Education and Economic Development (\$3,602,638) - The Warren Group Headquarters at Main (\$750,000) - Sacred Oaks (\$2,443,630) - McAllen Miller International Airport (\$21,000,000)
3.5 References						
3.5.1 References for five (5) projects.	<ul style="list-style-type: none"> - Cigarroa High School - United ISD - Laredo College - City of Mission Housing Authority - Real Estate Development 	<ul style="list-style-type: none"> - University of Texas Rio Grande Valley - City of McAllen 	<ul style="list-style-type: none"> - Edcon Builders - PSJA ISD - La Joya ISD 	<ul style="list-style-type: none"> - Region One ESC - Del Mar College - PSJA ISD - City of Weslaco 	<ul style="list-style-type: none"> - Edinburg CISD - Harlingen ISD - Donna ISD - San Benito ISD 	<ul style="list-style-type: none"> - City of Pharr - Cantu Construction & Development Company - Edinburg CISD - Capote International Business Park - Prime Healthcare
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.	<p>Stated that their main objective is to design for STC the most flexible, functional, cost-effective, easy-to-maintain, and innovative lab as possible. Provided a detailed design phase.</p>	<p>Firm did not address this item.</p>	<p>Stated that they are committed to their clients success.</p>	<p>Provided very detailed project approach process.</p>	<p>Stated that the quality of service will depend on proper communication. Immediately a project schedule will be conceptualized to include target dates for each phase, review time and approval meetings for expedition of design phase.</p>	<p>Stated they have a central filing system to keep all members and stakeholders involved and always informed. Clients have access to construction reports, videos and photo documentation through a secured access folder anytime.</p>
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	<p>Stated their team members are willing and able to expedite design services and construction administration for the project.</p>	<p>Stated they will take whatever measures required to meet their clients schedules to expedite design services and construction administration for the project.</p>	<p>Stated that their Architect, Charlie Garcia, III is experienced with enhanced and expedited project scheduling. They are readily available resources to accomplish any size or type of project for STC.</p>	<p>Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.</p>	<p>Stated that upon award of contractor, based on your selected construction delivery method, the architectural team will schedule weekly meetings with contractors; bi-weekly meeting with contractors and your representative; and monthly or as required meeting with contractor, your representatives and engineering consultants to review construction schedule and payment application.</p>	<p>Stated they are willing and able to expedite design services and construction administration for the project. Their work load is such that they have qualified staff available to assign to our project immediately.</p>
TOTAL EVALUATION POINTS	556.60	554.40	543.00	559.80	555.40	560.80
RANKING	3	5	6	2	4	1

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - ANN RICHARDS ADMINISTRATION - PECAN CAMPUS BUILDING A RENOVATION OF ADMINISTRATIVE OFFICES
PROJECT NO. 21-22-1055
EVALUATION SUMMARY**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Allex Architects, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd	3301 N McColl Rd	1314 E 22nd St	3700 N 10th St	1007 Walnut Ave	804 S Main St
CITY/STATE/ZIP	McAllen, TX 78572	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-239-2438	956-686-0100	956-686-7771	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Jose C. Garcia, III	Raymond Gignac	Luis A. Figueroa	Laura N. Warren
3.1 Statement of Interest (up to 100 points)						
3.1.1 Statement of interest on project	95	90	85	95	95	97
3.1.2 Firm History including credentials	96	97	95	96	97	97
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	90	90	85	90	90	90
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	95	95	95	95	95	95
	92	92	90	91	90	94
3.2 Prime Firm (up to 100 points)						
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	95	90	88	97	92	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).	96	97	94	95	97	96
3.2.3 Prime Firm proximity and meeting availability	95	90	88	90	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	93	93	92	92	92	94
	96	94	90	94	92	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.	91	85	84	90	90	90
--Identify the consultant and provide a brief history about the consultant	96	96	95	95	96	97
--Describe the consultant's proposed role in the project and its related project experience	90	90	88	90	90	90
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	93	93	93	93	93	94
--Provide a statement of the consultant's availability for the project(s)	96	95	94	95	95	95
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)						
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	95	98	90	98	95	95
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	95	95	95	95	96	95
	85	85	85	90	85	85
	92	93	91	92	92	94
	92	94	90	96	92	95
3.5 Five References (up to 100 points)						
3.5.1 Provide references for five (5) projects, other than STC. The references shall include the following current information: Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address.	92	95	93	95	95	95
	94	95	95	94	92	96
	90	90	90	90	90	90
	93	93	91	92	90	95
	95	95	95	94	92	96
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.	80	85	80	95	92	90
3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	96	95	94	95	97	96
	90	90	90	90	90	90
	90	90	90	90	90	90
	95	92	90	95	95	95
TOTAL EVALUATION POINTS	556.60	554.40	543.00	559.80	555.40	560.80
RANKING	3	5	6	2	4	1

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

Project Fact Sheet
4/1/2022

Project Name: Pecan Campus - Ann Richards Administration Building A Renovation for the President's Office		Project No.: 2022-040C						
Funding Source(s): Unexpended Plant Fund								
		FY 21-22		FY 22-23				
	Total Project Budget	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
Construction:	\$ 465,000.00	\$ -	\$ -	\$ -	\$ 465,000.00	\$ -	\$ 465,000.00	\$ -
Design:	46,500.00	37,200.00	-	37,200.00	9,300.00	-	9,300.00	-
Miscellaneous:	2,500.00	1,200.00	-	1,200.00	1,300.00	-	1,300.00	-
FFE:	110,000.00	-	-	-	110,000.00	-	110,000.00	-
Technology:	36,000.00	-	-	-	36,000.00	-	36,000.00	-
Total:	\$ 660,000.00	\$ 38,400.00	\$ -	\$ 38,400.00	\$ 621,600.00	\$ -	\$ 621,600.00	\$ -

Project Team		Board Status	
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Approval to Solicit Architect/Engineer: 3/8/2022	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer: TBD			TBD	\$ -	\$ -	\$ -
Contractor: TBD			TBD	\$ -	\$ -	\$ -
STC FPC Project Manager: TBD	Substantial Completion	TBD	Board Acceptance	TBD		
	Final Completion	TBD	Board Acceptance	TBD		

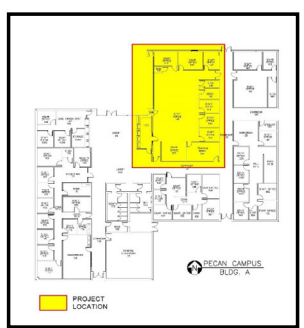
Project Description	Project Scope
Renovation of the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office.	Renovation of approximately 3100 square feet of Office Space in Pecan Campus Ann Richards Administration Building A for the President's Office Area. Space to contain President's Office, 4 Staff Offices, Conference Room, Reception, Workroom, Storage and Private Restroom.

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
3/8/2022	4/26/2022	6/28/2022	10/28/2022	11/15/2022	4/25/2023	5/23/2023	3/15/2023

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

Current Agenda Item

04/12/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office



FPC Project Manager *David A. Valdez*

FPC Asst. Director

Rita Geller

FPC Director *RONA*

Review and Recommend Action on Approval of Revised Exterior Elevations of the Starr County Campus Workforce Center Building D Automotive Lab Expansion

Approval of revised exterior elevations for the Starr County Campus Workforce Center Building D Automotive Lab Expansion will be requested at the April 26, 2022 Board meeting.

Purpose

The revised exterior elevations will be presented for approval.

Justification

The exterior elevations have been revised from the previously approved schematic design, and require Board approval to proceed with developing construction documents for the revisions.

Scheduling Priority

This project has been requested by College management and the Academic Division of Business, Public Safety, & Technology. It has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. This project is scheduled as an educational space improvement.

Background

At the February 22, 2022 Board meeting, schematic design of this project was approved. However, it was requested that the architect provide an alternate rendering with materials that would better match the exteriors of the existing buildings on campus. The architect has proposed the addition of metal panels to the east, south, and west walls to conform to the aesthetics of the campus. Able City, LLC. has provided revised exterior elevations to show the revisions.

Enclosed Documents

Exterior elevations of the Starr County Campus Workforce Center Building D Automotive Lab Expansion are enclosed.

Presenters

Representatives from Able City, LLC. will attend the Facilities Committee meeting to address any questions.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2022 Board meeting, the revised exterior elevations of the Starr County Campus Workforce Center Building D Automotive Lab Expansion project as presented.



Starr County Campus Building D
Automotive Lab Expansion
Southeast View



Starr County Campus Building D
Automotive Lab Expansion
Southwest View

Project Fact Sheet
4/1/2022

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

Project Team				Board Status			
Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design	2/22/2022	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Able City Architects		Able City Architects	\$ 57,400.00	\$ -	\$ 57,400.00	
Contractor:	TBD		TBD	\$ -	\$ -	\$ -	
STC FPC Project Manager:	Martin Villarreal	Substantial Completion	TBD	Board Acceptance	TBD		
		Final Completion	TBD	Board Acceptance	TBD		
Project Description				Project Scope			
Expansion of the Automotive Lab by providing a new facility .				Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D.			

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

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

Current Agenda Item
04/12/2022 Facilities Committee: Review and Recommend Action on Approval of Revised Exterior Elevations of the Starr County Campus Workforce Center Building D Automotive Lab Expansion



FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Geller

FPC Director RANA

Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation

Approval to contract construction services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation will be requested at the April 26, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation.

Scheduling Priority

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

Background

On June 22, 2021, the Board approved the proposed Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation, along with other Workforce Program projects, as part of the College’s FY 2021-2022 Capital Improvement Projects. The project consists of constructing a renovation to provide classroom and lab space for instruction and demonstration, supporting the full Certificate and AAS degree pathways in Culinary Arts and Restaurant Management.

Solicitation of competitive sealed proposals for this project began on March 16, 2022. A total of six (6) sets of construction documents were issued to vendors. A total of two (2) proposals were received on March 31, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
March 16, 2022	Solicitation of competitive sealed proposals began.
March 31, 2022	Two (2) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **Holchemont, Ltd.** as the highest ranked in the amount of \$413,000.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal Holchemont, Ltd.	Original Budget Variance
Unexpended Construction Plant Fund	\$357,225	\$413,000	(\$55,775)
Total Amount	\$357,225	\$413,000	(\$55,775)

Funds for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Labs Renovation Project 2022-002C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund in the amount of \$357,225 for construction. On January 25, 2022, the Board approved the schematic design from Boultinghouse Simpson Gates Architects with estimated construction costs at \$390,000. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the shortfall.

Reviewers

The proposals have been reviewed by Boultinghouse Simpson Gates Architects and College staff from the Division of Business, Technology, and Public Safety, Facilities Planning & Construction, Facilities Operations & Maintenance, 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 April 26, 2022 Board meeting, contracting construction services with Holchemont, Ltd. in the amount of \$413,000 for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented.



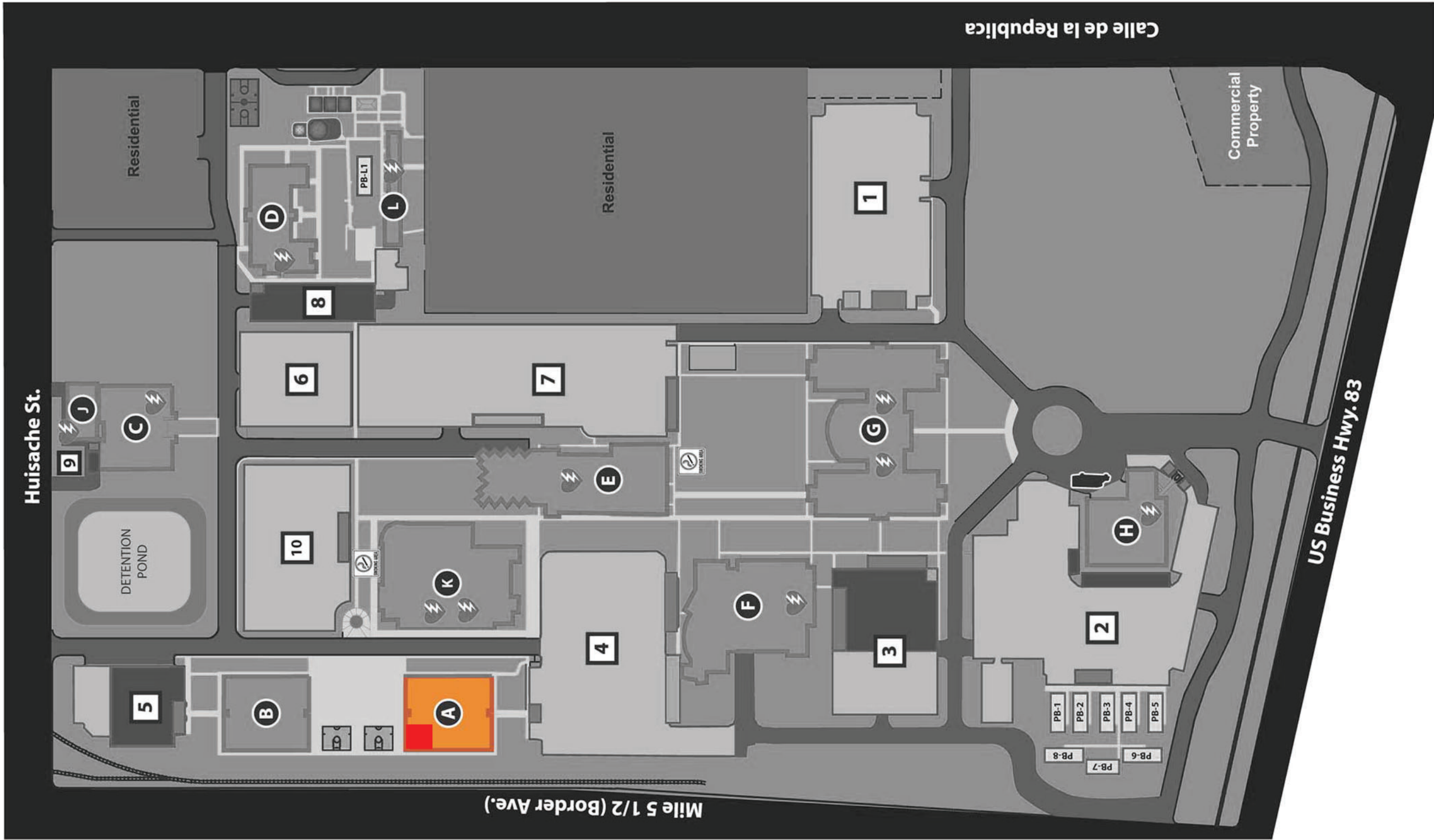
SOUTH TEXAS COLLEGE

CULINARY ARTS RENOVATION

MID VALLEY CAMPUS

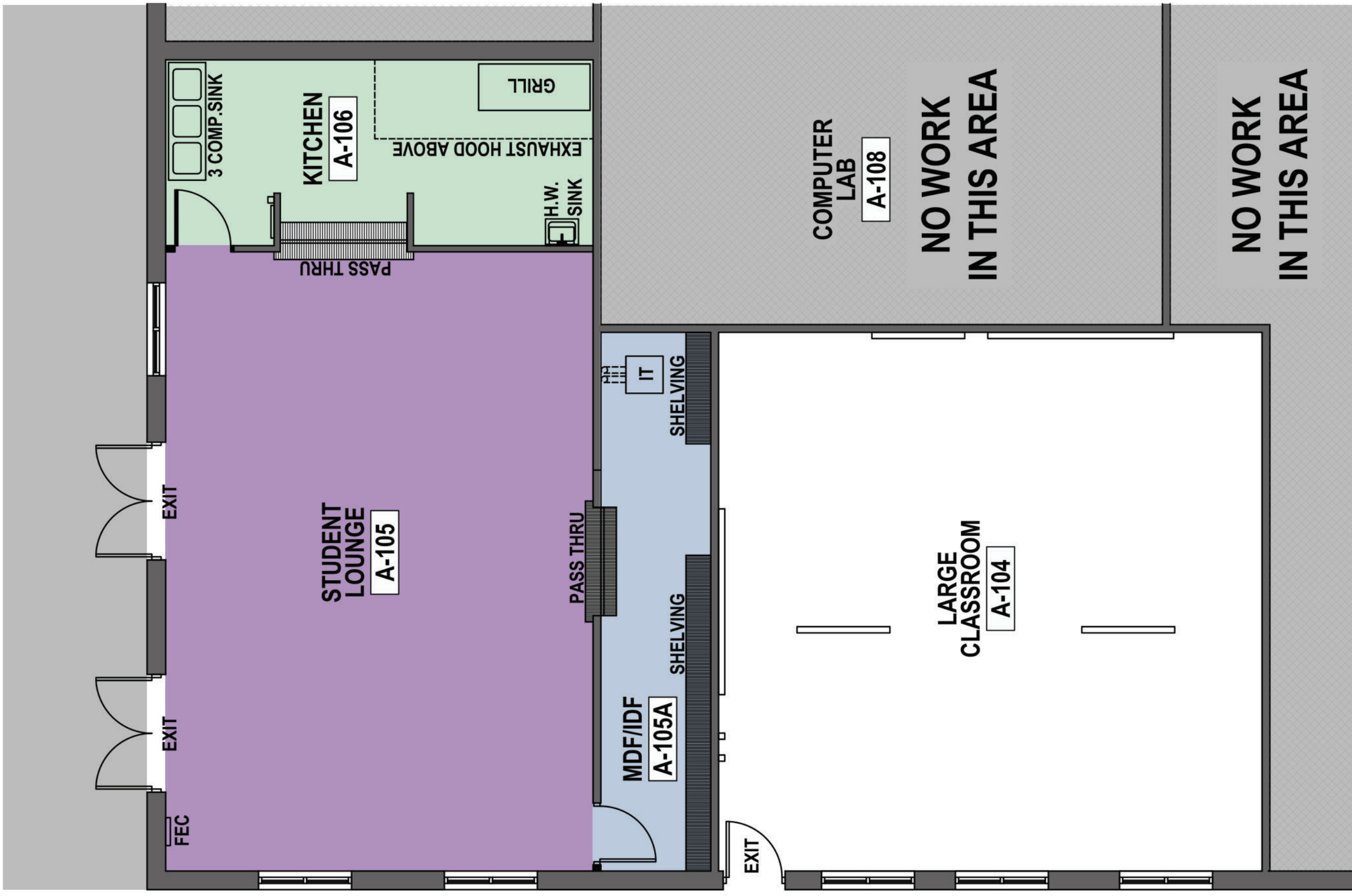
CENTER FOR LEARNING EXCELLENCE

BUILDING A



CULINARY ARTS RENOVATION
 MID VALLEY CAMPUS
 CENTER FOR LEARNING EXCELLENCE
 BUILDING A

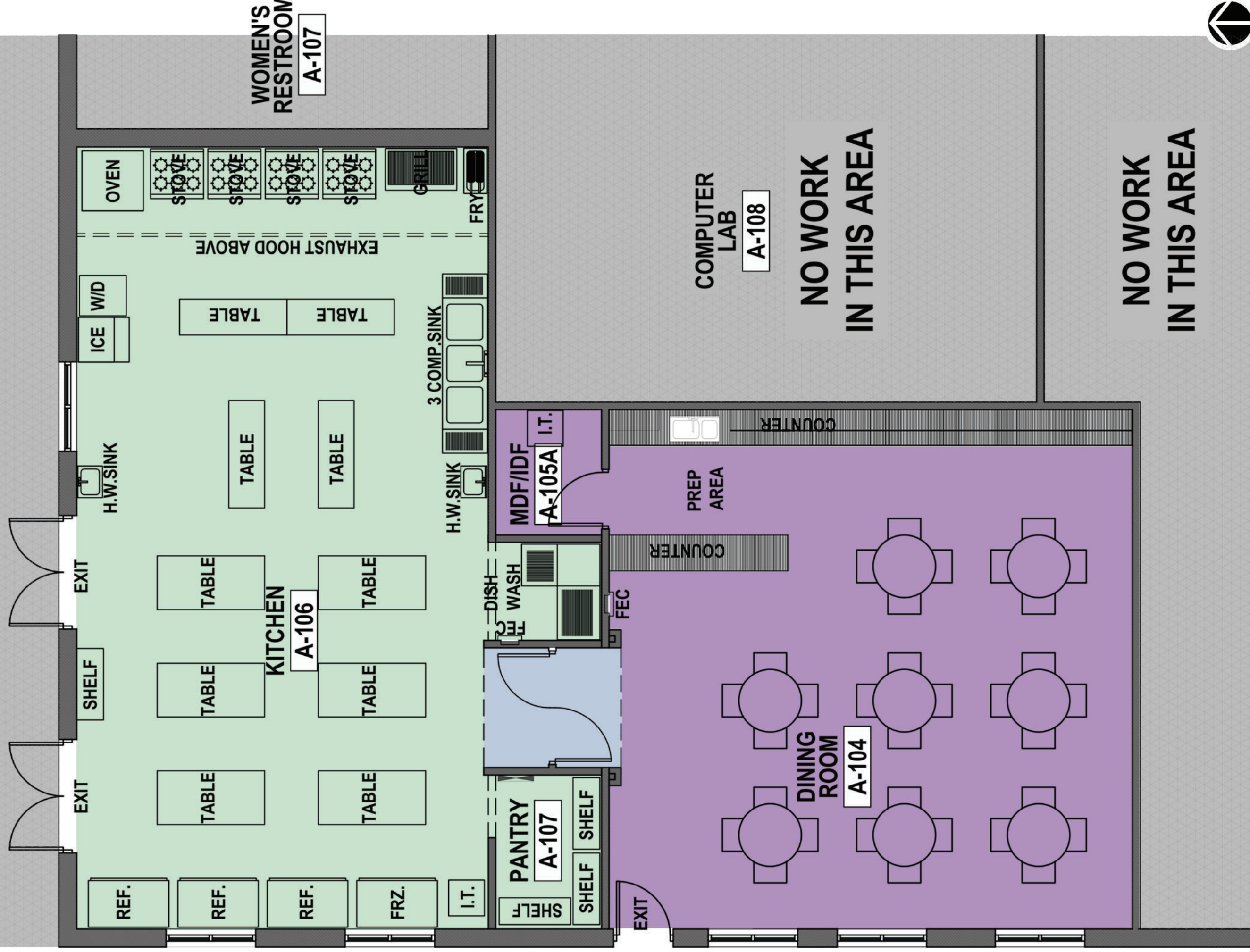




EXISTING PLAN



**NO WORK
IN THIS AREA**



NORTH

**SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS BUILDING A CENTER FOR LEARNING EXCELLENCE
SPACE RENOVATION FOR CULINARY ARTS PROGRAM
PROJECT NO. 21-22-1047**

NAME		E-CON Group, LLC.	Holchemont, Ltd.
ADDRESS		3025 Sugar Rd	900 N Main St
CITY/STATE/ZIP		Edinburg, TX 78539	McAllen, TX 78501
PHONE		956-259-8005	956-686-2901
FAX			956-686-2925
CONTACT		Gilbert Enriquez	Michael C. Montalvo
#	Description	Proposed	Proposed
1	Base Bid: Mid Valley Campus Building A Center for Excellence Space Renovation for Culinary Arts Program	\$ 600,000.00	\$ 413,000.00
2	Bid Bond Provided	Yes	Yes
3	Begin Work Within	10 days	5 days
4	Completion of Work Within	240 Calendar Days	180 Calendar Days (Due to lead time for materials)
TOTAL AMOUNT PROPOSED		\$ 600,000.00	\$ 413,000.00
TOTAL EVALUATION POINTS		64.37	92.66
RANKING		2	1



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

**SSOUTH TEXAS COLLEGE
MID VALLEY CAMPUS BUILDING A CENTER FOR LEARNING EXCELLENCE
SPACE RENOVATION FOR CULINARY ARTS PROGRAM
PROJECT NO. 21-22-1047
EVALUATION SUMMARY**

VENDOR		E-CON Group, LLC.		Holchemont, Ltd.	
ADDRESS		3025 Sugar Rd		900 N Main St	
CITY/STATE/ZIP		Edinburg, TX 78539		McAllen, TX 78501	
PHONE		956-259-8005		956-686-2901	
FAX				956-686-2925	
CONTACT		Gilbert Enriquez		Michael C. Montalvo	
1	The Respondent's price proposal. (up to 45 points)	30.97	30.97	45	45
		30.97		45	
		30.97		45	
		30.97		45	
		30.97		45	
		30.97		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8	8	8.5
		8		8	
		7		9	
		8		9	
		9		9	
		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	7.83	8	8.5
		8		8	
		7		9	
		7		9	
		9		9	
		8		8	
4	The Respondent's safety record (up to 5 points)	1	1	4	4
		1		4	
		1		4	
		1		4	
		1		4	
		1		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.66	7	7
		7		7	
		5		7	
		7		7	
		7		7	
		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	3	3.66	8	7.66
		3		8	
		5		7	
		4		8	
		4		8	
		3		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	1	1	5	5
		1		5	
		1		5	
		1		5	
		1		5	
		1		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	5.25	5.25	7	7
		5.25		7	
		5.25		7	
		5.25		7	
		5.25		7	
		5.25		7	
TOTAL EVALUATION POINTS		64.37		92.66	
RANKING		2		1	

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

Project Fact Sheet
4/7/2022

Project Name: MVC - Center for Learning Excellence Building A Culinary Arts Renovation				Project No.: 2022-002C			
Funding Source(s): Unexpended Plant Fund							
		FY21-22		FY22-23			
	Total		Variance of		Variance of		
	Project Budget	FY 21-22	Project Budget	FY 22-23	Project Budget	Total Actual	
		Actual	vs. Actual	Actual	vs. Actual	Expenditures To	
		Expenditures	Expenditures	Expenditures	Expenditures	Date	
Construction:	\$ 357,225.00	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 282,225.00	\$ -	
Design	35,725.00	28,600.00	27,221.00	1,379.00	7,125.00	27,221.00	
Miscellaneous:	7,145.00	7,145.00	282.75	6,862.25	-	282.75	
FFE:	88,410.00	-	-	-	88,410.00	-	
Technology:	25,000.00	-	-	-	25,000.00	-	
Contingency 5%:	17,860.00	-	-	-	17,860.00	-	
Total:	\$ 531,365.00	\$ 110,745.00	\$ 27,503.75	\$ 83,241.25	\$ 420,620.00	\$ -	\$ 420,620.00
Project Team				Board Status			
Approval to Solicit					Contract	Actual	
Architect/Engineer:	7/27/2021			Board Approval of Schematic Design	Amount	Expenditures	Variance
Architect/Engineer:	Boultinghouse Simpson Gates Architects				BSG Architects \$ 33,043.31	27,221.00	\$ 5,822.31
Contractor:	TBD			Substantial Completion	TBD	TBD	
STC FPC Project Manager:	Martin Villarreal			Final Completion	TBD	TBD	
Project Description				Project Scope			
Design and construction of an existing space for a Kitchen Lab and Dining/Catering Lab for the Culinary Arts Program.				Renovation of existing former cafeteria in Building A, Rm 107. Classroom adjoining (108) would be repurposed for classroom training and exhibits or events.			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	1/25/2022	4/26/2022	5/15/2022	12/13/2022	1/22/2022	11/30/2022
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 27,221.00	\$ 282.75	\$ -	\$ -	\$ 27,503.75	
2022-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ 27,221.00	\$ 282.75	\$ -	\$ -	\$ 27,503.75	
Current Agenda Item							
04/12/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Renovation							
 <p>PROJECT LOCATION</p> <p>MID VALLEY CAMPUS</p>				 <p>NO WORK IN THIS AREA</p> <p>NO WORK IN THIS AREA</p> <p>NO WORK IN THIS AREA</p>			

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Cella*

FPC Director *RMA*

Review and Recommend Action on Contracting Construction Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion

Approval to contract construction services for the Starr County Campus Workforce Center Building D Welding Lab Expansion will be requested at the April 26, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Starr County Campus Workforce Center Building D Welding Lab Expansion.

Scheduling Priority

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

Background

On June 22, 2021, the Board approved the proposed Starr County Campus Workforce Center Building D Welding Lab Expansion, along with other Workforce Program projects, as part of the College's FY 2021-2022 Capital Improvement Projects. The project consists of constructing an expansion to provide twenty-two (22) additional welding stations, storage room, and work areas.

Solicitation of competitive sealed proposals for this project began on March 16, 2022. A total of five (5) sets of construction documents were issued to vendors. A total of two (2) proposals were received on March 31, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
March 16, 2022	Solicitation of competitive sealed proposals began.
March 31, 2022	Two (2) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **JJ Builds** as the highest ranked in the amount of \$288,000.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal JJ Builds	Original Budget Variance
Unexpended Construction Plant Fund	\$355,200	\$288,000	\$67,200
Total Amount	\$355,200	\$288,000	\$67,200

Funds for the Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2022-006C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund in the amount of \$355,200 for construction.

On June 22, 2021, the Board approved the use of Unexpended Plant funds previously earmarked for the proposed Workforce Program projects at the Starr County Campus which included the expansion of the existing welding lab in the Workforce Center Building D.

Reviewers

The proposals have been reviewed by Gignac & Associates, LLP and College staff from the Division of Business, Public Safety, & Technology, Facilities Planning & Construction, Facilities Operations & Maintenance, 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 April 26, 2022 Board meeting, contracting construction services with JJ Builds in the amount of \$288,000 for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented.



SOUTH TEXAS
COLLEGE

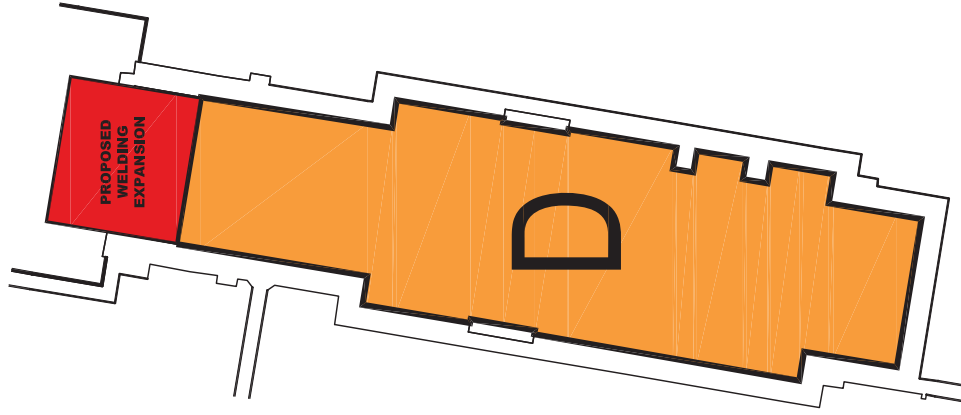
SCHEMATIC DESIGN STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021



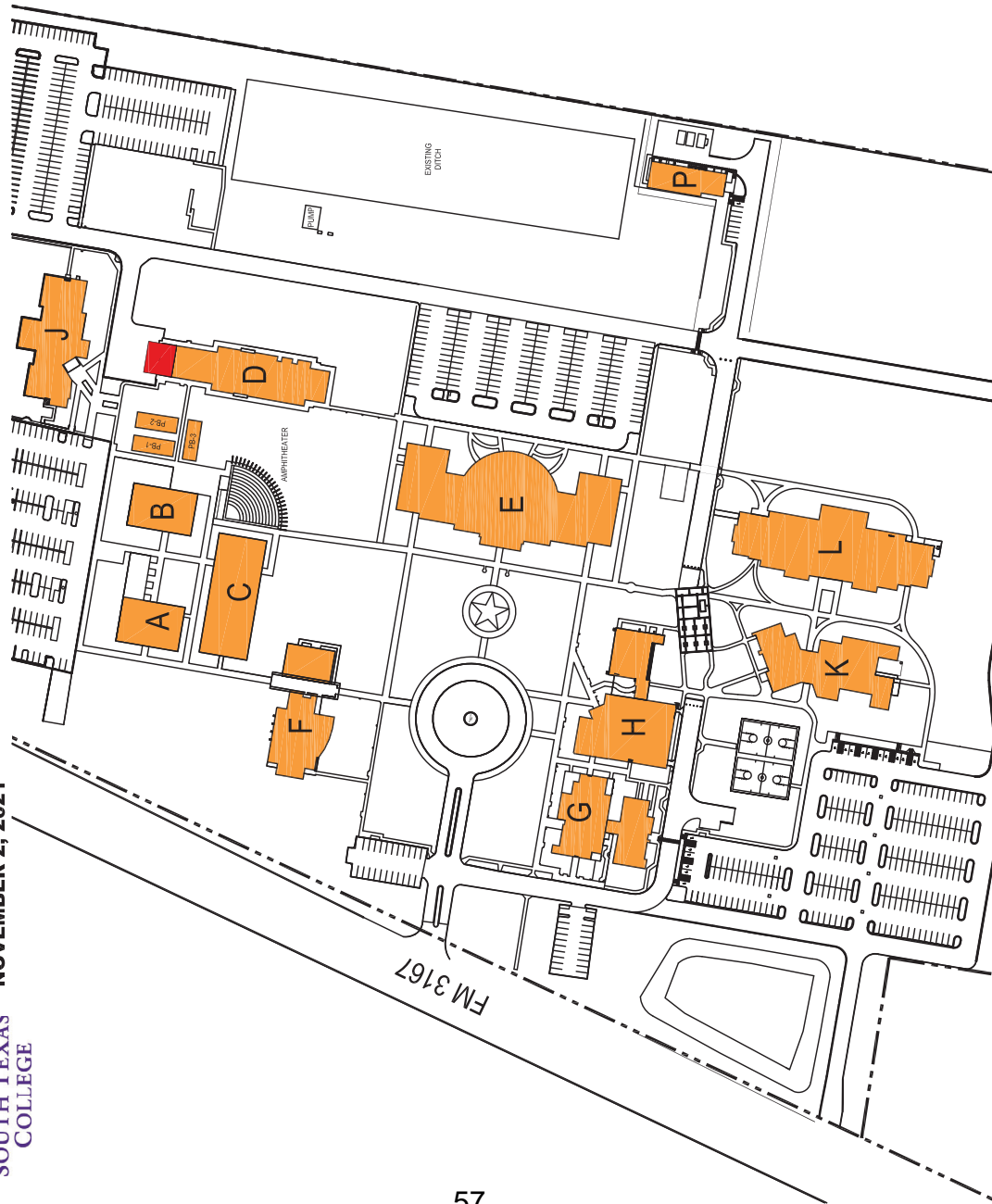
STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021



2

ENLARGED SITE PLAN
NOT TO SCALE



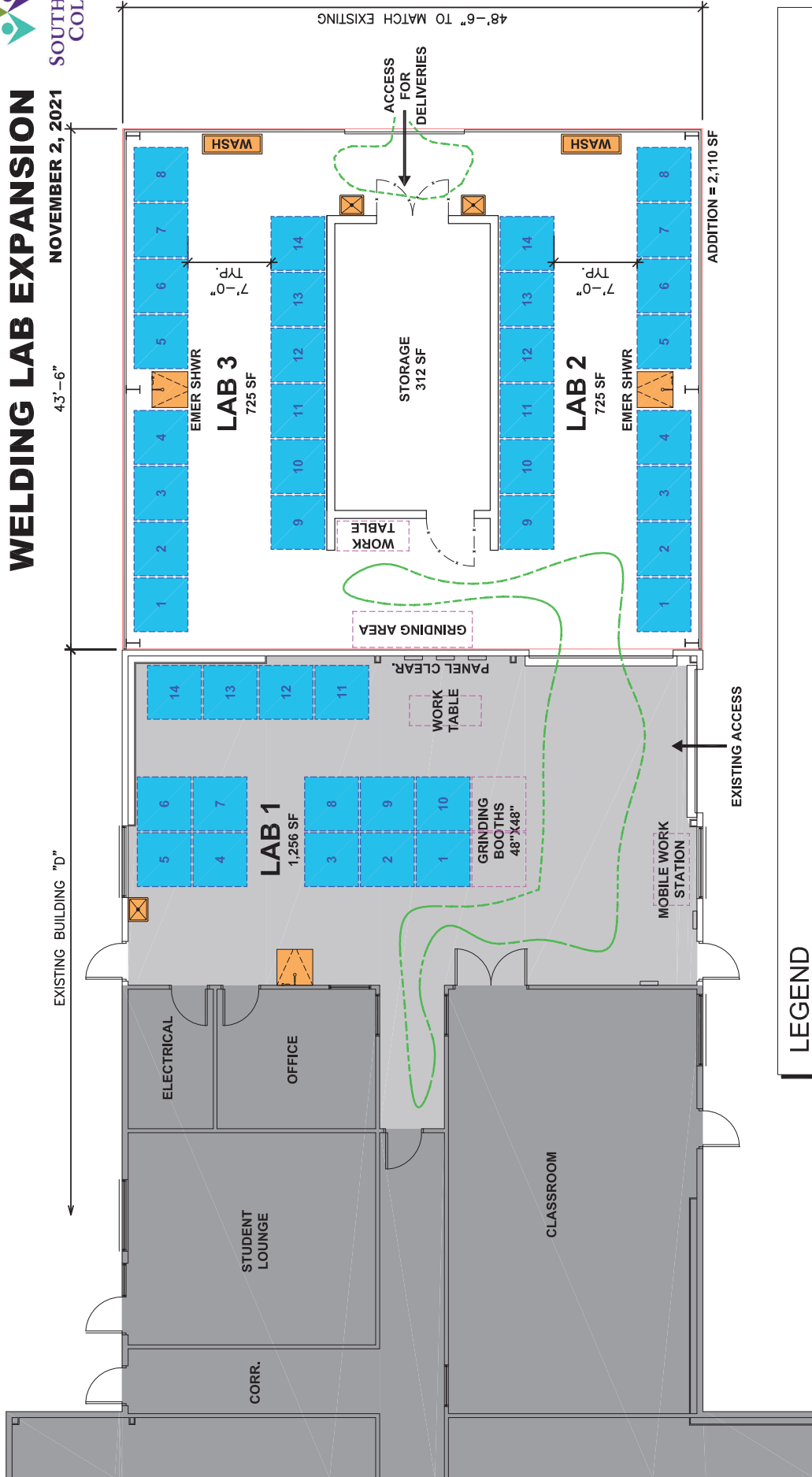
1

CAMPUS SITE PLAN
NOT TO SCALE



STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021



LEGEND

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

PROPOSED PLAN
NOT TO SCALE

1

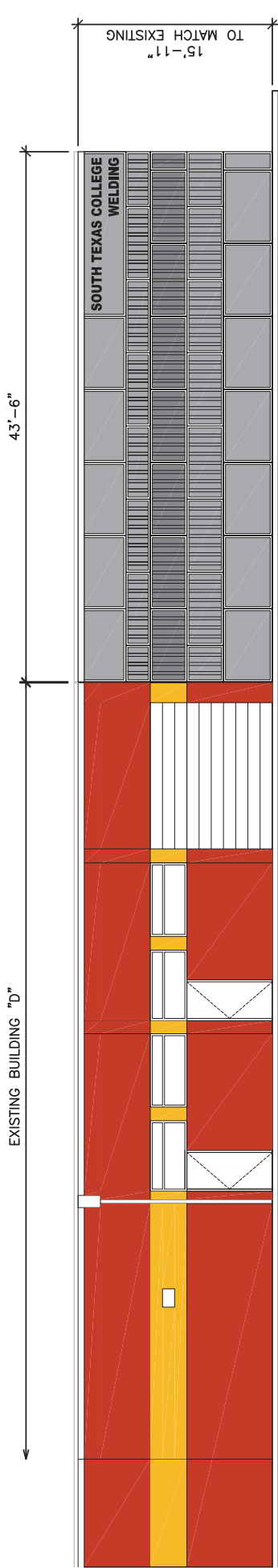
TRUE NORTH



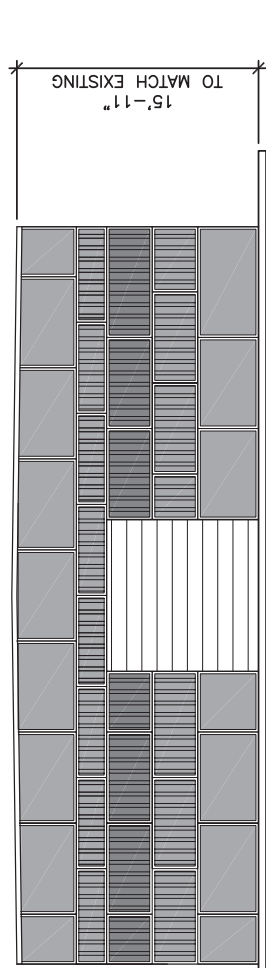
STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021

SOUTH TEXAS
COLLEGE



2 EAST ELEVATION
NOT TO SCALE



1 NORTH ELEVATION
NOT TO SCALE

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS WELDING LAB EXPANSION
PROJECT NO. 21-22-1051**

NAME		Holchemont, Ltd.	JJ Builds
ADDRESS		900 N Main St	4707 S Business Hwy 281
CITY/STATE/ZIP		McAllen, TX 78501	Edinburg, TX 78539
PHONE		956-686-2901	956-739-6448
FAX		956-626-2925	
CONTACT		Michael C. Montalvo	Jojo Thomas
#	Description	Proposed	Proposed
1	Base Bid: Starr County Campus Welding Lab Expansion	\$ 1,427,000.00	\$ 288,000.00
2	Bid Bond Provided	Yes	Yes
3	Begin Work Within	5 Working Days	15 Working Days
4	Completion of Work Within	280 Calendar Days* (Depending on Materials)	280 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 1,427,000.00	\$ 288,000.00
TOTAL EVALUATION POINTS		56.57	69.39
RANKING		2	1

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

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS WELDING LAB EXPANSION
PROJECT NO. 21-22-1051
EVALUATION SUMMARY**

VENDOR		Holchemont, Ltd.	JJ Builds		
ADDRESS		900 N Main St	4707 S Bus Hwy 281		
CITY/STATE/ZIP		McAllen, TX 78501	Edinburg, TX 78539		
PHONE		956-686-2901	956-739-6448		
FAX		956-626-2925			
CONTACT		Michael C. Montalvo	Jojo Thomas		
1	The Respondent's price proposal. (up to 45 points)	9.08	9.08	45	45
		9.08		45	
		9.08		45	
		9.08		45	
		9.08		45	
		9.08		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.33	6	5.16
		8		3	
		8		4	
		9		6	
		9		6	
		8		6	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8	2	2.66
		8		2	
		8		4	
		8		2	
		9		3	
		7		3	
4	The Respondent's safety record (up to 5 points)	4	4.33	2	1.66
		5		1	
		5		1	
		4		3	
		4		2	
		4		1	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	5	3.66
		7		4	
		7		3	
		7		2	
		7		4	
		7		4	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	7.83	5	3.33
		9		2	
		8		3	
		8		2	
		8		4	
		7		4	
7	The Respondent's organization and approach to the project. (up to 6 points)	4	5	1	1.16
		6		1	
		5		1	
		5		1	
		5		1	
		5		2	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	6.76	6.76
		7		6.76	
		7		6.76	
		7		6.76	
		7		6.76	
		7		6.76	
TOTAL EVALUATION POINTS		56.57		69.39	
RANKING		2		1	

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

Project Fact Sheet
4/7/2022

Project Name: Starr County Campus - Workforce Building D Welding Lab Expansion										Project No. 2022-006C	
Funding Source: Unexpended Plant Fund											
		FY 19-20			FY 20-21		FY 21-22				
				Variance of					Variance of		
	* Revised Total		FY 19-20	Project Budget		FY 20-21		FY 21-22	Project Budget	Total Actual	
	Project Budget	Project Budget	Actual	vs. Actual	Project Budget	Actual	Project Budget	Actual	vs. Actual	Expenditures To	
			Expenditures	Expenditures		Expenditures		Expenditures	Expenditures	Date	
Construction:	\$ 355,200.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -	
Other Construction Costs	-	-	-	-	-	-	-	-	-	-	
Design:	35,520.00	15,000.00	-	15,000.00	15,000.00	-	30,000.00	-	30,000.00	-	
Miscellaneous:	15,000.00	3,200.00	820.40	2,379.60	5,000.00	-	11,000.00	-	11,000.00	820.40	
FFE:	165,000.00	50,000.00	-	50,000.00	50,000.00	-	15,000.00	-	15,000.00	-	
Technology:	10,000.00	10,000.00	-	10,000.00	10,000.00	-	8,000.00	-	8,000.00	-	
Contingency 5%:	17,760.00	-	-	-	-	-	-	-	-	-	
Total:	\$ 598,480.00	\$ 228,200.00	\$ 820.40	\$ 227,379.60	\$ 230,000.00	\$ -	\$ 139,000.00	\$ -	\$ 139,000.00	\$ 820.40	

* Budget adjusted due to change in scope of work and equipment.

Project Team				Board Status			
Approval to Solicit Architect/Engineer:	9/24/2019	Board Approval of Schematic Design	11/23/2021	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Gignac Architects	Substantial Completion	TBD	Gignac	\$ 31,968.00	\$ -	\$ 31,968.00
Contractor:	TBD	Final Completion	TBD	TBD	\$ -	\$ -	\$ -
STC FPC Project Manager:	Martin Villarreal			Board Acceptance	TBD		
Project Description				Project Scope			
Renovation of Room D1.128 and outdoor welding labs.				<p>Original Scope: Expansion of existing welding lab to add approximately 1,000 sq ft to accommodate ten (10) more welding stations. The existing space will be renovated to incorporate automotive lab space and welding lab space.</p> <p>Revised Scope: Design and Construction of Welding lab Expansion for Additional (22) Welding Stations, storage room, mobile work station area, wash basin work area, and grinding station area.</p>			

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
9/24/2019	12/10/2019	11/23/2021	4/26/2022	5/22/2022	3/21/2023	4/25/2023	2/22/2023
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Contingency	Project Total
2019-20	\$ -	\$ -	\$ 3,200.00	\$ -	\$ -	\$ -	\$ 3,200.00
2020-21	-	-	5,000.00	-	-	-	5,000.00
2021-22	-	-	-	-	-	-	-
Project Total	\$ -	\$ -	\$ 8,200.00	\$ -	\$ -	\$ -	\$ 8,200.00

Current Agenda Item
04/12/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion



Type text

FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Collier

FPC Director RDA

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

Approval of final completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus will be requested at the April 26, 2022 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Deferred Maintenance of District Wide Roofs at Mid Valley Campus Project No. 2019-030R Architect: BEAM Professionals Contractor: Argio Roofing & Construction, LLC	Final Completion Recommended	March 10, 2022

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

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Argio Roofing & Construction, LLC be approved. 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	\$691,116.64	\$65,178.36

On March 10, 2022, BEAM Professionals verified that all punch list items were completed.

Enclosed Documents

A copy of the final completion letter and photos are enclosed for the Committee’s review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the April 26, 2022 Board meeting, final completion and release of final payment of \$65,178.36 to Argio Roofing & Construction, LLC of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus as presented.



District Wide Deferred Maintenance of Roofs Mid Valley Campus



District Wide Deferred Maintenance of Roofs Mid Valley Campus

6316 N. 10th Street, Bldg. A, Suite 1
McAllen, Texas 78504
Phone: 956-687-1330
Fax: 956-687-1331
www.BEAMProf.com

April 4, 2022

VIA: E-MAIL



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

RE: STC Mid Valley Deferred Maintenance District Wide Roofs
BEAM Professionals Project No. 20265R

Dear Mr. De la Garza:

As of March 10, 2022, American Contracting USA, Inc. has completed all work associated with the Mid Valley campus project. A Final Walkthrough was conducted with STC, BEAM Professionals, The Garland Company, Inc. and American Contracting USA, Inc. All punch list items have been corrected and all Change Order work has been completed. All Close Out documents and as-builts have been submitted, they are currently under review, and they will be turned into STC for their records.

To the best of our knowledge, all work has been completed and performed in accordance with the Contract Documents. BEAM Professionals recommends Final Acceptance being awarded to American Contracting USA, Inc. on the project.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office at (210) 638-7240.

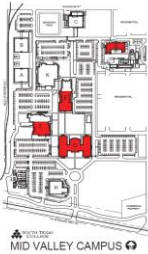
Sincerely,

A handwritten signature in blue ink that reads "A. Todd Scrimsher". The signature is written in a cursive, flowing style.

A. Todd Scrimsher
Vice President, Texas

cc: Robert Cuellar, STC
Martin Villareal, STC
Eddie Fuentes, American Contracting USA, Inc.
Mike Trujillo, The Garland Company, Inc.
File 5A

Project Fact Sheet
4/1/2022

Project Name: District Wide - Deferred Maintenance of District Wide Roofs Mid Valley Campus				Project No.: 2019-027R							
Funding Source(s): Renewals & Replacements Fund											
	FY 19-20			FY 20-21			FY 21-22				
	FY 19-20	FY 19-20	Variance of	FY 20-21	FY 20-21	Variance of	FY 21-22	FY 21-22	Variance of		
	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date	
Construction:	\$ 860,000.00	\$ -	\$ 860,000.00	\$ 860,000.00	\$ 37,474.50	\$ 860,000.00	\$ 566,295.00	\$ 691,116.64	\$ (124,821.64)	\$ 691,116.64	
Design:	86,000.00	4,307.69	81,692.31	86,000.00	37,474.50	48,525.50	2,686.00	3,602.00	(916.00)	45,384.19	
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	109.40	4,890.60	4,891.00	-	4,891.00	109.40	
FFE:	-	-	-	-	-	-	-	-	-	-	
Technology:	-	-	-	-	-	-	-	-	-	-	
Total:	\$ 951,000.00	\$ 4,307.69	\$ 946,692.31	\$ 951,000.00	\$ 37,583.90	\$ 913,416.10	\$ 573,872.00	\$ 694,718.64	\$ (120,846.64)	\$ 736,610.23	
*Fee for roof evaluation study @ \$4,307.69 FY19-20				Original total design estimate of \$860,000 includes: 5.25% for design services @ \$45,150.							
Project Team				Board Status							
Approval to Solicit Architect/Engineer: 1/29/2019				Board Approval of Schematic Design: 8/25/2020				Vendor			
Architect/Engineer: BEAM Professionals, a PBK Company								Contract Amount			
Contractor: Argio Roofing (Mid Valley Campus)				Substantial Completion: 1/31/2022				Variance			
STC FPC Project Manager: Martin Villarreal								Board Acceptance: 2/22/2022			
Project Description				Project Scope							
Maintenance of 4 roofs for various buildings at Mid Valley Campus due to roofs reaching their life expectancy of 20 years				Provide roof coating system at Mid Valley Campus-Workforce Center Building D, Library Building E, Student Union Building F, North Academic Building G.							
Projected Timeline											
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In				
1/29/2019	5/30/2019	8/25/2020	4/27/2021	6/15/2021	2/22/2022	4/26/2022	N/A				
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total					
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2019-20	-	4,307.69	-	-	-	-	-	-	-	4,307.69	
2020-21	-	37,474.50	109.40	-	-	-	-	-	-	37,583.90	
2021-22	691,116.64	3,602.00	-	-	-	-	-	-	-	694,718.64	
Project Total	\$ 691,116.64	\$ 45,384.19	\$ 109.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 736,610.23	
Current Agenda Item											
04/12/2022 Facilities Committee: Review and Recommend Action on Final Completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus											
											

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Gillette*

FPC Director *RADA*

Review and Approval of Substantial and Final Completion for the District Wide Flooring Replacements Phase I at Starr County Campus

Approval of substantial and final completion of the District Wide Flooring Replacements Phase I at Starr County Campus will be requested at the April 26, 2022 Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Flooring Replacements Phase I - Starr County Campus Project No. 2022-032R Contractor: Terra Fuerte Construction, LLC	Substantial Completion	April 1, 2022
		Final Completion Recommended	April 7, 2022

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

College staff visited the site and developed a construction punch list on April 4, 2022. A Certificate of Substantial Completion has been issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Terra Fuerte Construction, LLC be approved. The District Wide Flooring Replacements Phase I construction budget is \$500,000. The estimated cost for the Starr County Campus project was \$47,000. The approved proposal amount for this project was \$56,000.

The following table summarizes the current budget status:

District Wide Flooring Replacements Phase I at Starr County Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$56,000.00	\$0	\$56,000.00	\$37,611.62	\$18,388.38

On April 7, 2022, College staff inspected the site to confirm that all punch list items were completed.

Enclosed Documents

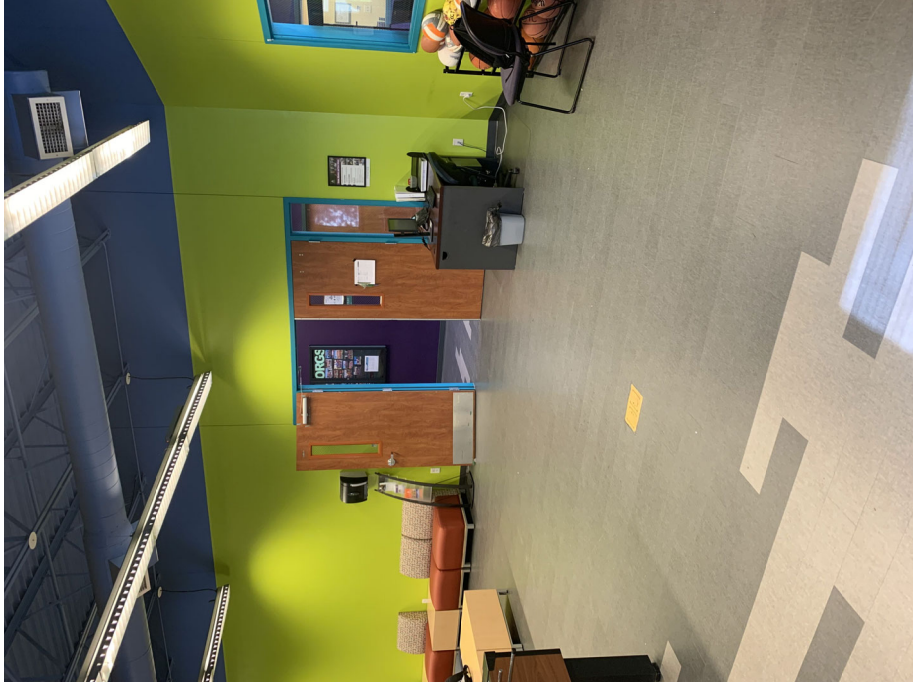
A copy of the Substantial Completion Certificate, the Final Completion Letter, and photos are enclosed for the Committee’s review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the April 26, 2022 Board meeting, substantial and final completion and release of final payment of \$18,388.38 to Terra Fuerte Construction, LLC for the District Wide Flooring Replacements Phase I at Starr County Campus project as presented.



District Wide Flooring Replacements
Starr County Campus
Student Activities Center Building H



District Wide Flooring Replacements
Starr County Campus
Student Activities Center Building H

Substantial Completion Acceptance

Project Name: District Wide Flooring Replacement (Starr County Campus Building H)

Project No.: 21-22-1014

Owner: South Texas College

Contractor: Terra Fuerte Construction, LLC.

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Carpet Tile at Offices, Conference Room, and Quite Room.

Effective Date of Acceptance: 4/1/2022

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

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

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

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

The Contractor shall complete/correct the items identified on the punch list(s) within	<u>30</u>
Calendar days from the Effective Date of this Acceptance.	
<u>ROSAURDO LEAL</u>	<u>4/5/22</u>
Printed Name and Title	Date
<i>[Signature]</i>	
Signature	

The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.		
N/A		
Printed Name and Title	Signature	Date

With the exception of those items noted on the attached "punch list(s)", the Owner accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.		
Printed Name and Title	Signature	Date





P.O. BOX 9701
McAllen, TX 78502-9701

Facilities Planning & Construction
3200 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-3737
(956) 872-3747

April 7, 2022

South Texas College
3200 W. Pecan Blvd., Bldg N. Suite 179
McAllen, TX 78501

Re: District Wide Flooring Replacements Phase I Starr County Campus




As of April 7, 2022, Terra Fuerte, Construction, LLC. has completed all work associated with the District Wide Flooring Replacements Phase I Starr County Campus project. All punch list items have been corrected. STC Facilities Planning and Construction recommends Final Completion of the project and recommends release of final payment.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Director
Facilities Planning & Construction
3200 W. Pecan Blvd., Bldg. N. Suite 179
McAllen, TX 78501
Phone: 956-872-3737
Fax: 956-872-3747

Project Fact Sheet
4/1/2022

Diaz Flooring			District Wide - Flooring Replacement Phase I			Project No. 2022-032R				
Funding Source(s):			Renewals & Replacements Fund							
			FY 21-22							
			Total	* FY 21-22 Actual	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date				
			Project Budget	Expenditures	Expenditures	Date				
Construction:			\$ 500,000.00	\$ 59,969.62	\$ 440,030.38	\$ 59,969.62				
Design			-	-	-	-				
Miscellaneous:			4,000.00	394.23	3,605.77	394.23				
FFE:			-	-	-	-				
Technology:			-	-	-	-				
Total:			\$ 504,000.00	\$ 60,363.85	\$ 443,636.15	\$ 60,363.85				
			* Expenditures to date \$17,330 for replacement of MVC Bldg. C Rubber Flooring and \$5,028 for PCN Bldg X Board Room.							
Project Team			Board Status							
Approval to Solicit :	6/22/2021		Board Approval of Schematic Design	NA		Location	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	N/A					MVC Bldg C	Diaz Flooring	\$ 17,330.00	\$ 17,330.00	\$ -
Contractor:	Terra Fuerte Construction, LLC					PCN Bldg J	Diaz Flooring	\$ 242,989.60	\$ -	\$ 242,989.60
Contractor:	Diaz Flooring					MVC Bldg F	Diaz Flooring	\$ 40,740.00	\$ -	\$ 40,740.00
						Starr Bldg H	Terra Fuerte Construction, LLC	\$ 56,000.00	\$ 37,611.62	\$ 18,388.38
						PCN Bldg X	Diaz Flooring	\$ 6,060.00	\$ 5,028.00	\$ 1,032.00
			Substantial Completion	TBD		Board Acceptance	TBD			
STC FPC Project Manager:	David Valdez		Final Completion	TBD		Board Acceptance	TBD			
Project Description			Project Scope							
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.			Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.							
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			
6/22/2021	N/A	N/A	11/23/2021	3/1/2022	7/26/2022	8/23/2022	N/A			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2021-22	59,969.62	-	394.23	-	-	\$ 60,363.85				
Project Total	\$ 59,969.62	\$ -	\$ 394.23	\$ -	\$ -	\$ 60,363.85				
Current Agenda Item										
N/A										
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Pecan Campus</p> </div> <div style="text-align: center;">  <p>Mid-Valley Campus</p> </div> <div style="text-align: center;">  <p>Starr County Campus</p> </div> </div>										

FPC Project Manager David A. Valdez

FPC Asst. Director Rita G. Gille FPC Director RMA

Discuss and Recommend Action as Necessary on Real Property

Dr. Ricardo J. Solis, College President, will review the status of real property and recommend actions as necessary with the Facilities Committee in Executive Session.

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 April 8, 2022

Total Project Budget Summary	FY22 Unexpended Plant Fund	FY22 Renewals & Replacements Fund
Total Construction Project Budget	\$ 12,639,709	\$ 6,590,868
Budget Amendment	48,218	-
Previously Approved Projects from September - March 2022	(7,945,004)	(3,029,813)
Proposed Projects for the Month of April 2022	(44,940)	-
Total Project Budget Balance	\$ 4,697,983	\$ 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	-

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of April 8, 2022

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

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of April 8, 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	\$ -
Board Approved on March 8, 2022			
2022-040C	Pecan Campus Ann Richards Administration Building A Renovation for the President's Office	660,000	-
Total Board Approved on March 8, 2022		\$ 660,000	\$ -
Board Approved 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 Board Approved on March 29, 2022		\$ 1,034,110	\$ -
Pending Board Approval on April 26, 2022			
2022-042C	Pecan Campus Kinesiology Building Phase I	12,600	\$ -
2022-043C	Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	17,640	\$ -
2022-044C	Pecan Campus Department of Public Safety Building	14,700	\$ -
Total Pending Board Approval on April 26, 2022		\$ 44,940	\$ -
Current Total Project Budget		\$ 7,989,944	\$ 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
3	Library Building F Renovation and Expansion	DV			●							\$ 4,289,187	\$ 602,278	\$ 3,686,909	\$ 3,778,000	High	August 2022	Approval of Construction Services	ERO Architects
4	New Continuing Education Building	TBD		●								\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	May 2022	Approval of Solicitation for Architectural Services	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
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	May 2022	Approval of Schematic Design	PBK Architects
12	Workforce Center Building D Automotive Lab Expansion	MV			●							\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	May 2022	Approval of Schematic Design	PBK Architects
13	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 124,000	\$ -	\$ 124,000	\$ 124,000	High	May 2022	Approval of Schematic Design	PBK Architects
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
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
17	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									\$ 200,500	\$ -	\$ 200,500	\$ 200,500	Low	TBD	TBD	Ethos Engineering, LLC
18	Exterior Solar Panels Structure	SS			●							\$ 103,100	\$ 446	\$ 102,654	\$ 103,100	High	May 2022	Approval of Schematic Design	SAMES, Inc
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	\$ 242,599	\$ 2,190,035	\$ 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	\$ 1,611,635	\$ 12,152,655	\$ 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	\$ 135,873	\$ 33,381	\$ 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	June 2022	Approval of Construction Services	TBD	TBD
7	Resurfacing of East Drive	SS			●							\$ 92,000	\$ 456	\$ 91,544	\$ 92,000	High	July 2022	Approval of Construction Services	Perez Consulting Engineers	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	\$ 228	\$ 76,022	\$ 76,250	High	June 2022	Approval of Construction Services	DBR	TBD
Pecan Campus Subtotal												\$ 907,504	\$ 136,557	\$ 770,947	\$ 894,250					
Pecan Plaza																				
10	Stucco Repainting	SS				●						\$ 30,500	\$ -	\$ 30,500	\$ 30,500	High	June 2022	Approval of Construction Services	TBD	TBD
Pecan Plaza Subtotal												\$ 30,500	\$ -	\$ 30,500	\$ 30,500					
Mid Valley Campus																				
11	Roofing Deferred Maintenance	MV						●				\$ 805,309	\$ 738,431	\$ 66,878	\$ 573,872	High	April 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	\$ 738,431	\$ 828,878	\$ 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	\$ 241,534	\$ 44,543	\$ 206,991	High	May 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	\$ 254,328	\$ 1,001,749	\$ 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	\$ 674,731	\$ 27,589	\$ 661,255	High	May 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	\$ 674,731	\$ 430,589	\$ 1,064,255					
District Wide																				
24	Renewals & Replacements	N/A	N/A									\$ 484,135	\$ -	\$ 484,135	\$ 151,000	N/A	N/A		N/A	N/A
25	Fire Alarm Panel Replacement/Upgrade	RC/O&M					●					\$ 201,963	\$ -	\$ 201,963	\$ 182,500	Low	N/A		N/A	TBD
26	Interior LED Lighting Upgrade	RC/O&M		●								\$ 577,945	\$ -	\$ 577,945	\$ 110,000	Low	N/A		N/A	TBD
27	Ext. Walkway LED Lighting Upgrade	RC/O&M		●								\$ 98,443	\$ -	\$ 98,443	\$ 49,000	Low	N/A		N/A	TBD
28	Building Automation Systems Upgrade	RC/O&M					●					\$ 174,048	\$ -	\$ 174,048	\$ 76,500	Low	N/A		N/A	TBD
29	Flooring Replacement	DV/HTM					●					\$ 756,380	\$ 60,364	\$ 696,016	\$ 504,000	Medium	April 2022	Approval of Substantial Completion	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	N/A		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	\$ 60,364	\$ 3,467,372	\$ 2,092,000					
Totals		0	4	4	0	4	7	2	0	0	0	\$ 8,394,446	\$ 1,864,411	\$ 6,530,035	\$ 6,590,868					