

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, May 10, 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. April 12, 2022 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
April 12, 2022

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, April 12, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:37 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Paul R. Rodriguez and Mr. Rene Guajardo

Members absent: none

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Rodney Rodriguez, Mr. Ricardo De La Garza, Mr. George McCaleb, Mr. Robert Cuellar, Dr. Christopher Nelson, Mr. Martin Villarreal, Mr. David Valdez, Mrs. Sara Lozano, Dr. Ali Esmaeili, Dr. Fernando Chapa, Mr. Jason Rodriguez, Mr. Daniel Cather, Mrs. Rebecca Cavazos, Mrs. Kelly Salazar, Mrs. Gardenia Perez, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Minutes for the March 8, 2022 Facilities Committee meetings were approved as written. The motion carried.

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for Construction Projects

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 was 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 was necessary to procure design teams to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were 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 were requested by Administration to vacate the College's facilities located at the Pecan Plaza property. They were reviewed by the Facilities Planning & Construction department and Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. These projects were 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 was \$11,556,000 as 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 were summarized as follows:

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

The project consisted 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 was \$3,240,000 as 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 consisted 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 was \$4,536,000 as 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 consisted 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 was \$3,780,000 as 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 would be presented as separate agenda items at a future date.

Funding Source

Board approval would 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 would be required in FY 2023 – 2024 to complete the projects and would be requested at a later date.

Enclosed Documents

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

At the April 12, 2022 Facilities Committee Meeting, Mr. Gary Gurwitz asked for clarification on the Pecan Campus Kinesiology Building Phase I project.

Mr. Ricardo De La Garza reviewed the project, including the proposed location and its proximity to existing athletic fields and available parking.

Mr. Gurwitz and Dr. Alejo Salinas, Jr. then asked for additional information regarding the proposed Pecan Campus Public Safety Building project, including the possibility of renovating existing facilities at the Pecan Plaza instead of committing to a new construction project.

Mr. De La Garza agreed to review this option further with administration and key stakeholders.

Mr. Gurwitz asked about the proposed Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs project, and specifically asked whether the College could afford to surrender existing conference rooms at the Cooper Center to accommodate this renovation, or whether the proposed scope should be added as an entirely new expansion to add to existing facilities.

Mr. De La Garza agreed that an architect could be engaged to consider options to preserve and add to existing facilities by adding a limited feasibility study to the scope of the engagement.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of design services for the Pecan Campus Kinesiology Building Phase I project, subject to Board approval of the budget amendment, as presented. The motion carried.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the solicitation of design services for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs project, including a limited feasibility study to consider constructing the proposed 16,800 square foot facility using, none, part of, or all of the existing conference rooms currently located at the Cooper Center, and subject to Board approval of the budget amendment. The motion carried.

No action was taken regarding the proposed Pecan Campus Public Safety Building project.

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

Scheduling Priority

This project was requested by the College President and was reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction

Departments, and Administration. This project was scheduled as a non-educational improvement to renovate areas of Building A for the College President’s Office.

Background

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

The 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, was \$660,000 as 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 were budgeted in the FY 2021-2022 Unexpended Construction Plant 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 enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of 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. The motion carried.

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 were presented for approval.

Justification

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

Scheduling Priority

This project was requested by College management and the Academic Division of Business, Public Safety, & Technology. It was 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 was 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 proposed the addition of metal panels to the east, south, and west walls to conform to the aesthetics of the campus. Able City, LLC. provided revised exterior elevations to show the revisions.

Enclosed Documents

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

Presenters

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

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

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 would provide for construction services necessary for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation.

Scheduling Priority

This project was requested by College management and the Academic Division of Business, Public Safety, & Technology. It was 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 was 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 recommended **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 were 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 were available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the shortfall.

Reviewers

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

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

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 was initially recommended for the April 26, 2022 Board meeting.

Purpose

The procurement of a contractor would 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.

Reviewers

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

After publication of the packet and prior to the April 12, 2022 Facilities Committee meeting, administration continued to review the proposals, and revised their recommendation to support the rejection of all proposals received for this project.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board rejection of all proposals for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented. The motion carried.

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

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 were enclosed for the Committee’s review and information.

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

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

College staff visited the site and developed a construction punch list on April 4, 2022. A Certificate of Substantial Completion was issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project.

It was recommended that substantial and final completion and release of final payment for this project with Terra Fuerte Construction, LLC be approved. The District Wide Flooring Replacements Phase I construction budget was \$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 were enclosed for the Committee’s review and information.

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

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 5:25 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.072, Deliberation Regarding Real Property
 1. Discussion and Recommend Action as Necessary on Real Property

Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 5:39 p.m. No action was taken in Executive Session.

Discuss and Recommend Action as Necessary on Real Property

Dr. Ricardo J. Solis, College President, reviewed the status of real property and recommended action as necessary with the Facilities Committee in Executive Session.

No action was taken.

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 5:40 p.m.

I certify that the foregoing are the true and correct minutes of the April 12, 2022 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Contracting 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 to contract 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 Department (ARC), and the Office of Institutional Equity (OIE) project will be requested at the May 31, 2022 Board meeting.

Purpose

Architectural services are necessary for design and construction administration 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 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 Administration, and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, and Administration. This project is scheduled as a non-educational improvement to renovate areas of Pecan Campus North Academic Humanities Building P to convert classroom spaces to office spaces.

Background

Administration and College staff must be relocated 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.

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovations
- Approximate square feet: 7,900 sq. ft.

On March 29, 2022, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on April 6, 2022, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of seventeen (17) firms received a copy of the Request for Qualifications (RFQ) and a total of nine (9) firms submitted their responses on April 25, 2022.

Timeline for Solicitation of Statements of Qualifications	
April 6, 2022	Solicitation of statements of qualifications began.
April 25, 2022	Nine (9) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Able City, LLC.** was the highest ranked firm.

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

Pecan Campus North Academic Humanities Building P Renovations 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

Funds for the Pecan Campus North Academic Humanities Building P Renovations for the Office of the VP-FAS, the ARC, and the OIE are available in the Unexpended Construction Plant Fund for use in Fiscal Year 2021 – 2022, as approved by the Board on March 29, 2022.

Reviewers

The proposals have been reviewed by College staff from the Facilities Operations & Maintenance, Facilities Planning & Construction, Finance & Administrative Services, 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 May 31, 2022 Board meeting, the contracting of architectural services with Able City, LLC. 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 Department (ARC), and the Office of Institutional Equity (OIE) project as presented.

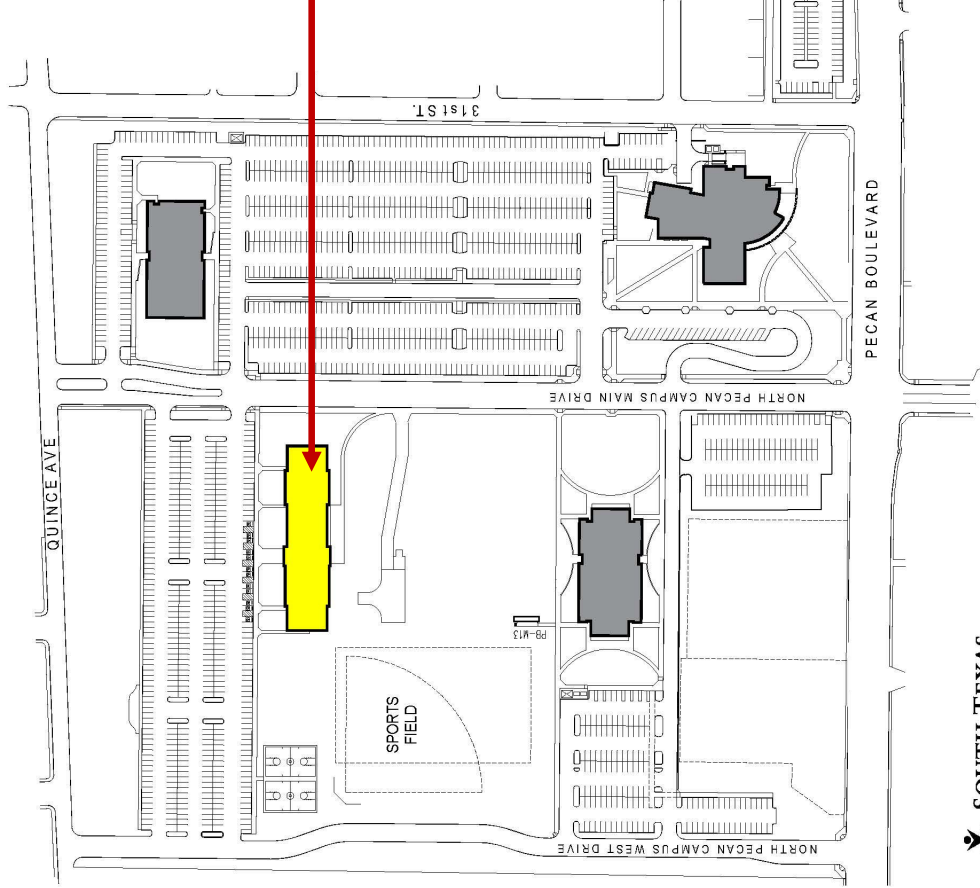
Pecan Campus

North Academic Humanities Building P

Proposed Office of VP FAS, ARC, and OIE



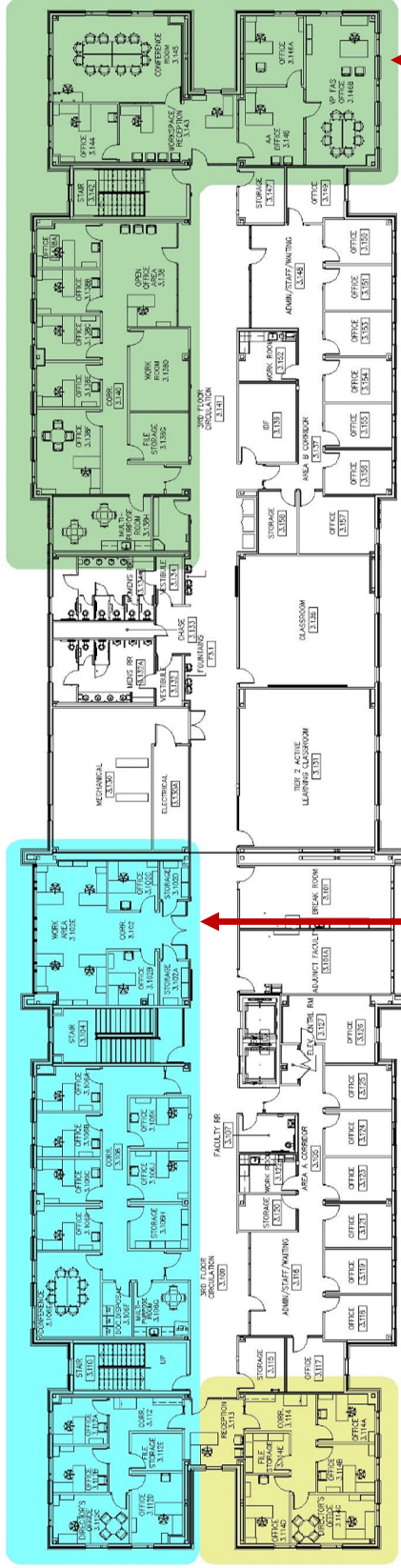
SOUTH TEXAS
COLLEGE



NORTH ACADEMIC
HUMANITIES
BUILDING P



**Pecan Campus
North Academic Humanities Building P
Proposed Office of VP FAS, ARC, and OIE**

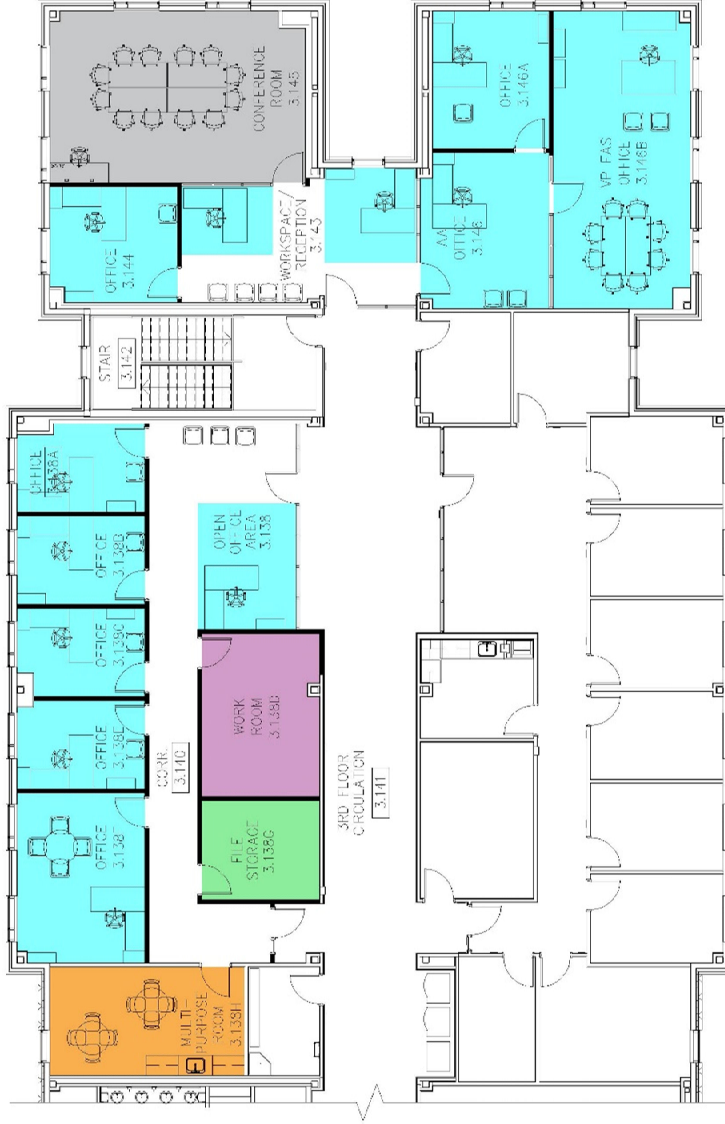


**ACCOUNTABILITY, RISK &
COMPLIANCE AND OFFICE OF
INSTITUTIONAL EQUITY**

**OFFICE OF VICE PRESIDENT FOR
FINANCE & ADMINISTRATIVE
SERVICES**

NORTH ACADEMIC HUMANITIES BUILDING P – 3RD FLOOR PLAN

**Pecan Campus
North Academic Humanities Building P
Proposed Office of VP FAS**



 FAS VP'S OFFICE SUITE
PECAN BLDG. P. 3RD FLOOR - EAST SIDE

- Scope of Work:**
- VPFAS Office
 - (8) Staff Offices
 - Reception Areas
 - Conference room
 - Reception Area
 - Workroom
 - Multipurpose room
 - File/Storage room

**OFFICE OF VICE-PRESIDENT FOR
FINANCE & ADMINISTRATIVE SERVICES**

Pecan Campus

North Academic Humanities Building P Proposed ARC and OIE



SOUTH TEXAS
COLLEGE



ACCOUNTABILITY, RISK & COMPLIANCE
PECAN BLDG. P. 3RD FLOOR - WEST SIDE

Scope of Work:

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

Office of Institutional Equity:

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

ACCOUNTABILITY, RISK & COMPLIANCE AND OFFICE OF INSTITUTIONAL EQUITY



**Pecan Campus
North Academic Humanities Building P
Proposed Office of VP FAS, ARC, and OIE**

Requested By

Administration

Scope of Work

Renovation of approximately 7900 square feet of nine (9) Classrooms in Pecan Campus North Academic Humanities Building P for the Office of Vice President Finance and Administrative Services, Accountability, Risk, & Compliance, and Office of Institutional Equity

Estimated Total Project Budget

Construction	\$ 790,100
Design	79,010
Miscellaneous	5,000
FFE	110,000
Technology	<u>50,000</u>
Total Project Budget	\$ 1,034,110

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS FOR ADMINISTRATIVE AND SUPPORT SERVICES OFFICES
PROJECT NO. 21-22-1060**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International, LLC./ dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.	SAMES, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd	3301 N McColl Rd	1314 E 22nd St	3700 N 10th St	P O Box 720428	204 E Stubbs St	1007 Walnut Ave	200 S 10th St Ste 1500	804 S Main St
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-239-2438	956-686-0100	956-655-4655	956-461-8810	956-686-7771	956-702-8880	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Jose C. Garcia III	Raymond Gignac	Eli R. Ochoa	David Negrete	Luis Figueroa	Saul D. Maldonado	Laura N. Warren
3.1 Statement of Interest									
3.1.1 Statement of Interest for Project	Stated they have worked continuously in partnership with Texas Higher Ed facilities and ISDs for over 22 years.	Stated they have provided architectural services for STC for over 19 years and can assure us they will continue to provide the same immediate and thorough response to your needs as we have in the past.	Stated that they are interested in establishing & maintaining a professional relationship with STC.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	Stated they have designed several STC facility projects over the years that include new and renovated spaces.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Pointed to the recent work the firm provided to STC. Stated they are committed to providing professional services and with direct responsibility and project implementation.	Stated they are fully committed and prepared to offer STC with top-tier architectural design and construction management services tailored to the needs of the college by improving and expanding this building to better service students and faculty.	Stated they have over 37 years of experience delivering successful projects which include assessment, renovations, expansions and repurposing of existing facilities under the most challenging scenarios.
3.1.2 History and Statistics of Firm	- Established in 2017 - Over 30 years experience with schools in Texas - Six licensed architects	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - Over 400 successful educational projects	- Created in 2001 - Headquartered in McAllen, TX - Has designed 127 renovation projects over the last several years	- Offices in Austin and Edinburg - Principal has 30+ years experience - Established in 2003	- Established in 1949 - Office located in McAllen	- Established in 2008 - 117 Employees	- 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 are 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 Rio Grande Valley.	Stated their holistic approach to each project is what sets them apart in their industry. Their clients are strategic partners during each phase of a project, whether feasibility, assessment, programming, design or construction.	Pointed out the 10 year history of design team collaboration continuing through the recent completion of the McAllen Public Works Automotive Warehouse Expansion and Elevator.	Stated the continued used of Revit for architectural design and construction documentation will be an asset to STC in planning, design, construction and future facility management.	Stated they have a distinct advantage over many other architectural firms in that we provide project turn-key options including complete project development, design, construction and completion.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Stated all members of the team are available to participate throughout the duration of the project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Confirmed the availability of their team members for the duration of any project that may come available through STC.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple times. They will collaborative from start to finish, first seeking and then solving problems as they progress through the project.	Indicated the firm will commit to having staff available according to the schedules determined.	Stated they are available to immediately implement design and construction document procedures.	Stated they have 117 employees that are readily available to provide quality professional services to STC.	Indicated their commitment to allocate the best members of the staff to STC projects.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS FOR ADMINISTRATIVE AND SUPPORT SERVICES OFFICES
PROJECT NO. 21-22-1060**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International, LLC./ dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	SAMES, Inc.	The Warren Group Architects, Inc.
3.2 Prime Firm									
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Mario A. Peña, Project Director - Aaron Hanley, Project Manager - Frank Rotnofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Ricardo Solis, Project Architect - Luis Pruneda, Technical Staff/Quality Assurance - Alfonso Sepulveda, Project Manager	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following: - Jose 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 - Ivan Perez - Rossello, Project Architect	Included resumes for the following staff: - Eli R. Ochoa, Project Architect - Octavio Cantu, Jr., Project Manager - Juan J. Cantu, Project Design Lead - Yesenia Suchil, Project Manger Lead - Roberto Pruneda, Interior Design - Albert G. Chonis, Construction Administrator	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Project Manager - Jason T. George, Architect/Project Manager	Included resumes for the following staff: - Luis Figueroa, Principal/Owner - Humberto Rodriguez, Principal/Owner - Miguel Martinez, Intern Architect - Michael E. Allex, Principal Owner	Included resumes for the following staff: - Saul D. Maldonado, Principal in Charge - Adan A. Alvarez, Jr, Senior Architect/ Project Manager - Luz Maria Ibarra Cantu, Architectural Assistant - Ricardo A. Leal, Project Engineer Construction Manager - Oscar Hernandez, Project Surveyor	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 ten staff members.	Lines of authority and communication start with the owner and the project architect. The Architect of Record leads the design team through schematic design & on thru owner occupancy.	Lines of authority and assignments within firm are shown in an organization chart that includes eight staff members.	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Lines of authority and project assignments were shown in organization chart.	Duties and time assignments for firm staff are summarized in a table.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in Mission, TX less than five miles from the Pecan Campus.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Stated they are a little more than a few miles away from the STC Facilities Planning and Construction office.	Firm is located within 15 miles from the Pecan Campus.	Firm is located within 2 miles away from the STC Pecan Campus, 23 miles away from the STC Mid Valley Campus. and 46 miles away from Starr County Campus.	Firm is about 7 minutes from STC.	Firm is located in McAllen and is about 8 minutes from STC Pecan Campus.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	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 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: - HPG Design - Interior Design - Chanin Engineering - Structural - DBR - MEP	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organization chart which showing prime firm and its (5) employees and the following consultants: - CLH Engineering - Civil & 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: - HALFF Associates - MEP - HALFF Associates - IT/Security/Fire Suppression	Included organizational chart showing prime firm and the following consultant: - Trinity MEP Engineering - MEP - Chanin Engineering - Structural	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 and indicated they will not be subcontracting any portion of the work.	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - MEP Solutions Engineering - MEP

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS FOR ADMINISTRATIVE AND SUPPORT SERVICES OFFICES
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VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International, LLC./ dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	SAMES, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects									
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - Laredo College - Cigarroa Science Complex (\$17,000,000) - Laredo ISD - Dennis E. Nixon Performing Arts Center (\$17 Million) - Laredo College Health Science Center (\$24,000,000) - Texas A&M International University Expansion Building (\$4 Million) - United ISD - UISD Lyndon B. Johnson Career Technology Addition (\$3.9 Million) 	<ul style="list-style-type: none"> - City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - School Of Medicine (\$4,610,972) - South Texas College - Building D Auditorium Remodel (\$565,802) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Bus Canopy Projects (TBD) 	<ul style="list-style-type: none"> - South Texas Vo-Tech - Weslaco Relocation (\$1M) - South Texas Vo- Tech-Mechanical Lab Renovation (\$300,000) - PSJA ISD - Elvis J Ballew Parking Lot and Interior Renovations including Cosmetology Lab (\$873,000) - La Joya ISD - Rosendo Benavides Elementary Roof and Interior Renovations (\$1.6M) - La Joya ISD - Kika De La Garza Elementary Roof and Interior Renovations (\$750,000) 	<ul style="list-style-type: none"> - Region One ESC - Edinburg Administration Offices (\$10.7M) - Region One ESC - Laredo Administration Offices (\$1.8M) - Corpus Christi Regional Transportation Authority - Staples Street Customer Service Center & Transfer Station (\$23.9M) - Port of Corpus Christi - Design-Build for New Port of Entry Office Facility - Suser Holdings - Stripes Administrative Headquarters & Service Center (\$6.5M) - Datalogic - Administrative Office Repurpose Additions & Renovations (\$1.2M) 	<ul style="list-style-type: none"> - South Texas College - Nursing and Allied Health Professions School Expansion - South Texas College - Pecan Campus Library Renovation and Addition - Texas State Technical College - University Center at Harlingen - Texas State Technical College - University Center at Harlingen - Brownsville Public Utilities Board - Utility Annex Administrative Building - City of Pharr - Pharr City Hall 	<ul style="list-style-type: none"> - UTRGV - Dietetics Lab Renovation (\$280,000) - Edinburg CISD - Central Administration Building and network operating & IT Training Center (\$10,200,000) - La Joya ISD - Nellie Schunior Central Administration Building (\$6,500,000) - Austin ISD - Baker Administration Center Renovations (\$1,400,000) - UTRGV - Marialice Shary Shivers (MASS) administration Bldg. Interior Renovations (\$2,345,000) 	<ul style="list-style-type: none"> - Harlingen CISD - Treasure Hills Elementary Classroom Additions and Renovations Phase I & II (\$8,195,000Phase I & \$6,798,000 Phase II) - Vanguard Academy Charter School - Vanguard Academy Beethoven Secondary Campus (\$27,454,000) - San Benito ISD - Performing Arts Center (\$25,000,000) - Valley View ISD - Valley View Early College (\$15,608,800) - Edinburg CISD- Career and Technical Education Center (\$16,500,000) - PSJA ISD - Southwest Early College High School (\$45,000,000) -PSJA ISD - Zeferino Farias Elementary School (\$10,358,911) - 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"> - Texas State Technical College -Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - Texas State Technical College - Engineering Technology Center- Phase II (\$3,750,000) - Texas State Technical College - Building 200D Renovation (\$1,993,000) - SiCar Farns Ltd. - Limex Distribution Center and Cold Storage Facility Design-Build (\$12.5M) - Farmer's Best Cold Storage Facility - Design Build (\$14M) 	<ul style="list-style-type: none"> - South Texas College - Student Activities and Cafeteria Building (\$6,897,227) -The Warren Group - Headquarters at Main (\$750,000) -CEED - Center for Education and Economic Development (\$3,602,638) - 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"> - Laredo ISD - United ISD - Laredo College - Texas A&M International University - City of Mission Housing Authority 	<ul style="list-style-type: none"> - UTRGV - City of McAllen 	<ul style="list-style-type: none"> - Edcon Builders - PSJA ISD - La Joya ISD 	<ul style="list-style-type: none"> - City of Weslaco - Region One ESC - Del Mar College - PSJA ISD 	<ul style="list-style-type: none"> - El Paso ISD - Houston ISD - Hidalgo County - Brownsville PUB - City of San Juan 	<ul style="list-style-type: none"> - UT-Rio Grande Valley - City of Edinburg - Edinburg CISD - Lower Rio Grande Valley Development Council - Washington Alliance Capitol, LLC. 	<ul style="list-style-type: none"> - Edinburg CISD - Harlingen ISD - Donna ISD - San Benito ISD 	<ul style="list-style-type: none"> - Texas State Technical College - MD Anderson Center - Tropical Texas Behavioral Health - Edinburg CISD - Edcouch-Elsa ISD 	<ul style="list-style-type: none"> - City of Pharr - Cantu Construction & Development Company - Capote International Business Park - City of Pharr - Edinburg CISD
3.6 Project Execution									
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	<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>Stated they currently utilize Building Information Modeling (BIM).</p>	<p>Stated that they are committed to their clients' success.</p>	<p>Provided very detailed project approach process.</p>	<p>Indicated they follow an established management plan that has mutually agreed on milestones throughout the schedule. Formal meetings and reviews occur at those milestones. Informally for the Owner, the Design Team meets weekly to discuss issues, advance concepts, test adherence to the plan and seek and solve problems. Provided details on their project delivery process.</p>	<p>Provided a project timeline that covers key events of entire project.</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 are experienced in Architectural and Engineering master planning, programming, design, and construction administration.</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 have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.</p>	<p>Stated that their Architect, Charlie Garcia III's is experienced with enhanced and expedited project scheduling which, for example, allowed them to successfully complete Vanguard Academy Educational Facility with 15 classrooms (\$1.5 Million) within months.</p>	<p>Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.</p>	<p>Stated they are willing and able to expedite design services and construction administration for the project.</p>	<p>Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.</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 services and construction administration, if needed.</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	567.00	559.00	544.17	563.17	566.33	561.83	558.33	554.67	562.67
RANKING	1	6	9	3	2	5	7	8	4

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS FOR ADMINISTRATIVE AND SUPPORT SERVICES OFFICES
PROJECT NO. 21-22-1060
EVALUATION SUMMARY**

VENDOR	Able City, LLC.	Boullinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International, LLC. / dba ERO Architects	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.	SAMES, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd Mission, TX 78572	3301 N McColl Rd McAllen, TX 78501	1314 E 22nd St Mission, TX 78572	3700 N 10th St McAllen, TX 78504	P O Box 720428 McAllen, TX 78504	204 E Stubbs St Edinburg, TX 78539	1007 Walnut Ave McAllen, TX 78501	200 S 10th St Ste 1500 McAllen, TX 78504	804 S Main St McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-239-2438	956-686-0100	956-655-4655	956-461-8810	956-686-7771	956-702-8880	956-994-1900
CONTACT	Aaron Hanley	Danny Boullinghouse	Jose C. Garcia III	Raymond Gignac	Eli R. Ochoa	David Negrete	Luis Figueroa	Saul D. Maldonado	Laura N. Warren
3.1 Statement of Interest (up to 100 points)									
3.1.1 Statement of interest on project	93	94	90	91	93	92	92	91	93
3.1.2 Firm History including credentials	100	100	92	100	100	99	99	100	100
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	95	90	94	96	95	94	91	95
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	90	85	80	92	90	90	89	92	93
	96	97	88	90	96	95	94	93	94
	90	90	85	90	90	90	90	90	90
3.2 Prime Firm (up to 100 points)									
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	92	93	90	92	93	91	91	90	91
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	98	93	90	99	100	99	100	100	100
3.2.3 Prime Firm proximity and meeting availability currently involved in which could affect the firm's ability to provide professional services to STC	95	96	92	94	96	95	93	92	94
	95	90	85	95	90	92	90	92	90
	97	98	95	90	96	95	95	94	96
	95	90	88	90	90	90	90	90	90
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	93	90	88	93	90	89	82	91
-Identify the consultant and provide a brief history about the consultant	98	96	96	100	100	100	100	96	99
-Describe the consultant's proposed role in the project and its related project experience.	94	95	92	94	95	94	93	92	94
-List a project(s) that the prime firm and the consultant have worked together on during the last five years	96	92	88	95	92	92	92	90	92
-Provide a statement of the consultant's availability for the project(s)	95	94	93	94	92	94	94	91	93
-Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	90	90	90	90	90	90	90	90	90

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ARCHITECTURAL SERVICES – PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS FOR ADMINISTRATIVE AND SUPPORT SERVICES OFFICES
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3.4 Representative Projects (up to 100 points)									
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	92	93	90	91	93	91	91	90	91
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	100	99	100	100	100	100	100	95	100
	95	95	92	94	95	94	92	92	93
	97	95	92	97	97	98	95	95	97
	94	98	97	98	97	97	98	98	94
	90	88	85	95	90	90	90	88	85
	94.67	94.67	92.67	95.83	95.33	95.00	94.33	93.00	93.33
3.5 Five References (up to 100 points)									
3.5.1 Provide references for 5 projects, other than STC. The references shall include the following current information:	95	95	95	95	95	95	95	95	95
--Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	100	90	95	99	100	100	99	100	100
	94	93	92	94	93	94	92	92	94
	95	90	90	95	95	89	85	90	97
	94	93	93	92	94	90	90	92	94
	90	85	85	85	90	85	85	85	90
	94.67	91.00	91.67	93.33	94.50	92.17	91.00	92.33	95.00
3.6 Project Execution (up to 100 points)									
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	92	92	90	91	92	91	91	90	91
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.	98	98	97	100	98	100	99	100	100
	95	95	90	94	95	94	94	90	93
	95	90	85	95	97	95	92	95	92
	96	94	93	96	95	95	97	95	95
	90	90	90	90	90	90	90	90	90
	94.33	93.17	90.83	94.33	94.50	94.17	93.83	93.33	93.50
TOTAL EVALUATION POINTS	567.00	559.00	544.17	563.17	566.33	561.83	558.33	554.67	562.67
RANKING	1	6	9	3	2	5	7	8	4

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

Project Fact Sheet
5/2/2022

Project Name:	Pecan Campus - North Academic Humanities Building P Renovations for the Office of the Vice President for Finance and Administrative Services, the Accountability, Risk, and Compliance Department, and Office of Institutional Equity	Project No.	2022-041C
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Funding Source(s):	Unexpended Plant Fund
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	Total Project Budget	FY 21-22			FY 22-23			Total Actual Expenditures To Date
		Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 790,100.00	\$ -	\$ -	\$ -	\$ 790,100.00	\$ -	\$ 790,100.00	\$ -
Design	79,010.00	11,900.00	-	11,900.00	67,110.00	-	67,110.00	-
Miscellaneous:	5,000.00	2,500.00	183.12	2,316.88	2,500.00	-	2,500.00	183.12
FFE:	110,000.00	-	-	-	110,000.00	-	110,000.00	-
Technology:	50,000.00	-	-	-	50,000.00	-	50,000.00	-
Total:	\$ 1,034,110.00	\$ 14,400.00	\$ 183.12	\$ 14,216.88	\$ 1,019,710.00	\$ -	\$ 1,019,710.00	\$ 183.12

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	3/29/2022	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD			TBD	\$ -	\$ -	\$ -
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
Renovation of the Pecan Campus North Academic Humanities Building P for the Office of the President for Finance and Administrative Services, Accountability, Risk, and Compliance Department, and Office of Institutional Equity.	Renovate existing instructional spaces on the third floor of the Pecan Campus North Academic Humanities Building P for administrative offices.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Final Completion Date	FFE Completion of Move In
3/29/2022	5/24/2022	8/23/2022	2/28/2023	3/28/2023	9/28/2023	10/28/2023	9/28/2023

Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	-	-	183.12	-	-	\$ 183.12
2022-23	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ 183.12	\$ -	\$ -	\$ 183.12

Current Agenda Item
05/10/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Architectural Services for the Pecan Campus North Academic Humanities Building P Renovations for Administrative and Support Services Office.



FPC Project Manager *David A. Valdez*

FPC Asst. Director *Rita Geller*

FPC Director *RDA*

Review and Recommend Action on Contracting Engineering Services for the District Wide Air Handler Replacements

Approval to contract engineering services for the District Wide Air Handler Replacements project will be requested at the May 31, 2022 Board meeting.

Purpose

Engineering services are necessary for design and construction administration services for the District Wide Air Handler Replacements project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project has been requested by the Facilities Operations & Maintenance department. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, Facilities Committee, and the Board of Trustees. This project is scheduled as an improvement to provide cleaner air to College facilities district-wide and a safer environment.

Background

On July 27, 2021, the Board approved the proposed project and the use of Higher Education Emergency Relief Funds (HEERF). The College received notice of a no-cost extension from the Department of Education (DOE) on March 11, 2022 for the use of HEERF Institutional Funds until June 30, 2023. The project consists of removing the existing air handlers and installing air handlers with UV light purification.

- Removing one hundred forty-three (143) existing air handlers from the buildings.
- Installing one hundred forty-three (143) new air handlers with UV light purification at the buildings
- Removing one hundred eight (108) existing air conditioning units from the portable buildings
- Installing one hundred eight (108) new air conditioning units with UV light purification at the portable buildings

The estimated costs and facilities at which air handlers would be replaced are summarized in the table below:

District Wide Air Handlers Replacement Total Estimated Cost		
Campus	Buildings	Estimated Cost
Pecan Campus	A, D, X, B, C, E, F, G, H, L, M, N, T	\$2,980,000
Pecan Plaza	A, B, C	480,000
Mid Valley Campus	C, E, F, G, H, L	1,288,000
Nursing and Allied Health Campus	A, C	170,000
Technology Campus	A, B, D, E	775,000
Starr County Campus	D, E, F, G, H, J	715,000
District Wide Portables	Various	540,000
TOTAL		\$6,948,000

On July 27, 2021, the Board of Trustees approved the solicitation for engineering services. Solicitation for engineering qualifications began on April 6, 2022, for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for this project. A total of seven (7) firms received a copy of the Request for Qualifications (RFQ) and a total of five (5) firms submitted their responses on April 25, 2022.

Timeline for Solicitation of Statements of Qualifications	
April 6, 2022	Solicitation of statements of qualifications began.
April 25, 2022	Five (5) statements of qualifications were received.

Qualified Vendors and Project Timeline

Based on the evaluations of the qualifications, all five (5) of the firms that submitted statements of qualifications are highly qualified to provide engineering services for this project. Due to the urgency of the HEERF usage timeline, the scope of work, and the timelines for procurement and delivery of the equipment, staff recommends contracting engineering services with all five (5) vendors. The work would be divided between campuses, and awarded based on the vendor ranking and the total estimated cost of the work to be performed.

The following table indicates the proposed project assignments:

District Wide Air Handlers Replacements				
Engineer	Campus	Building(s)	# of Units	Estimated Cost
Rank #1: Halff Associates, Inc.	Pecan Campus - South	A, D, X	16	\$720,000
		B	11	495,000
		C	3	150,000
		E	3	105,000
		F	12	420,000
		G	4	200,000
		H	3	150,000
		T	4	140,000
Pecan Campus South Totals		10	56	\$2,380,000
Rank #2: DBR Engineering Consultants, Inc.	Mid Valley Campus	C	4	\$260,000
		E	4	260,000
		F	2	130,000
		G	7	455,000
		H	9	135,000
		L	4	48,000
		Portables (9)	18	90,000
Mid Valley Campus Totals		15	48	\$1,378,000
Rank #3: Ethos Engineering	Pecan Plaza (PCN PLZ)	A	6	\$240,000
		B	2	80,000
		C	4	160,000
	Regional Center for Public Safety Excellence (RCPSE)	Portables (6)	12	60,000
	Starr County Campus	D	1	65,000
		E	5	325,000
		F	2	130,000
		G	1	65,000
		H	1	65,000
		J	1	65,000
Portables (3)	6	30,000		
PCN PLZ, RCPSE, and Starr Totals		18	41	\$1,285,000
Rank #4: Sigma HN Engineers, PLLC.	Technology Campus	A	6	\$300,000
		B	6	300,000
		D	2	70,000
		E	3	105,000
		Portables (7)	14	70,000
	Nursing and Allied Health Campus (NAHC)	A	2	100,000
		C	2	70,000
Portables (3)	6	30,000		
Technology Campus and NAHC Totals		16	41	\$1,045,000
Rank #5: A&G Engineering	Pecan Campus - North	L	5	\$200,000
		M	4	200,000
		N	4	200,000
		Portables (26)	52	260,000
Pecan Campus North Totals		29	65	\$860,000

The estimated budget for the District Wide Air Handler Replacements is summarized in the table below:

District Wide Air Handler Replacements Estimated Project Budget	
Budget Item	Budget Amount
Construction	\$6,948,000
Design	694,800
Miscellaneous	173,700
Technology	555,840
Contingency 5%	347,400
Total Estimated Project Budget	\$8,719,740

The total project budget reflects the combined estimated budgets for the replacements at each campus.

Funding Source

Funds for the District Wide Air Handler Replacements project will be used from the Higher Education Emergency Relief Fund (HEERF) in Fiscal Year 2021 – 2022.

Reviewers

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

Enclosed Documents

A detailed list of the air handlers to be replaced 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 May 31, 2022 Board meeting, the contracting of engineering services with Halff Associates, Inc. for the Pecan Campus South; DBR Engineering Consultants, Inc. for the Mid Valley Campus; Ethos Engineering for the Pecan Plaza, RCPSE Portables, and Starr County Campus; Sigma HN Engineers, PLLC. for the Technology Campus and NAHC, and A&G Engineering for the Pecan Campus North portions of the District Wide Air Handler Replacements project as presented.

SOUTH TEXAS COLLEGE
District Wide Air Handler Replacements

TOTAL ESTIMATED COSTS - DISTRICT WIDE		
Campus	Buildings	Total
Pecan Campus	A, D, X, B, C, E, F, G, H, L, M, N, T	\$ 2,980,000
Pecan Plaza	A, B, C	480,000
Mid Valley Campus	C, E, F, G, H, L	1,288,000
Nursing and Allied Health Campus	A, C	170,000
Technology Campus	A, B, D, E	775,000
Starr County Campus	D, E, F, G, H, J	715,000
District Wide Portable Buildings	Various	540,000
District Wide Total		\$ 6,948,000

SOUTH TEXAS COLLEGE
District Wide Air Handler Replacements

PECAN CAMPUS				
Letter	Name	# of Units	Estimated Cost	Total
A,D,X	ANN RICHARDS ADMINISTRATION	16	\$ 45,000	\$ 720,000
B	ART	11	45,000	495,000
C	SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE	3	50,000	150,000
E	PHYSICAL PLANT	3	35,000	105,000
F	LIBRARY	12	35,000	420,000
G	BUSINESS AND SCIENCE	4	50,000	200,000
H	STUDENT ACTIVITIES CENTER	3	50,000	150,000
L	COOPER CENTER FOR PERFORMING ARTS	5	40,000	200,000
M	INFORMATION TECHNOLOGY	4	50,000	200,000
N	INSTITUTIONAL SUPPORT SERVICES	4	50,000	200,000
T	SOCIAL SCIENCES	4	35,000	140,000
Pecan Campus Total				\$ 2,980,000

PECAN PLAZA				
Letter	Name	# of Units	Estimated Cost	Total
A	HUMAN RESOURCES	6	\$ 40,000	\$ 240,000
B	EAST	2	40,000	80,000
C	WEST	4	40,000	160,000
Pecan Plaza Total				\$ 480,000

MID VALLEY CAMPUS				
Letter	Name	# of Units	Estimated Cost	Total
C	KINESIOLOGY AND RECREATIONAL CENTER	4	\$ 65,000	\$ 260,000
E	LIBRARY	4	65,000	260,000
F	STUDENT UNION	2	65,000	130,000
G	NORTH ACADEMIC	7	65,000	455,000
H	SOUTH ACADEMIC	9	15,000	135,000
L	CHILDCARE	4	12,000	48,000
Mid Valley Campus Total				\$ 1,288,000

SOUTH TEXAS COLLEGE
District Wide Air Handler Replacements

DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS				
Letter	Name	# of Units	Estimated Cost	Total
A	NAH EAST	2	\$ 50,000	\$ 100,000
C	PHYSICAL PLANT	2	35,000	70,000
Nursing and Allied Health Campus Total				\$ 170,000

TECHNOLOGY CAMPUS				
Letter	Name	# of Units	Estimated Cost	Total
A	EMERGING TECHNOLOGIES	6	\$ 50,000	\$ 300,000
B	ADVANCED TECHNICAL CAREERS	6	50,000	300,000
D	SHIPPING AND RECEIVING	2	35,000	70,000
E	INSTITUTE FOR ADVANCED MANUFACTURING	3	35,000	105,000
Technology Campus Total				\$ 775,000

STARR COUNTY CAMPUS				
Letter	Name	# of Units	Estimated Cost	Total
D	WORKFORCE CENTER	1	\$ 65,000	\$ 65,000
E	SOUTH ACADEMIC	5	65,000	325,000
F	CULTURAL ARTS CENTER	2	65,000	130,000
G	STUDENT SERVICES	1	65,000	65,000
H	STUDENT ACTIVITIES CENTER	1	65,000	65,000
J	MANUEL BENAVIDES RURAL TECHNOLOGY CENTER	1	65,000	65,000
Starr County Campus Total				\$ 715,000

DISTRICT WIDE PORTABLE BUILDINGS				
Letter	Name	# of Units	Estimated Cost	Total
N/A	DISTRICT WIDE PORTABLE BUILDINGS	108	\$ 5,000	\$ 540,000
District Wide Portable Buildings Total				\$ 540,000

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, PLUMBING, ENGINEERING SERVICES -
DISTRICT WIDE AIR HANDLER REPLACEMENT
PROJECT NO. 21-22-1059**

VENDOR	A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.
ADDRESS	1004 W Frontage Rd	200 S 10th St Ste 901	1126 S Commerce	5000 W Military Ste 100	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501
PHONE	956-207-7068	956-683-1640	956-230-3435	956-664-0286	956-332-3206
CONTACT	Luis Madrigal	Hugo Avila	Guillermo Quintanilla	Menton J. Murray, III	Jesus G. Hinojosa
3.1 Statement of Interest					
3.1.1 Statement of Interest for Project	Indicated they feel confident that they would be able to provide STC with the highest customer experience and deliver projects that meet our expectations.	Pointed out the work the firm has provided for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 20 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	Indicated that their previous experience with STC, they have demonstrated their commitment to the College and the quality of work.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
3.1.2 History and Statistics of Firm	- Served the RGV since 2012 - Office in Alamo, TX - Has Certificate of registration with the Texas Board of Professional Engineers and Land Surveyors	- Providing services since 1972 - 130+ staff member in 6 offices in Texas - Offices in Houston, San Antonio, Austin, McAllen, Dallas, and El Paso	- Founded in 2014 - Headquarters located in Harlingen, TX - 18 full time employees - Honored with Engineer of the Year and Consultant of the Year award	- Founded in Dallas in 1950 - McAllen office since 1993 - About 1,200 total staff - Ranked No 102 in Engineering News-Record Magazine list of top 500 design firms in the United States	- Established in 2012 - Over 20 years of combined experience - Completed over 100 projects, 45 of which were for Higher Education
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated their team meticulously reviews and analyzes the project standard's prioritizing the client vision, budget, and standards. Indicated they are passionate about the philosophy of "continues learning and improvement" in the Art of Engineering design and application of code.	Stated that are uniquely qualified for this project because of the following: Experience with District-Wide projects, design and specification of HVAC systems and UV Lighting, and experience with STC.	Stated that they have successfully executed hundreds of projects that are similar in nature. Stated they have designed over \$15 million in HVAC replacement in the past 3 months.	Stated they are a full-service firm with a full range staff including engineers, landscape architects, planners, architects, environmental scientists, surveyors and more.	Stated that one of the qualities that makes SIGMA unique is their size, STC will always be working directly with the principals of the firm. To date, they have been personally involved on over 40 projects with STC.
3.1.4 Statement of Availability and Commitment	Indicated they are committed to work closely with the client to ensure project timelines, project standards, and project deliverables are met.	Indicated that the firm's design team meets each week to discuss project schedules and coordinate the allocate staff to meet the needs of each client.	Indicated they are available as soon as they are awarded and will make STC projects their top priority.	Indicated that they are available and committed to providing exceptional client service to STC.	Indicated that firm has the resources and is prepared to commence MEP engineering services to STC immediately upon receipt of a Notice to Proceed.
3.2 Prime Firm					
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Luis Eduardo Madrigal, PE, CEO and President - Edgar Garcia, Production Manager - Rodolfo Martinez, Designer Electrical - Enrique Castillo, Designer-Mechanical - Eliud Aldaba, Designer-Plumbing - Eliud Reyna - Designer - Fire Sprinkler - Lorena M. Bush, Logistics Director	Included resumes for the following staff: - Edward Puentes, PE,CEM, LEED, Partner in Charge - Hugo H. Avila, PE, Senior Project Manager - Robert Tijerina, PE, Senior Mechanical Engineer - T. Joey Beltz, Senior Electrical Designer - Maritza Garza, EIT, Senior Mechanical Designer -Maximo Antonio Leochico, Senior Plumbing Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, LEED AP, Principal - Guillermo Quintanilla, Principal - Cesar A. Gonzalez, PE, Principal - Mark Power Warren, Commissioning Director	Included resumes for the following staff: - Menton Murray III, PE, LEED AP, Project Manager - Jose Delgado, PE, RCDD, LEED AP, Principal-In-Charge - John Ferencak, PE, LEED AP, QA/QC Manager - Kyle Hunter, PE, Mechanical/HVAC Lead - Luke Vieras, PE, Mechanical/HVAC - Leroy Martinez, EIT, Mechanical/HVAC - Luis Hernandez Nava, EIT, Mechanical/HVAC - Gabriel Benavides, Jr., PE, Electrical Lead - Ray Peynado, PE, Electrical - Robert Villalpando, LEED GA, Electrical	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal
3.2.2 Project Assignments and Lines of Authority	Indicated the time commitment for five staff that will be involved in the project.	Listed the assignments for the above named staff and the time commitment each will devote to the project. The partner in charge will commit 40% of his time to project. The others are indicated at 50% time commitment.	Indicated the Project Manager will oversee a team of seasoned engineers. Included an organization chart that shows lines of authority.	Showed percentage time assignments for seven named staff members who would be involved in the project.	Indicated a 100% time commitment from both principals for the project and provided the time commitments from the seven staff.
3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they are located in Alamo, TX and about 20 minutes away from the Pecan Campus.	Stated they are centrally between majority of STC's campuses in McAllen, TX.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in Hidalgo County, one of the principals or engineers is always in the area.	Indicated their office is located in McAllen and they are available to begin service within 24 Hours of notice to proceed.	Stated they are located in downtown McAllen, and only 3 miles away from the Facilities Planning and Construction building.
3.2.4 Litigation that could affect firm's ability provide services	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and basic Services consultants	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for project.	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for project.	Included organization chart that showed all firm staff and which included the following sub consultants: - Boultinghouse Simpson Gates Architects - Architect - Chanin Structural Engineer - Structural Services - Perez Consulting Engineers - Civil Engineer	Included organization chart that showed all firm staff and which included the following sub consultants: - Chanin Structural Engineer - Structural Services - EGV Architects - Architectural	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CLH Engineering

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, PLUMBING, ENGINEERING SERVICES -
DISTRICT WIDE AIR HANDLER REPLACEMENT
PROJECT NO. 21-22-1059**

VENDOR	A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.
3.4 Representative Projects					
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - Donna ISD - CTE Welding Laboratory (\$100,000) - Donna ISD - High School Gymnasium HVAC Chill Water Replacement (\$300,000) - Red Sands Detention Facility (\$10,000,000) - South Texas College - Kinesiology Office Remodel Phase I (\$200,000) 	<ul style="list-style-type: none"> - South Texas College - Mid Valley Campus - Central Thermal Plant (\$4.4M) - South Texas College - District-Wide Parking Lot Lighting Upgrades (\$800,000) - Texas A&M University - Corps Dorms Quad (\$118 Million) - Texas A&M University - Corpus Christi - Campus-Wide Hydronic Loop Replacement, AHU Replacement, and UV Lighting (\$148 Million) - Texas A&M University - Kingsville Martin Hall (\$468,000) 	<ul style="list-style-type: none"> - Los Fresnos CISD - SECO LoanSTAR Replacement (\$544,300) - Harlingen CISD - High School and South High School HVAC Upgrades Phase I and Phase II (\$1,876,850) - Sharyland ISD - HVAC Replacement & chiller Plant Replacement of HVAC/Controls (\$3,560,033) - Brownsville ISD - Hanna Early College High School HVAC Upgrades (\$5,725,891) - South Texas ISD - HVAC Upgrades 2018 Med High School (\$980,000) 	<ul style="list-style-type: none"> - McAllen ISD - Dorothea W. Brown Middle School HVAC Improvements (\$2.2M) - McAllen ISD - MCHI HVAC Improvements Phase I and Phase II (\$1.87M Phase I & \$1.8M Phase II) - University of Texas Rio Grande Valley - Library HVAC Improvements (\$4.1M) - Hidalgo ISD - HVAC Improvements (\$2.5M) - Texas A&M Kingsville - Drama arts HVAC Improvements (\$659,000) 	<ul style="list-style-type: none"> - South Texas College - Starr County Campus Thermal Plant (\$5.3M) - South Texas College - Starr County Health and Science Facility (\$8.5M) - South Texas College - Starr County Library (\$2.8M) - South Texas College - Starr County Campus Student Services Expansion (\$1.32M) - South Texas College - Starr County Campus Student Activities Expansion (\$1.37M)
3.5 References					
3.5.1 References	<ul style="list-style-type: none"> - Donna ISD - Dixieland Plaza - North Stahl Development - Sonesta Court Estates - Gloria Jeans Coffee Shop 	<ul style="list-style-type: none"> - Texas A&M University - Texas A&M University - Kingsville - Texas A&M University - Corpus Christi - University of Texas at Austin - Texas State Technical College 	<ul style="list-style-type: none"> - Cameron County - Brownsville ISD - Sharyland ISD - Harlingen CISD - Edinburg CISD - La Joya ISD 	<ul style="list-style-type: none"> - McAllen ISD - UT-RGV - Texas A&M University - Kingsville - Brownsville ISD - Hidalgo ISD 	<ul style="list-style-type: none"> - La Joya ISD - IDEA Public Schools - Edinburg CISD - Brownsville ISD - Harlingen CISD
3.6 Project Execution					
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated their internal protocols for quality control includes multiple reviews utilizing our internal checklist, daily update meetings with P.E. regarding the project milestones, and the consistent communication with their client will ensure that the design process is constantly monitored, analyzed, and on time.	Stated that all successful projects begin with an effective project-management approach. They have developed a set of project management tools that would be utilized on proposed projects for STC. Included some examples of how they manage information in order to deliver successful projects with ease.	Stated they utilize a quality control and quality assurance plan to ensure projects are implemented smoothly and expeditiously.	Stated they provide accuracy by reviewing available data and successful project execution planning. Provided a very detailed project approach.	Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they are committed to provide all of their clients with superior customer service. They make every attempt to keep capacity to 80% to allow for unforeseen concerns and/or professional development time.	Indicated their willing and able to expedite design services. Stated that they do not anticipate the need to supplement the production capability, but can do so by utilizing staff from other offices.	Reiterated their commitment to the project. Stated their staff has committed to fulfilling their responsibilities in a professional, timely, and reliable manner.	Stated that the McAllen office has the advantage of being able to reach out for assistance from any of their offices, should they need to.	Stated that they are available to expedite any challenge presented, and ensure adherence to the quality standards expected by STC.
Total Evaluation Points	558.00	568.80	567.20	571.00	563.40
Ranking	5	2	3	1	4

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

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES -
DISTRICT WIDE AIR HANDLER REPLACEMENT
PROJECT NO. 21-22-1059
EVALUATION SUMMARY**

VENDOR	A&G Engineering	DBR Engineering Consultants, Inc.	Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.
ADDRESS	1004 W Frontage Rd	200 S 10th St Ste 901	1126 S Commerce	5000 W Military Ste 100	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501
PHONE	956-207-7068	956-683-1640	956-230-3435	956-664-0286	956-332-3206
CONTACT	Luis Madrigal	Hugo Avila	Guillermo Quintanilla	Menton J. Murray, III	Jesus G. Hinojosa
3.1 Statement of Interest (up to 100 points)					
3.1.1 Statement of interest on projects	93	98	98	99	94
3.1.2 Firm History including credentials	93	95	94	95	93
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	90	93	92	93	90
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	95	95	95	95	95
	96	96	96	96	96
	93.40	95.40	95.00	95.60	93.60
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	99	96	99	96
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	93	95	94	94	94
3.2.3 Prime Firm proximity and meeting availability	91	94	93	94	91
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	95	96	96	96	95
	95	96	96	96	95
	93.80	96.00	95.00	95.80	94.20
3.3 Project Team (up to 100 points)					
3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included.	95	96	97	98	96
Identify the consultant and provide a brief history about the consultant					
Describe the consultant's proposed role in the project and its related project experience					
List a project(s) that the prime firm and the consultant have worked together on during the last five years	92	93	93	94	93
Provide a statement of the consultant's availability for the project(s)					
Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)					
3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any.	91	94	93	94	91
Identify the consultant and provide a brief history about the consultant and their area of design expertise					
Describe the consultant's proposed role in the project					
List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise	94	95	95	95	95
List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years					
Provide a statement of the consultant's availability for the project					
Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	94	95	95	95	95
	93.20	94.60	94.60	95.20	94.00
3.4 Representative Projects (up to 100 points)					
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	93	96	96	96	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	90	94	93	95	94
	90	93	92	94	90
	93	95	95	95	95
	94	95	95	95	95
	92.00	94.60	94.20	95.00	93.80
3.5 Three References (up to 100 points)					
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include:	92	92	96	94	96
Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	90	91	94	93	94
	93	93	93	93	93
	94	95	95	95	95
	93	95	94	95	93
	92.40	93.20	94.40	94.00	94.20
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.	93	96	94	96	93
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.	94	95	94	95	94
	90	94	92	94	90
	94	95	95	96	95
	95	95	95	96	96
	93.20	95.00	94.00	95.40	93.60
TOTAL EVALUATION POINTS	558.00	568.80	567.20	571.00	563.40
RANKING	5	2	3	1	4

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

Project Fact Sheet
5/2/2022

Project Name: District Wide Air Handlers Replacements					Project No.: 2022-016R						
Funding Source(s): Unexpended Plant Fund											
		FY 21-22			FY 22-23			FY 23-24			
	Total		FY 21-22 Actual	Variance of Project Budget vs. Actual Expenditures		FY 22-23 Actual	Variance of Project Budget vs. Actual Expenditures		FY 21-22 Actual	Variance of Project Budget vs. Actual Expenditures	
	Project Budget	Project Budget	Expenditures	Expenditures	Project Budget	Expenditures	Expenditures	Project Budget	Expenditures	Expenditures	
Construction:	\$ 6,948,000.00	\$ 6,948,000.00	\$ -	\$ 6,948,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Design	694,800.00	694,800.00	-	694,800.00	-	-	-	-	-	-	
Miscellaneous:	173,700.00	173,700.00	183.12	173,516.88	-	-	-	-	-	183.12	
Technology:	555,840.00	555,840.00	-	555,840.00	-	-	-	-	-	-	
Contingency 5%	347,000.00	347,000.00	-	347,000.00	-	-	-	-	-	-	
Total:	\$ 8,719,340.00	\$ 8,719,340.00	\$ 183.12	\$ 8,719,156.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183.12	
Project Team					Board Status						
Approval to Solicit Architect/Engineer:	7/27/2021				Board Approval of Schematic Design	N/A			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						
Routine improvements to provide cleaner air to College facilities district-wide and a safer environment.					The proposed improvements are necessary to provide better filtration to the air in various facilities district-wide and replace older air handlers with new air handler units. Currently there are air handlers with ultraviolet lighting filtration installed at approximately 50% of the College's facilities. Removing 126 existing air handlers and installing 126 new air handlers with UV lighting.						
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	6/28/2022	N/A	11/22/2022	1/11/2023	5/23/2023	6/27/2023	N/A				
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total					
2021-22	\$ -	\$ -	\$ 183.12	\$ -	\$ -	\$ 183.12					
Project Total	\$ -	\$ -	\$ 183.12	\$ -	\$ -	\$ 183.12					
Current Agenda Item											
N/A											

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Geller*

FPC Director *RANA*

Review and Recommend Action on Schematic Design of the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion

Approval of schematic design prepared by Negrete & Kolar Architects, LLP for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project will be requested at the May 31, 2022 Board meeting.

Purpose

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

Scheduling Priority

This project has been requested by the Division of Nursing & Allied Health. It has been reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide lab space for instruction and demonstration.

Justification

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

Background

On December 14, 2021, the Board of Trustees approved contracting architectural services with Negrete & Kolar Architects, LLP for this project. The architect has worked with College staff to develop a schematic design to meet the current Nursing Program needs.

The scope of work is as follows:

Program Scope

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

Funding Source

Funds for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion Project 2022-004C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund. The total construction budget is \$63,000, which includes \$3,000 in contingency.

Negrete & Kolar Architects, LLP has estimated the construction costs for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion to be \$89,000. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated variance.

Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion	
Construction Budget	Cost
Budgeted Construction Amount (including contingency)	\$63,000
Schematic Design Estimated Amount	89,000
Variance	(\$26,000)

Reviewers

The proposed schematic design has been reviewed by staff from the Nursing Program, Facilities Planning & Construction, and Facilities Operations & Maintenance departments, and the Coordinated Operations Council.

Enclosed Documents

Negrete & Kolar Architects, LLP has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, interior views, and fact sheet.

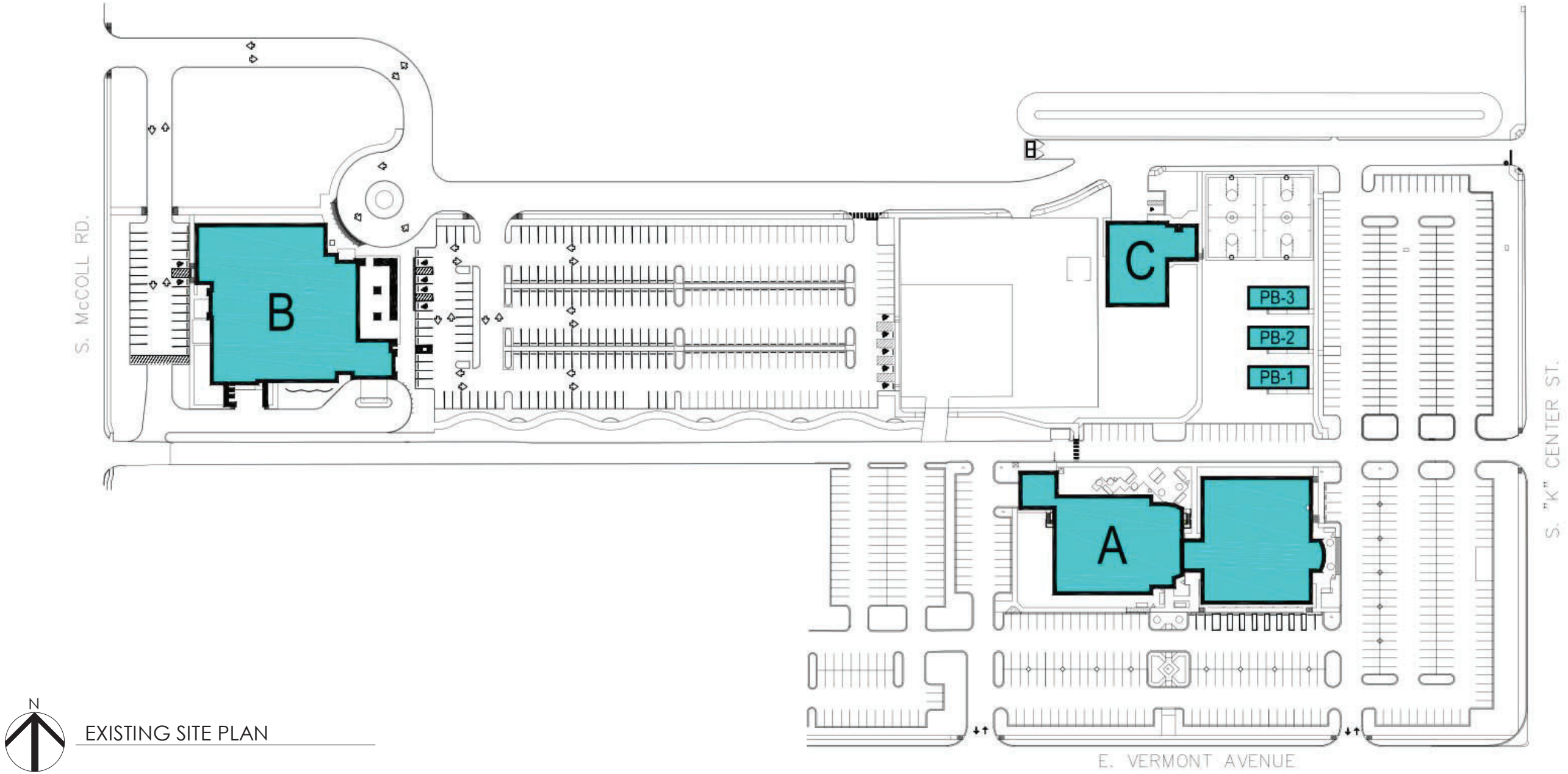
Presenters

Negrete & Kolar Architects, LLP has developed a schematic presentation describing the proposed design. Representatives from Negrete & Kolar Architects, LLP will attend the Facilities Committee meeting to present the schematic design of the project.

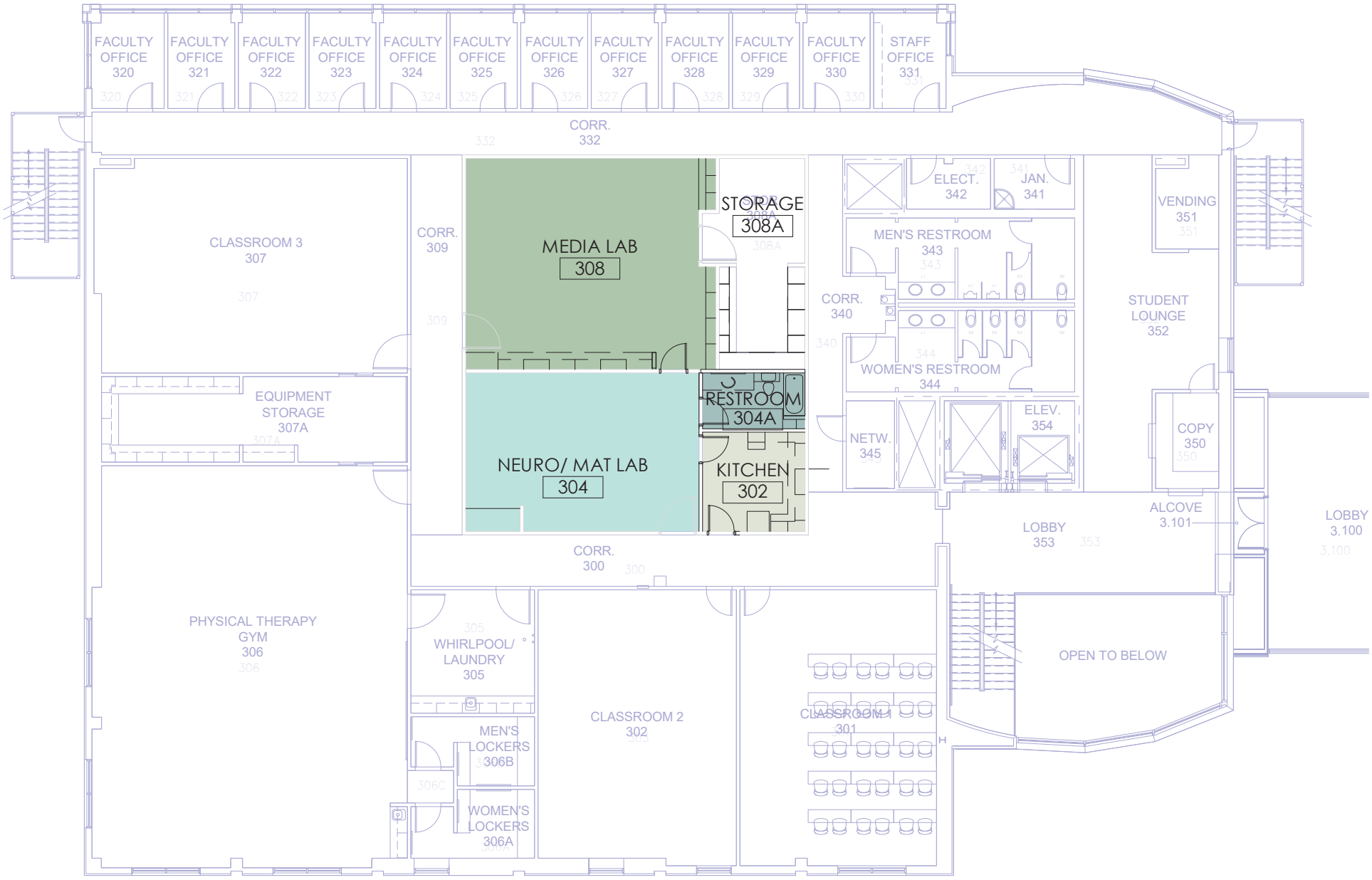
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 31, 2022 Board meeting, the proposed schematic design of the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project as presented.

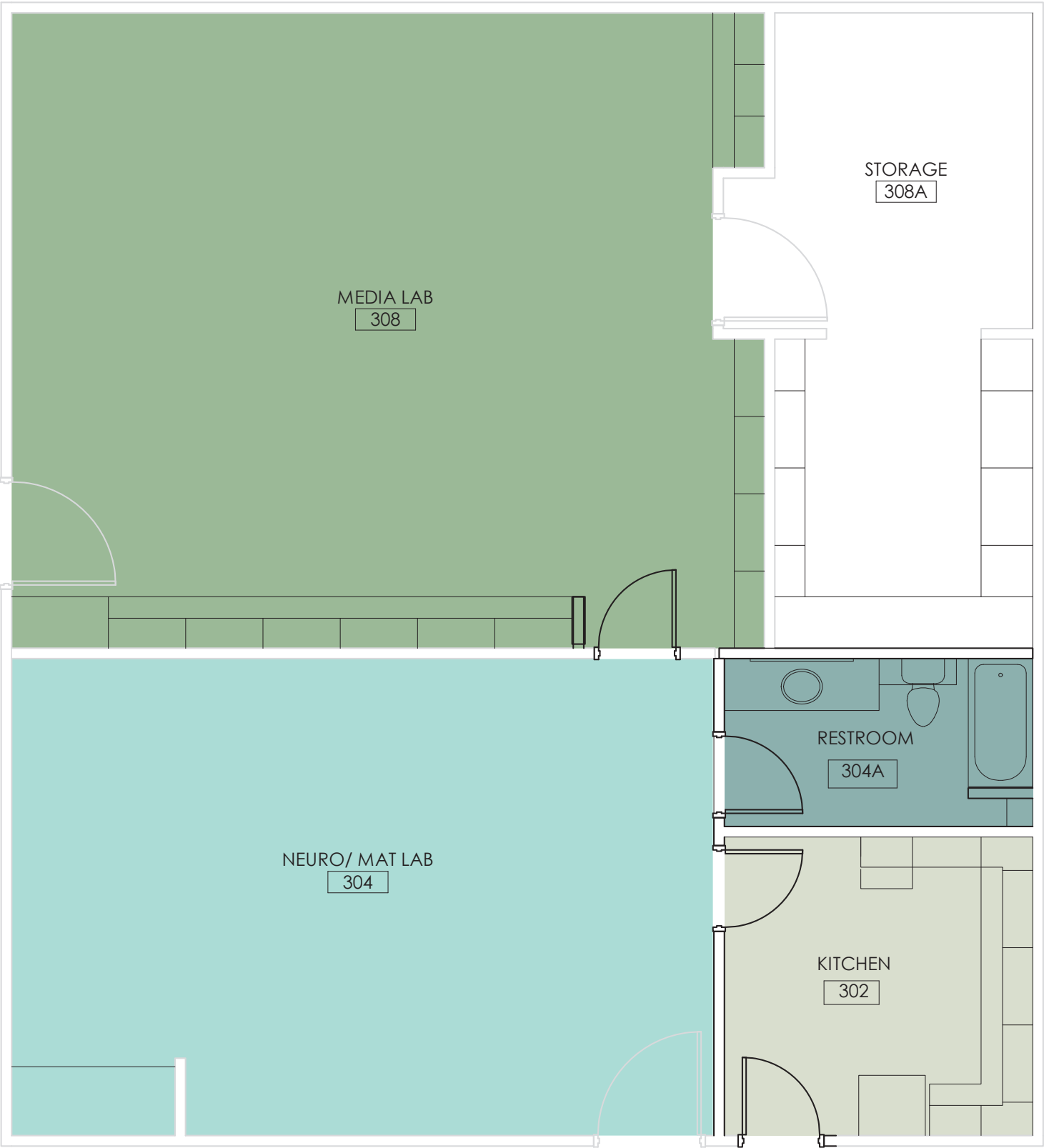
SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS
OCCUPATIONAL THERAPY KITCHEN EXPANSION
McALLEN, TEXAS 78501



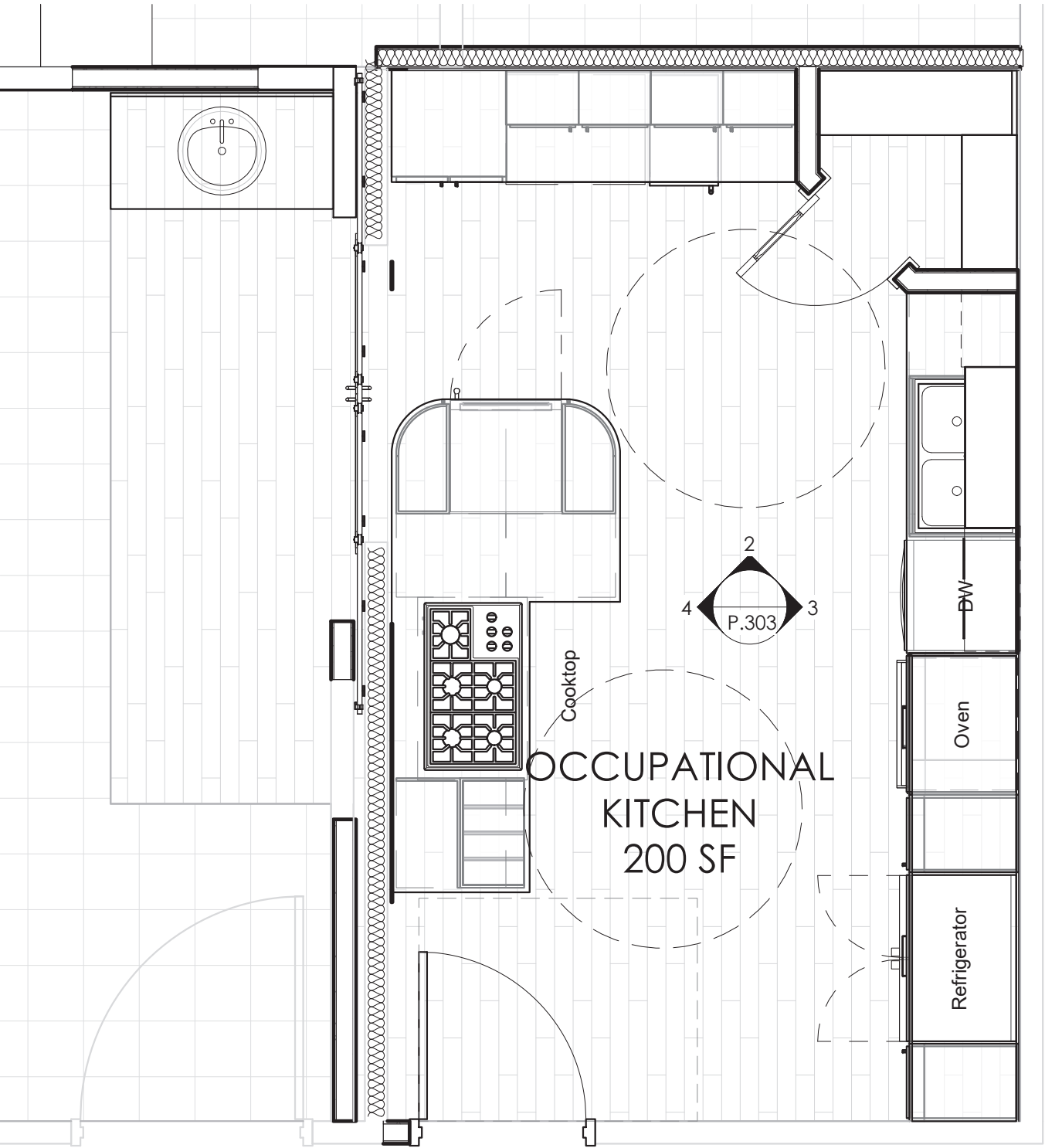
SOUTH TEXAS COLLEGE
 NURSING AND ALLIED HEALTH CAMPUS
 OCCUPATIONAL THERAPY KITCHEN EXPANSION
 McALLEN, TEXAS 78501



SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS
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SOUTH TEXAS COLLEGE
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 OCCUPATIONAL THERAPY KITCHEN EXPANSION
 McALLEN, TEXAS 78501

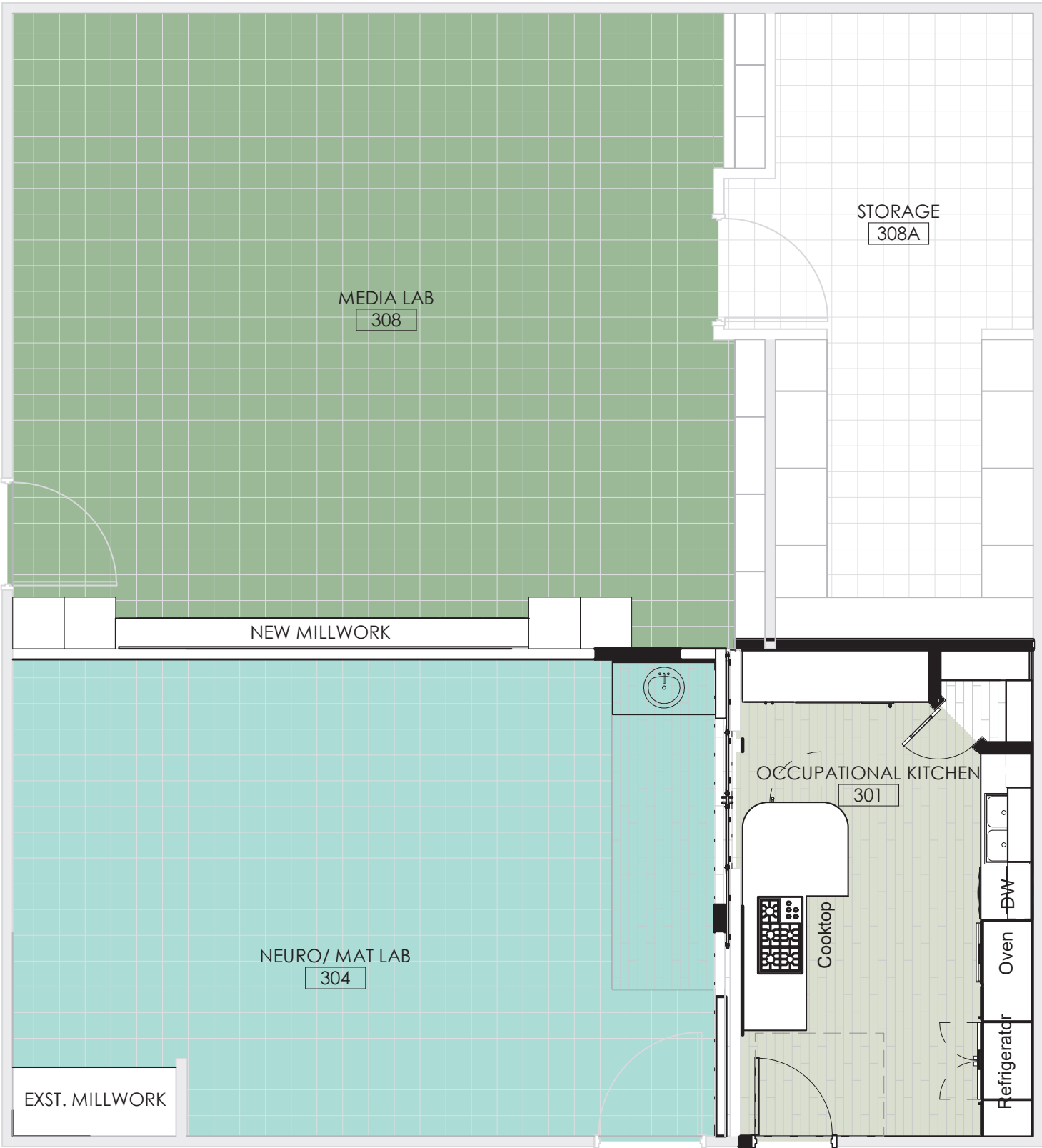


NEGRETE & KOLAR
 ARCHITECTS LLP

NURSING AND ALLIED HEALTH
 CAMPUS OCCUPATIONAL
 THERAPY KITCHEN
 EXPANSION

ENLARGED THIRD FLOOR
 PLAN - PROPOSED
 3/8" = 1'-0"

SOUTH TEXAS COLLEGE
 NURSING AND ALLIED HEALTH CAMPUS
 OCCUPATIONAL THERAPY KITCHEN EXPANSION
 McALLEN, TEXAS 78501



RENOVATION AREAS

- MEDIA LAB
- NEURO/ MAT LAB
- OCCUPATIONAL KITCHEN

SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS
OCCUPATIONAL THERAPY KITCHEN EXPANSION
McALLEN, TEXAS 78501



3-D VIEW 1



3D VIEW 2

NEGRETE & KOLAR
ARCHITECTS LLP

SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS
OCCUPATIONAL THERAPY KITCHEN EXPANSION
McALLEN, TEXAS 78501



3D-RENDER

Project Name: Nursing Allied Health Campus - East Building A Occupational Therapy Kitchen Expansion				Project No. 2022-004C	
Funding Source(s): Unexpended Plant Fund					
		FY 21-22			
			FY 21-22	Variance of Project	
			Actual	Budget vs. Actual	
			Expenditures	Expenditures	
	Total Project Budget	Project Budget			Total Actual Expenditures To Date
Construction:	\$ 63,000.00	\$ 63,000.00		\$ 63,000.00	\$ -
Design:	6,000.00	6,000.00		6,000.00	-
Miscellaneous:	1,500.00	1,500.00	456.12	1,043.88	456.12
FFE:	3,000.00	3,000.00		3,000.00	-
Technology:	-	-		-	-
Total:	\$ 73,500.00	\$ 73,500.00	\$ 456.12	\$ 73,043.88	\$ -

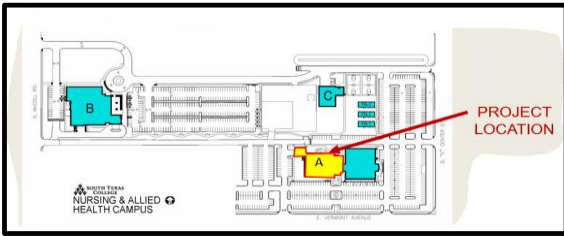
Project Team		Board Status				
Approval to Solicit Architect/Engineer:	9/28/2021	Board Approval of Schematic Design TBD	Contract		Actual	
Architect/Engineer:	Negrete and Kolar Architects		Vendor	Amount	Expenditures	Variance
Contractor:	TBD		Negrete & Kolar Architects	\$ 10,775.00	\$ -	\$ -
STC FPC Project Manager:	Samuel Saldana	Substantial Completion TBD	Board Acceptance		TBD	
		Final Completion TBD	Board Acceptance		TBD	

Project Description	Project Scope
Expansion of the Occupational Therapy Kitchen	Expansion of the Occupational Therapy Kitchen, removal of existing training restroom, additional plumbing and storage shelving.

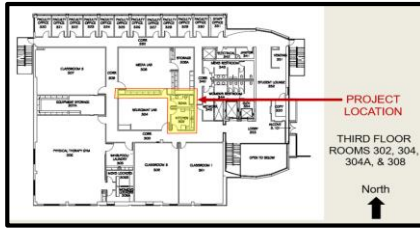
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
9/28/2021	12/14/2021	5/24/2022	7/26/2022	8/15/2022	10/25/2022	11/25/2022	N/A

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

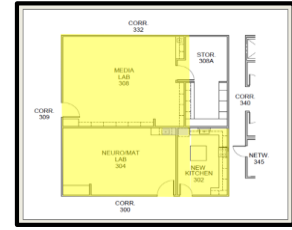
05/10/2022 Facilities Committee Meeting: Review and Recommend Action on Schematic Design of the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion
Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion



Project Location



Proposed Location



Proposed Layout

FPC Project Manager

SPS

FPC Asst. Director

Rita C. [Signature]

FPC Director

RDA

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion

Approval of authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project will be requested at the May 31, 2022 Board meeting.

Construction services are necessary to construct the Occupational Therapy Kitchen Lab Expansion. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On December 14, 2021, the Board of Trustees approved contracting architectural services with Negrete & Kolar Architects, LLP to design the expansion.

Negrete & Kolar Architects, LLP estimates the construction cost of the project to be \$89,000. The total project budget is \$73,500 which includes funds for construction, design, miscellaneous, FFE, and contingency costs. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated variance.

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

Negrete & Kolar Architects, LLP will begin working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the soliciting for construction services for the Occupational Therapy Kitchen Lab Expansion project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 31, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project as presented.

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Library Building F Renovation and Expansion

Approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Library Building F Renovation and Expansion project will be requested at the May 31, 2022 Board meeting.

Construction services are necessary to construct the Pecan Campus Library Building F Renovation and Expansion project. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On July 25, 2019, the Board of Trustees approved contracting architectural services with ERO Architects to design the renovation and expansion. On September 28, 2021, the Board approved proposed changes to the design and an increase to the project budget.

The total project budget is \$17,015,000 which includes funds for construction, design, miscellaneous, FFE, technology, and contingency costs.

Pecan Campus Library Building F Renovation and Expansion Total Project Budget	
Budget Item	Amount
Construction	\$12,400,000
Design	1,240,000
Miscellaneous	345,000
FFE	1,095,000
Technology	1,335,000
Contingency	600,000
Total Project Budget	\$17,015,000

ERO Architects has been developing construction plans and specifications and will complete them at the end of May 2022. Upon completion of the documents, the College would begin the process of the solicitation for construction services for the project.

ERO Architects has indicated the probable construction cost of the renovation and expansion could be over the approved budget of \$12,400,000 due to current market conditions for construction.

- Increase in costs to manufacture building products
- Increase in costs for building materials
- Increase in labor costs
- Increase in shipping and delivery costs

Administration recommends to solicit for construction services with the anticipation that the construction proposals could be over the approved budget. Upon receiving of proposals, Administration would recommend options to the Facilities Committee and Board for proceeding forward if the proposals exceed the budget.

Representatives from ERO Architects will attend the Facilities Committee meeting to respond to any questions.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 31, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Pecan Campus Library Building F Renovation and Expansion project as presented.

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

Approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Starr County Campus will be requested at the May 31, 2022 Board Meeting:

	Project	Completion Recommended	Date Received
1.	District Wide Roofs at Starr County Campus Architect: BEAM Professionals Contractor: Sechrist-Hall Company	Substantial Completion Recommended	April 20, 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 Starr County Campus.

College staff visited the site and developed a construction punch list on April 20, 2022. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Sechrist-Hall Company. The original cost approved for this project was \$862,055.

The following table summarizes the current budget status:

Deferred Maintenance of District Wide Roofs at Starr County Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$770,000.00	\$862,055.00	\$0.00	\$862,055.00	\$754,120.44	\$107,934.56

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the May 31, 2022 Board meeting, substantial completion of the Deferred Maintenance of District Wide Roofs at Starr County Campus as presented.



District Wide Deferred Maintenance of Roofs at Starr County Campus



District Wide Deferred Maintenance of Roofs at Starr County Campus



AIA® Document G704® – 2017


Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Deferred Maintenance of District Wide Roofs - Starr County Campus 142 FM 3167 Rio Grande City, TX 78582	CONTRACT INFORMATION: Contract For: General Construction Date: June 1, 2021	CERTIFICATE INFORMATION: Certificate Number: 001 Date: April 25, 2022
OWNER: <i>(name and address)</i> South Texas College 3200 W. Pecan Blvd. Bldg N, Suite 179 McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> BEAM Professionals 6316 N. 10th Street, Bldg A, Suite 1 McAllen, TX 78504	CONTRACTOR: <i>(name and address)</i> Sechrist-Hall Company. 2826 W. Expway 83 Harlingen, TX 78552

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

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

All portions of work scope indicated in Contract Documents.

BEAM Professionals ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	A. Todd Scrimpsheer, RA // Vice President PRINTED NAME AND TITLE	April 20, 2022 DATE OF SUBSTANTIAL COMPLETION
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WARRANTIES

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

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

April 20, 2022

WORK TO BE COMPLETED OR CORRECTED

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

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

Provide Punch list and Closeout Documentation.

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

Cost estimate of Work to be completed or corrected: \$43,102.75 (Retainage)

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

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

N/A

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

Sechrist-Hall Company. CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	J. Carlos Coronado Vice-President PRINTED NAME AND TITLE	DATE
South Texas College OWNER <i>(Firm Name)</i>	SIGNATURE	Ricardo J. Solis, President PRINTED NAME AND TITLE	DATE

Project Fact Sheet
5/2/2022

Project Name: District Wide - Deferred Maintenance of District Wide Roofs Starr County Campus				Project No.: 2019-030R																				
Funding Source(s): Renewals & Replacements Fund																								
	FY 19-20		FY 20-21			FY 21-22																		
	FY 19-20 Project Budget	Variance of Project Budget vs. Actual Expenditures	FY 20-21 Project Budget	Variance of Project Budget vs. Actual Expenditures	FY 21-22 Project Budget	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date																	
Construction:	\$ 770,000.00	\$ -	\$ 770,000.00	\$ 770,000.00	\$ 770,000.00	\$ 770,000.00	\$ 754,120.44	\$ 754,120.44																
Design:	77,000.00	8,615.38	68,384.62	49,569.00	33,552.75	16,016.25	9,700.00	44,997.87																
Miscellaneous:	5,000.00	5,000.00	5,000.00	109.41	4,890.59	5,000.00	-	109.41																
FFE:	-	-	-	-	-	-	-	-																
Technology:	-	-	-	-	-	-	-	-																
Total:	\$ 852,000.00	\$ 8,615.38	\$ 843,384.62	\$ 824,569.00	\$ 33,662.16	\$ 790,906.84	\$ 661,255.00	\$ 756,950.18																
*Fee for roof evaluation study @ \$8,615.38 FY 19-20			Original total design estimate of \$770,000 includes: 5.25% for design services @ \$40,425.																					
Project Team				Board Status																				
Approval to Solicit Architect/Engineer: 1/29/2019				Board Approval of Schematic Design: 8/25/2020																				
Architect/Engineer: BEAM Professionals, a PBK Company				<table border="1"> <thead> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> </thead> <tbody> <tr> <td>*BEAM Professionals (Evaluation Study)</td> <td>\$ 8,615.38</td> <td>\$ 8,615.38</td> <td>\$ -</td> </tr> <tr> <td>BEAM Professionals Sechrist-Hall (Starr County Campus)</td> <td>\$ 40,425.00</td> <td>\$ 36,382.49</td> <td>\$ 4,042.51</td> </tr> <tr> <td></td> <td>\$ 862,055.00</td> <td>\$ 754,120.44</td> <td>\$ 107,934.56</td> </tr> </tbody> </table>					Vendor	Contract Amount	Actual Expenditures	Variance	*BEAM Professionals (Evaluation Study)	\$ 8,615.38	\$ 8,615.38	\$ -	BEAM Professionals Sechrist-Hall (Starr County Campus)	\$ 40,425.00	\$ 36,382.49	\$ 4,042.51		\$ 862,055.00	\$ 754,120.44	\$ 107,934.56
Vendor	Contract Amount	Actual Expenditures	Variance																					
*BEAM Professionals (Evaluation Study)	\$ 8,615.38	\$ 8,615.38	\$ -																					
BEAM Professionals Sechrist-Hall (Starr County Campus)	\$ 40,425.00	\$ 36,382.49	\$ 4,042.51																					
	\$ 862,055.00	\$ 754,120.44	\$ 107,934.56																					
Contractor: Sechrist-Hall (Starr County Campus)				Board Acceptance: TBD																				
STC FPC Project Manager: Martin Villarreal				Board Acceptance: TBD																				
Project Description				Project Scope																				
Maintenance of 8 roofs for various buildings at Starr County Campus due to roofs reaching their life expectancy of 20 years				Provide roof coating system at Starr County Campus-Administration/Bookstore Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Center Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, and Student Activities Center Building H .																				
Projected Timeline																								
Board Approval 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	5/24/2022	6/28/2022	N/A																	
Project Calendar of Expenditures by Fiscal Year																								
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total																		
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-																	
2019-20	-	8,615.38	-	-	-	-	8,615.38																	
2020-21	-	33,552.75	109.41	-	-	-	33,662.16																	
2021-22	754,120.44	2,829.74	-	-	-	-	756,950.18																	
Project Total	\$ 754,120.44	\$ 44,997.87	\$ 109.41	\$ -	\$ -	\$ -	799,227.72																	
Current Agenda Item																								
05/10/2022 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the Deferred Maintenance of District Wide Roofs at Starr County Campus																								



FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Cella*

FPC Director *RDA*

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

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

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of May 6, 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 - April 2022	(7,989,944)	(3,029,813)
Proposed Projects for the Month of May 2022	-	-
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 May 6, 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 May 6, 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	\$ -
Board Approved 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 Board Approved 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	\$ 755,629	\$ 3,533,558	\$ 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
5	Ann Richards Administration Building A Renovation of Administration Offices	DV			●							\$ 660,000	\$ -	\$ 660,000	\$ 660,000	Low	June 2022	Approval of Schematic Design	The Warren Group Architects
6	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV		●								\$ 1,034,110	\$ 183	\$ 1,033,927	\$ 1,034,110	Low	May 2022	Approval on Contracting Architectural Services	TBD
7	Pecan Campus Kinesiology Building Phase I	SS		●								\$ 3,240,000	\$ -	\$ 3,240,000	\$ 3,240,000	Low	June 2022	Approval of Architectural Services	TBD
8	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV		●								\$ 4,536,000	\$ -	\$ 4,536,000	\$ 4,536,000	Low	June 2022	Approval of Architectural Services	TBD
Pecan Campus Subtotal												\$ 6,587,334	\$ 933,307	\$ 5,654,027	\$ 5,910,920				
Pecan Plaza																			
9	West Building C Kinesiology Renovation	MV									●	\$ 207,841	\$ 189,248	\$ 18,593	\$ 55,000	Completed	N/A	Alvarado Architects & Assoc.	Tri-Gen Construction
10	East Building B Dance Studio Improvements	SS	●									\$ 51,250	\$ -	\$ 51,250	\$ 51,250	Low	TBD	TBD	TBD
11	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																			
12	Workforce Center Building D Welding Expansion	MV			●							\$ 114,600	\$ -	\$ 114,600	\$ 114,600	High	June 2022	Approval of Schematic Design	PBK Architects
13	Workforce Center Building D Automotive Lab Expansion	MV			●							\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	June 2022	Approval of Schematic Design	PBK Architects
14	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 124,000	\$ -	\$ 124,000	\$ 124,000	High	June 2022	Approval of Schematic Design	PBK Architects
15	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	November 2022	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects
Mid Valley Campus Subtotal												\$ 557,695	\$ 27,504	\$ 530,191	\$ 557,695				

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
Technology Campus																			
16	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
17	Welding Lab Expansion Building	SS			●							\$ 115,800	\$ 456	\$ 115,344	\$ 115,800	High	June 2022	Approval of Schematic Design	TBD
18	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									\$ 200,500	\$ -	\$ 200,500	\$ 200,500	Low	TBD	TBD	Ethos Engineering, LLC
19	Exterior Solar Panels Structure	SS			●							\$ 103,100	\$ 446	\$ 102,654	\$ 103,100	High	June 2022	Approval of Schematic Design	SAMES, Inc
Technology Campus Subtotal												\$ 591,595	\$ 12,902	\$ 578,693	\$ 546,900				
Nursing and Allied Health Campus Subtotal																			
20	East Building A Student Services Renovation	SS									●	\$ 425	\$ 327,633	\$ (327,208)	\$ 425	Completed	N/A	Gignac & Associates, LLP	Holchemont
21	East Building A Occupational Therapy Kitchen Lab Expansion	SS			●							\$ 73,500	\$ 456	\$ 73,044	\$ 73,500	High	May 2022	Approval of Schematic Design	Negrete & Kolar Architects, LLP
Nursing and Allied Health Campus Subtotal												\$ 73,925	\$ 328,089	\$ (254,164)	\$ 73,925				
Starr County Campus																			
22	Workforce Center Building D Welding Expansion	MV				●						\$ 139,000	\$ 1,072	\$ 137,928	\$ 139,000	High	July 2022	Approval of Construction Services	Gignac & Associates, LLP
23	Workforce Building D Automotive Expansion	MV			●							\$ 243,100	\$ 8,610	\$ 234,490	\$ 243,100	High	August 2022	Approval of Construction Services	Able City, LLC
24	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 31,700	\$ 1,344	\$ 30,356	\$ 31,700	High	August 2022	Approval of Construction Services	Able City, LLC
Starr County Campus Subtotal												\$ 413,800	\$ 11,026	\$ 402,774	\$ 413,800				

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	
Regional Center for Public Safety Excellence																				
25	Target Range	DV			●							\$ 870,627	\$ 61,519	\$ 809,108	\$ 815,000	Low	TBD	TBD	PBK Architects	TBD
26	Canopy for Safety Training Vehicles	DV			●							\$ 79,924	\$ 160	\$ 79,764	\$ 79,833	High	June 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
27	Canopy for Students/Instructors	DV			●							\$ 67,424	\$ 160	\$ 67,264	\$ 67,333	High	June 2023	Approval of Construction Services	Gignac & Associates, LLP	TBD
28	Chiller Installation	MV				●						\$ 170,000	\$ 13,788	\$ 157,262	\$ 158,250	High	June 2022	Approval of Substantial Completion	Half Associates, Inc	Johnson Controls
29	Fire Training Area	DV			●							\$ 97,524	\$ 160	\$ 97,364	\$ 97,433	High	June 2023	Approval of Construction Services	Gignac & Associates, LLP	TBD
30	Site Drainage Improvements	DV								●		\$ 230,885	\$ 167,199	\$ 63,686	\$ 179,380	Completed	N/A		Perez Consulting Engineers	McAllen Multi Service
31	Perimeter Fencing	DV	●									\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
32	Skills Pad and EVOG Lighting	SS			●							\$ 342,000	\$ 468	\$ 341,532	\$ 342,000	High	October 2022	Approval of Substantial Completion	DBR	TBD
33	Two-Story Residential Fire Training Structure	SS			●							\$ 381,250	\$ 195	\$ 381,055	\$ 381,250	Medium	July 2022	Approval of Schematic Design	Matrinez	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 243,649	\$ 2,190,035	\$ 2,313,479					
District Wide																				
34	Fence Enclosures	MV								●		\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Completed	N/A		N/A	Maldonado Nursery
35	Outdoor Furniture	HTM		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A		N/A	TBD
36	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A		N/A	N/A
37	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ 283	\$ 948,467	\$ 948,750	N/A	N/A		N/A	TBD
38	Campus Master Plan	TBD		●								\$ 375,000	\$ -	\$ 375,000	\$ 375,000	High	TBD	TBD	TBD	N/A
39	Automatic Doors Phase IV	SS				●						\$ 67,568	\$ 6,176	\$ 61,392	\$ 62,000	High	June 2022	Approval of Substantial and Final Completion	Ethos Engineering, LLC	R.E. Friedrichs Company
40	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A		N/A	TBD
41	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	\$ 15,458,400	\$ 1,776,424	\$ 13,683,026	\$ 14,449,619					

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	\$ 11,494	\$ 68,506	\$ 80,000	High	TBD	TBD	TBD	TBD
2	Art Building B Data Cabling Infrastructure Replacement	RC									●	\$ 40,000	\$ 6,821	\$ 33,179	\$ 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	\$ 145,304	\$ 23,950	\$ 156,000	High	June 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	\$ 164,304	\$ 743,200	\$ 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	\$ 737,975	\$ 67,334	\$ 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	\$ 8,049	\$ 553,951	\$ 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
14	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV			●							\$ 985,700	\$ 456	\$ 985,244	\$ 985,700	Low	TBD	TBD	Milnet Architectural Services	TBD
Mid Valley Campus Subtotal												\$ 2,553,009	\$ 746,480	\$ 1,806,529	\$ 2,321,572					

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	
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
15	NAH East Building A Westside Window Waterproofing	RC	●									\$ 65,000	\$ -	\$ 65,000	\$ 65,000	Low	TBD	TBD	TBD	TBD
16	NAH East Building A Westside Elevators Refurbishment	RC/O&M				●						\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Medium	TBD	TBD	N/A	Oracle Elevator
17	NAH East Building A Roofing Deferred Maintenance	MV						●				\$ 286,077	\$ 241,534	\$ 44,543	\$ 206,991	High	June 2022	Approval of Final Completion	BEAM Professionals	American Contracting USA
18	NAH East Building A Exterior Stair Repairs and Replacement	SS					●					\$ 283,000	\$ 12,794	\$ 270,206	\$ 280,000	High	June 2022	Approval of Substantial Completion	Chanin Engineering, LLC	5 Star GC Construction, LLC
19	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					
Starr County Campus																				
20	Stucco Repainting	SS				●						\$ 223,000	\$ -	\$ 223,000	\$ 223,000	High	TBD	TBD	TBD	TBD
21	Roofing Deferred Maintenance	MV						●				\$ 702,320	\$ 674,731	\$ 27,589	\$ 661,255	High	May 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
22	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
23	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
24	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																				
26	Renewals & Replacements	N/A	N/A									\$ 484,135	\$ -	\$ 484,135	\$ 151,000	N/A	N/A		N/A	N/A
27	Fire Alarm Panel Replacement/Upgrade	RC/O&M					●					\$ 201,963	\$ -	\$ 201,963	\$ 182,500	Low	N/A		N/A	TBD
28	Interior LED Lighting Upgrade	RC/O&M		●								\$ 577,945	\$ -	\$ 577,945	\$ 110,000	Low	N/A		N/A	TBD
29	Ext. Walkway LED Lighting Upgrade	RC/O&M		●								\$ 98,443	\$ -	\$ 98,443	\$ 49,000	Low	N/A		N/A	TBD
30	Building Automation Systems Upgrade	RC/O&M					●					\$ 174,048	\$ -	\$ 174,048	\$ 76,500	Low	N/A		N/A	TBD
31	Flooring Replacement	DV/HTM						●				\$ 756,380	\$ 75,952	\$ 680,428	\$ 504,000	Medium	July 2022	Approval of Substantial Completion	N/A	TBD
32	HVAC Replacement and Upgrade	RC/O&M		●								\$ 829,910	\$ -	\$ 829,910	\$ 660,000	Low	TBD		N/A	TBD
33	Exterior Lighting Upgrade	RC/O&M		●				●				\$ 324,912	\$ -	\$ 324,912	\$ 279,000	Low	N/A		N/A	TBD
34	Water Tower Logo Replacements	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 3,527,736	\$ 75,952	\$ 3,451,784	\$ 2,092,000					
Totals		0	4	4	2	3	6	2	1	0	0	\$ 9,380,146	\$ 1,915,794	\$ 7,464,352	\$ 7,576,568					