

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, June 14, 2022
@ 4:00 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. May 10, 2022 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
May 10, 2022

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, May 10, 2022 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, May 10, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:41 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

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

Members absent: none

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Mr. Ricardo De La Garza, Mr. George McCaleb, Dr. Jesus Campos, Mr. Robert Cuellar, Dr. Christopher Nelson, Mr. Martin Villarreal, Mr. Sam Saldana, Dr. Ali Esmaeili, Mr. Eli Ochoa, Mr. Esteban Zamora, Ms. Annie Liss, Mrs. Gardenia Perez, Mr. Dalla Gutierrez, 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 April 12, 2022 Facilities Committee meetings were approved as written. The motion carried.

**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 were 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 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 Administration, and reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, and Administration. This project was scheduled as a non-educational improvement to renovate areas of Pecan Campus North Academic Humanities Building P to convert classroom spaces to office spaces.

Background

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, was \$1,034,110 as 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 were 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 were 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 was enclosed. The evaluation team members completed evaluations for the firms and prepared the scoring and ranking summary.

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

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 were necessary for design and construction administration services for the District Wide Air Handler Replacements 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 Facilities Operations & Maintenance department. It was been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, Facilities Committee, and the Board of Trustees. This project was 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 consisted 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: Half 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

District Wide Air Handlers Replacements				
Engineer	Campus	Building(s)	# of Units	Estimated Cost
	Regional Center for Public Safety Excellence (RCPSE)	Portables (6)	12	60,000
		Starr County Campus	D	1
	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 reflected the combined estimated budgets for the replacements at each campus.

Funding Source

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

Reviewers

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

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

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

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 worked with College staff to develop a schematic design to meet the current Nursing Program needs.

The scope of work was 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 was \$63,000, which included \$3,000 in contingency.

Negrete & Kolar Architects, LLP 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 were 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 was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, interior views, and fact sheet.

Presenters

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

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the proposed schematic design of the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project as presented. The motion carried.

Review and Recommend Action on 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 were necessary to construct the Occupational Therapy Kitchen Lab Expansion. If solicitation was approved, documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

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

Negrete & Kolar Architects, LLP estimated the construction cost of the project to be \$89,000. The total project budget was \$73,500 which included funds for construction, design, miscellaneous, FFE, and contingency costs. Additional funds were 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 would begin working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the soliciting for construction services for the Occupational Therapy Kitchen Lab Expansion project.

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

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

Background

On July 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 was \$17,015,000 which included 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 developed construction plans and specifications and would 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 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 recommended to solicit 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 attended the Facilities Committee meeting to respond to any questions.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Library Building F Renovation and Expansion project, contingent upon Board review of final schematic design aligned with the construction documentation. The motion carried.

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 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 Starr County Campus.

College staff visited the site and developed a construction punch list on April 20, 2022. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by 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 were provided 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 completion of the Deferred Maintenance of District Wide Roofs at Starr County Campus as presented. The motion carried.

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

The Facilities Planning and Construction staff provided a design and construction update. This update summarized the status of each capital improvement and renewals & replacements project currently in progress, including a categorization based on priority.

Mary Elizondo and Rick de la Garza were available to respond to questions and address concerns of the committee.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:44 p.m.

I certify that the foregoing are the true and correct minutes of the May 10, 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 Kinesiology Building Phase I

Approval to contract architectural services for the Pecan Campus Kinesiology Building Phase I project will be requested at the June 28, 2022 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for this 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 to vacate the College's facilities located at the Pecan Plaza property. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to construct a facility for Kinesiology program instruction.

Background

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

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

On April 26, 2022, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on May 4, 2022, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of eighteen (18) firms received a copy of the Request for Qualifications (RFQ) and a total of seven (7) firms submitted their responses on May 19, 2022.

Timeline for Solicitation of Statements of Qualifications	
May 4, 2022	Solicitation of statements of qualifications began.
May 19, 2022	Seven (7) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Boultinghouse Simpson Gates Architects** was the highest ranked firm.

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

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

Funding Source

Funds for the Pecan Campus Kinesiology Building Phase I Project 2022-042C are available in the Unexpended Construction Plant Fund for use in FY 2021 – 2022, as approved by the Board on April 26, 2022. Additional budget transfers from unrestricted funds will be required in FY 2022-2023 to complete the projects and will be requested at a later date. The budget was developed in June 2021 and will need to be reevaluated and adjusted in the FY 2022-2023 budget due to price escalation.

Reviewers

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

Estimated Project Timeline

The project design phase is projected to last until May 2023, with construction to commence in September 2023 and Substantial Completion in May 2024.

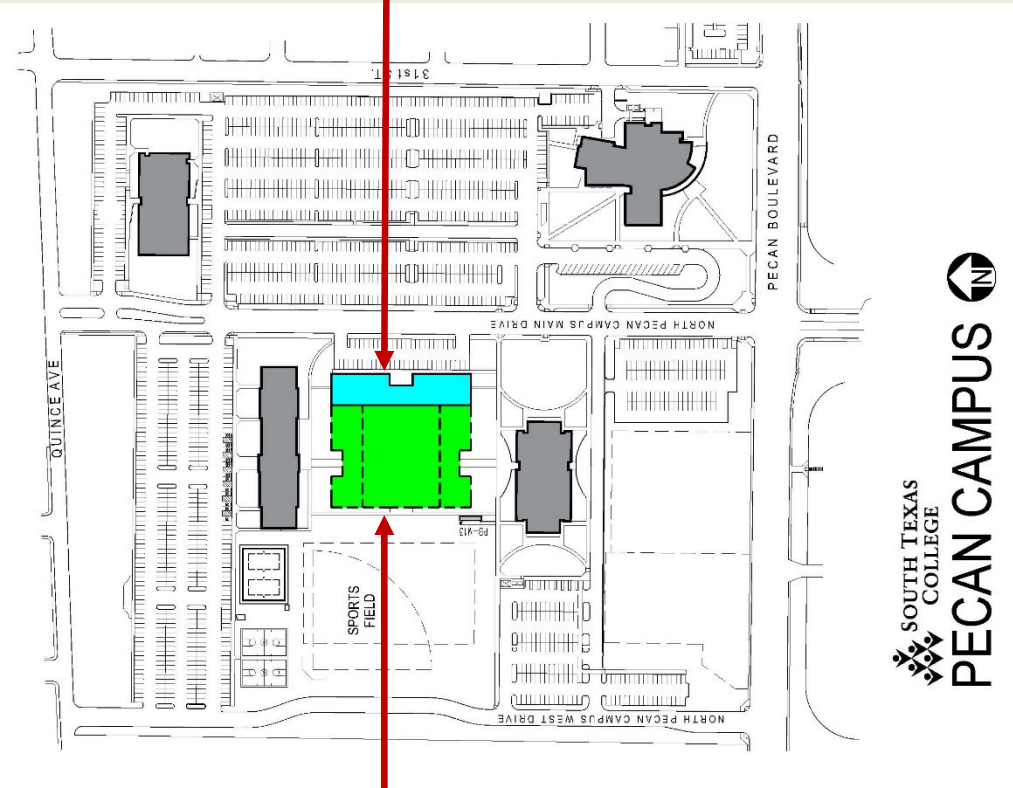
Enclosed Documents

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 June 28, 2022 Board meeting, the contracting of architectural services with Boultinghouse Simpson Gates Architects for the Pecan Campus Kinesiology Building Phase I project as presented.

**Pecan Campus
Proposed Kinesiology Building**



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

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

Pecan Campus West Side Property Proposed Kinesiology Building



Requested By

Administration

Scope of Work

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

Space Includes:

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

Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES – PECAN CAMPUS KINESIOLOGY BUILDING PHASE I
PROJECT NO. 21-22-1067**

VENDOR	Able City	Alvarado Architects & Associates, Inc.	Boullinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd Ste 164	307 S Main St	3301 N McColl Rd	1314 E 22nd St	3700 N 10th St	1007 Walnut Ave	804 S Main St
CITY/STATE/ZIP	Mission, TX 78572	Donna, TX 78537	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-464-8258	956-630-9494	956-239-2438	956-686-0100	956-686-7771	956-994-1900
CONTACT	Aaron Hamley	Erasmo E. Alvarado III	Danny Boullinghouse	Jose C. Garcia III	Raymond Gignac	Luis A. Figueroa	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.	Pointed out that their team members have prior experience working in South Texas and that the selection of the consultants was based on their relevant experience and working relationship with South Texas College.	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.	Pointed to the recent work the firm provided to STC and their extensive experience that they've gathered through the years. Stated they are confident in their ability to continue providing excellent service to STC.	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 40 years experience with schools in Texas - Six licensed architects	- Firm founded in 1991 - Pointed out 30+ years of experience	- 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 McAllen, Harlingen, and Corpus Christi - Established in 1988 - Over 400 successful projects for educational clients	- Established in 1949 - Office located in McAllen - Experience in educational architecture	- Established in 2004 - Office in McAllen - Provide services nation-wide - Their increase number of repeat and referred customers is due to their continued commitment to excellence
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have experience exceeding expectations on projects with similar scope for other higher education clients that includes exercise and training areas in an educational setting.	Stated that firm offers multiple services within a single source, which allows increased flexibility to react quickly to a variety of options and considerations.	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 that for 75 years they have been dedicated to excellence in architectural services throughout the RGV and includes experience in projects dealing with kinesiology.	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 team is ready to begin work on the project immediately and ready to provide the proposed staff and any other resources necessary to perform architectural services for this 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 they are available to immediately implement design and construction document procedures.	Indicated their commitment to allocate the best members of the staff to STC projects.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES – PECAN CAMPUS KINESIOLOGY BUILDING PHASE I
PROJECT NO. 21-22-1067**

VENDOR	Able City	Alvarado Architects & Associates, Inc.	Boulinghouse Simpson Gates Architects	CGS Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
3.2 Prime Firm							
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Mario A. Peña, Project Director - Aaron Hanley, Project Manager - Frank Romofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Ricardo Solis, Project Architect - Luis Punueda, Technical Staff/Quality Assurance - Alfonso Sepulveda, Project Manager	Included resumes for the following: - Erasmo D. Alvarado, Jr - President/Architect - Erasmo Eli Alvarado, III - Vice-President - Pedro G. Ayala - Associate/Project Manager/Designer - Mario Garza, Jr. - Project Manager/Construction Administration/Designer	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: - Luis Figueroa, Principal/Owner - Michael E. Alex, Principal - Humberto Rodriguez, Principal/Owner	Included resumes for the following staff: - Laura Nassir Warren, President/Principal - Natanael Perez, Senior Project Manager - Crystal Chavez, Project Manager - Miguel A. Lopez, Project Manager - Nicole Reyman, Associate AIA/Architectural Intern/ Project Manager - Aylen 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.	Duties and time assignments for each staff member were included, with 100% commitment from three of the named staff and 50% for the fourth named staff member.	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, project assignments and estimated percent of time of involvement of (3) team members is shown in organizational chart.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in Mission, TX less than five miles from the Pecan Campus.	Firm is located in Donna, TX which is only 20 minutes away from the STC Pecan Campus.	Indicated that their local presence give them the opportunity to respond in a timely manner to any planned or unexpected meetings with STC.	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Firm is located within 2 miles away from the STC Pecan Campus; stated that they are able to respond immediate to owner meetings during all phases of the project with (4) on site architects in McAllen.	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 that would affect performance under a contract with STC.	Indicated that the firm is not involved in any litigation that could affect the firm's ability to provide professional services.	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team							
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - Pfluger - Programming & Design Consultant - HPG Design - Interior Design - Chanin Engineering - Structural - DBR - MEP	Included organization chart which showed the following consultants: - M Garcia Engineering - Civil - Chanin Engineering - Structural - A&G Engineering - MEP/Technology	Included organization chart which showed the following consultants: - Halif Associates - MEP - Chanin Engineering - Structural	Included organization chart which shows 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 included information for the following consultants: - Chanin Engineering - Structural - Trinity Engineering - MEP - DBR Engineering - Structural - DBR Engineering Consultants- MEP	Included organizational chart showing prime firm and included information for the following consultants: - Chanin Engineering - Structural - DBR Engineering - Structural - DBR Engineering Consultants- MEP

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES – PECAN CAMPUS KINESIOLOGY BUILDING PHASE I
PROJECT NO. 21-22-1067**

VENDOR	Able City	Alvarado Architects & Associates, Inc.	Boulinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects							
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - Texas A&M International University Recreational Center (\$4 Million) - Laredo College Health Science Center (\$24,000,000) - City of Laredo Tennis Center at TAMU (\$7.5 Million) - Laredo ISD Sports Facilities at the Performing Arts Center (PAC) (\$4 Million) - United ISD 9th Grade Campus (\$2.5 Million) 	<ul style="list-style-type: none"> - South Texas College- Pecan Plaza Kinesiology Renovation Phase I (\$168,152) - South Texas College- Stand Volleyball Courts at Pecan Campus (\$95,532) - South Texas College- Pecan Plaza Police Department Headquarters Renovation (\$864,000) - TAMU at Kingsville- BES 100 Interiors Modifications (\$368,000) - Laredo Community College- Second Campus (\$35,000,000) - UTB Texas Southmost College- Oliveira Library Interior Renovations (\$1,700,000) 	<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) - Frost Bank - Banking Facility (\$5,986,606) 	<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) - Currently Working On: UTRGV Carozos Elementary (\$700,000) & Trevino Elementary (\$700,000) 	<ul style="list-style-type: none"> - Robstown ISD- Athletic Facility Fieldhouse Improvement: Stadium & Weight room, Scoreboard (\$3 M) - Datalogic - Administrative Office Repurpose Additions & Renovations (\$1.2M) - Region One ESC - Edinburg Administration Offices (\$10.7M) - Tuloso Midway ISD - Multipurpose Indoor Practice Facility (\$45,000,000) - Corpus Christi ISD - Veterans Memorial High School w/ Gym (\$93,204,494) - Harlingen CISD - (2) Track and Field Replacements, "Mini Stadiums" (\$1.6M) 	<ul style="list-style-type: none"> - Harlingen CISD - School of Health Professions (\$15,319,000) - Roma ISD - Roma High School Fieldhouse (\$1,848,000) - Harlingen CISD - Harlingen High School New Field House (\$1,900,000) - PSJA ISD - Southwest Early College High School (\$45,000,000) - Edinburg CISD - Career and Technical Education Center (\$23,000,000) 	<ul style="list-style-type: none"> - Pharr Research and Development Center (\$3,642,000) - City of Pharr Aquatic Park Center (\$9,800,000 of \$12,000,000 original project) - Pharr Aquatic Facility (\$23,165,208) - ECISD- Freddy Gonzalez Elementary Gym Expansion & Improvements (\$498,900) - South Texas College- Pecan Campus Student Activities & Cafeteria Bldg. (\$6,897,227)
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 - Texas Southmost College - Texas State Technical College - Kennitt ISD - Edinburg CISD - Taft ISD - Weslaco ISD 	<ul style="list-style-type: none"> - UTRGV - City of McAllen - Museum of South Texas History 	<ul style="list-style-type: none"> - Edcon Builders - PSJA ISD - La Joya ISD 	<ul style="list-style-type: none"> - Region One ESC - Del Mar College - PSJA ISD - City of Weslaco - Robstown ISD 	<ul style="list-style-type: none"> - San Benito ISD - PSJA ISD - Donna ISD - Harlingen CISD - Vanguard Academy, Beehoven Secondary Campus 	<ul style="list-style-type: none"> - Cantu Construction & Development Company - Capote International Business Park - Prime Health Care - City of Pharr - ECISD
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 interior renovation as possible. Provided a detailed design phase.</p>	<p>Stated that they have implemented step-by-step procedures to ensure a project stays on schedule. Will work closely with Owner to ensure project timelines are met.</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>Provided detailed project approach process.</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>Indicated they will supplement production capability to meet schedule demands, if and when necessary.</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 that they are eager and will expedite Design and Construction Administration Services for any new or potential STC project.</p>	<p>Stated they are willing and able to expedite design services and construction administration for the project. Their work load is such that they have qualified staff available to assign to our project immediately.</p>
TOTAL EVALUATION POINTS	569.60	563.60	570.00	553.20	564.20	567.00	566.00
RANKING	2	6	1	7	5	3	4

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES – PECAN CAMPUS KINESIOLOGY BUILDING PHASE I
PROJECT NO. 21-22-1067
EVALUATION SUMMARY**

VENDOR	Able City	Alvarado Architects & Associates, Inc.	Boullinghouse Simpson Gates Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd Ste 164	307 S Main St	3301 N McColl Rd	1314 E 22nd St	3700 N 10th St	1007 Walnut Ave	804 S Main St
CITY/STATE/ZIP	Mission, TX 78572	Donna, TX 78537	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-464-8258	956-630-9494	956-239-2438	956-686-0100	956-686-7771	956-994-1900
CONTACT	Aaron Hanley	Erasmio E. Alvarado, III	Danny Boullinghouse	Jose C. Garcia III	Raymond Gignac	Luis A. Figueroa	Laura N. Warren
3.1 Statement of Interest (up to 100 points)							
3.1.1 Statement of interest on project	96	96	97	85	96	95	95
3.1.2 Firm History including credentials	96	95	96	94	95	94	96
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	94	95	97	88	93	95	94
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	93	92	93	90	90	91	93
	96	95	95	93	93	96	95
3.2 Prime Firm (up to 100 points)							
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	96	95	98	90	96	95	95
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	95	96	97	93	95	94	95
3.2.3 Prime Firm proximity and meeting availability	97	97	98	94	91	98	95
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	92	91	92	90	90	91	92
	96	94	96	93	93	97	92
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.	97	96	97	97	97	96	96
--Identify the consultant and provide a brief history about the consultant	95	95	96	93	94	94	94
--Describe the consultant's proposed role in the project and its related project experience	95	95	95	93	95	95	94
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	95	94.60	95	92.80	94.20	94.20	93.80
--Provide a statement of the consultant's availability for the project(s)	92	91	92	90	90	91	92
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	94	94	95	91	95	95	93

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES – PECAN CAMPUS KINESIOLOGY BUILDING PHASE I
PROJECT NO. 21-22-1067
EVALUATION SUMMARY**

VENDOR	Able City		Alvarado Architects & Associates, Inc.		Boultinghouse Simpson Gates Architects		CG5 Architect, LLC.		Gignac & Associates, LLP.		Rike Ogden Figueroa Allex Architects, Inc.		The Warren Group Architects, Inc.	
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	97		95		96		94		99		98		97	
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed	95		95		95		93		93		93		94	
Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	96	95.40	94	93.00	97	94.00	93	91.00	94	94.40	96	94.60	93	94.00
	92		91		92		90		90		91		93	
	97		90		90		85		96		95		93	
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: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	95		90		95		93		99		94		96	
	94		93		94		92		92		93		94	
	93	94.20	91	92.60	93	94.00	93	93.20	92	94.20	93	93.60	94	94.40
	93		93		93		93		93		93		93	
	96		96		95		95		95		95		95	
3.6 Project Execution (up to 100 points)														
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	99		98		99		99		99		99		99	
3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	95		95		95		95		95		95		95	
	94	95.20	94	94.60	94	95.20	93	94.20	96	95.00	97	95.40	95	95.40
	92		91		92		90		90		90		93	
	96		95		96		94		95		96		95	
TOTAL EVALUATION POINTS	569.60		563.60		570.00		553.20		564.20		567.00		566.00	
RANKING	2		6		1		7		5		3		4	

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

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

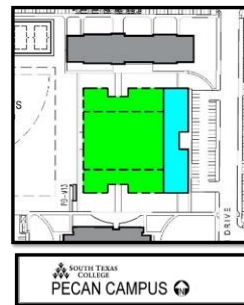
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	4/26/2022	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD			TBD	\$ -	\$ -	\$ -
Contractor:	TBD			TBD	\$ -	\$ -	\$ -
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD	Board Acceptance	TBD		
		Final Completion	TBD	Board Acceptance	TBD		
Project Description				Project Scope			
Construction of a new 12,000 square foot Kinesiology Building in between the existing Information Technology Building M and North Academic Humanities Building P at Pecan Campus.				Various Workout and Training Areas, Staff Offices, Reception, Workroom, Storage, Showers, Restrooms, and Support Service Areas.			

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

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

Current Agenda Item

06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Architectural Design Services for the Pecan Campus Kinesiology Building Phase I.



FPC Project Manager *Mark Villar*

FPC Asst. Director *Rita Cella*

FPC Director *RDA*

Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs

Approval to contract architectural services for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs project will be requested at the June 28, 2022 Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for this 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 to vacate the College's facilities located at the Pecan Plaza property. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to construct an expansion and renovations for Music and Dance programs instruction at the Pecan Campus Cooper Center for Performing Arts.

Background

The project consists of the construction of an expansion and renovation to the Pecan Campus Cooper Center for Performing Arts Building L for the Music and Dance Programs.

- 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.**

On April 26, 2022, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on May 4, 2022, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of eighteen (18) firms received a copy of the Request for Qualifications (RFQ) and a total of eight (8) firms submitted their responses on May 19, 2022.

Timeline for Solicitation of Statements of Qualifications	
May 4, 2022	Solicitation of statements of qualifications began.
May 19, 2022	Eight (8) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Brown Reynolds Watford Architects** was the highest ranked firm.

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

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

Funding Source

Funds for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Project 2022-043C are available in the Unexpended Construction Plant Fund for use in FY 2021 – 2022, as approved by the Board on April 26, 2022. Additional budget transfers from unrestricted funds will be required in FY 2022-2023 to complete the projects and will be requested at a later date. The budget was developed in June 2021 and will need to be reevaluated and adjusted in the FY 2022-2023 budget due to price escalation.

Reviewers

The proposals have been reviewed by College staff from the Academic Affairs Division, Facilities Operations & Maintenance, Facilities Planning & Construction, Finance & Administrative Services, and Purchasing departments.

Estimated Project Timeline

The project design phase is projected to last until May 2023, with construction to commence in September 2023 and Substantial Completion in May 2024.

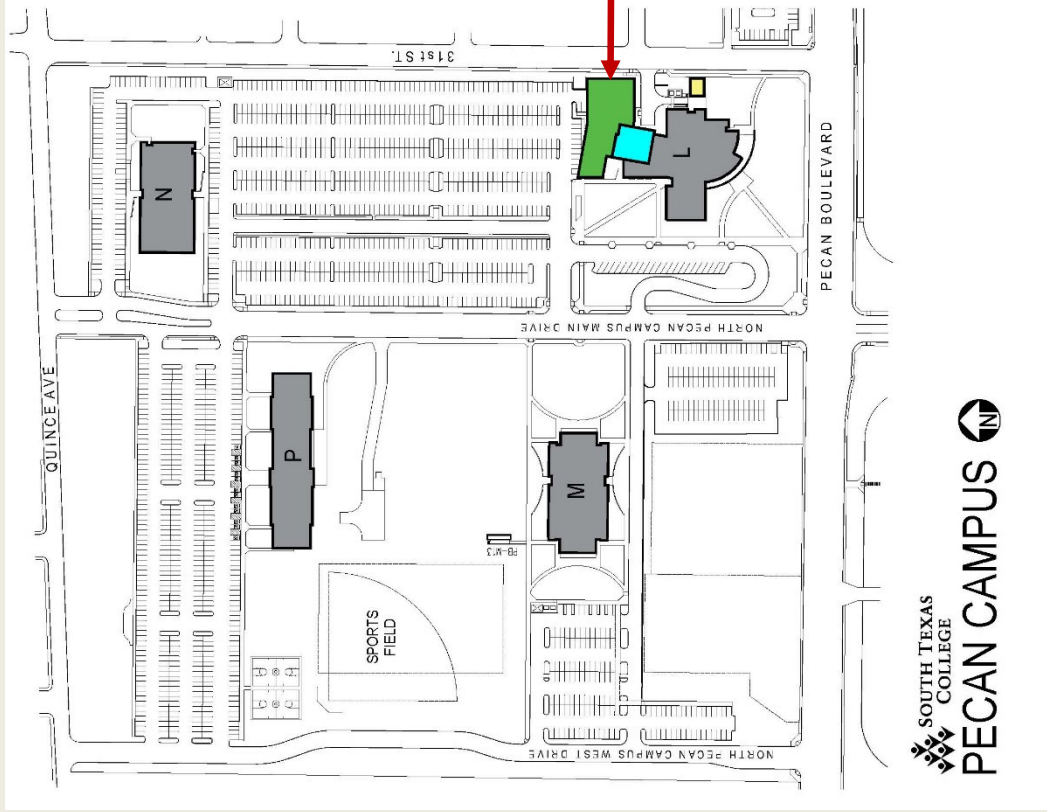
Enclosed Documents

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 June 28, 2022 Board meeting, the contracting of architectural services with Brown Reynolds Watford Architects for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs project as presented.

Pecan Campus Building L Cooper Center Proposed Music & Dance Expansion

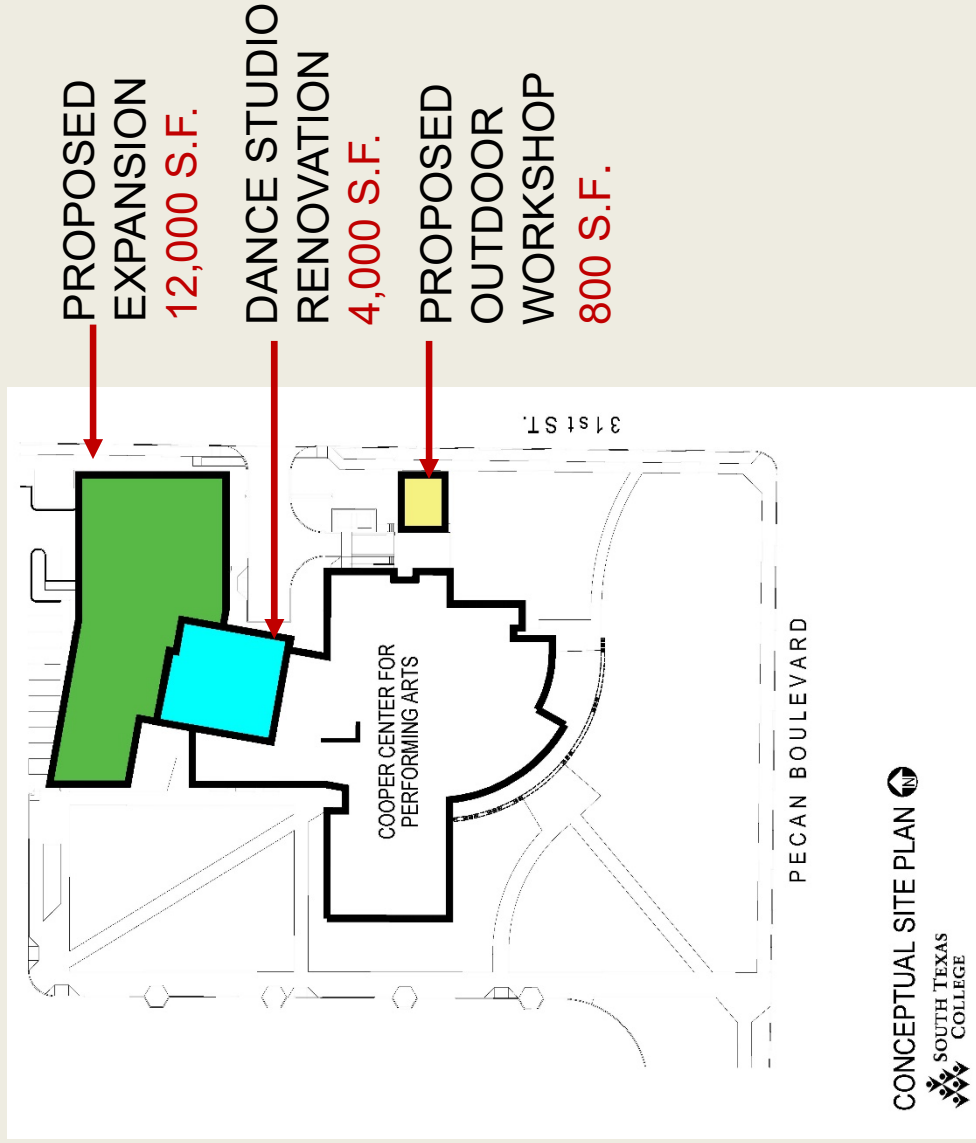


Music & Dance
Expansion
16,800 S.F.



Music and Dance Expansion

Pecan Campus Building L Cooper Center Proposed Music & Dance Expansion



Music & Dance Expansion

Pecan Campus Building L Cooper Center Proposed Music & Dance Expansion



Requested By

Music Department and Academic Affairs Division

Scope of Work

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

Space Includes:

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

Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L
PROJECT NO. 21-22-1068**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International/ dba ERO Architects	Rike Ogden Figueroa Allex Architects, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd	3301 N McColl Rd	3535 Travis St Ste 250	1314 E 22nd St	3700 N 10th St	P O Box 720428	1007 Walnut Ave	804 S Main St
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	Dallas, TX 75204	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	214-528-8704	956-239-2438	956-686-0100	956-655-4655	956-686-7771	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Craig Reynolds	Jose C. Garcia III	Raymond Gignac	Eli R. Ochoa	Luis Figueroa	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. Pointed out that Performing arts spaces are on of their specialties.	Stated they provided architectural services for the creation of the STC Cooper Center in 2008 and are familiar with the design and construction and have the data on file. Continuity will ensure a more efficient, cost effective and timely process in providing a first class facility.	Stated that they bring a unique set of experts who understand the specialized programming, planning and design considerations for Music and Performing Arts pedagogies and educational environments for innovative teaching and rehearsal.	Stated that they are interested in establishing & maintaining a professional relationship with STC.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	Pointed out that they've designed STC facility projects that have included new, renovated and additional spaces over the years. Stated they are available and have sufficient staff and resources to support the requirement of the potential workload.	Pointed to the recent work the firm provided to STC and their extensive experience that they've gathered through the years. Stated they are confident in their ability to continue providing excellent service to STC.	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 - They have a staff of 27 specialized in a wide range of disciplines. - Six licensed architects	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Firm founded in 1984 - 120+ person architectural and planning firm - Extensive experience with Higher Education clients - Pointed out recognition for the high level of service and quality of work by the American Institute of Architects, the Association of General Contractors.	- 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 McAllen, Harlingen, and Corpus Christi - Established in 1988 - Over 400 successful projects for educational clients	- Founded in 2001 - Office located in McAllen - Lead and designed over 300 design and planning project - Over 50 of these projects are higher education facilities	- Established in 1949 - Office located in McAllen - Experience in educational architecture	- Established in 2004 - Office in McAllen - Provide services nation-wide - Their increase number of repeat and referred customers is due to their continued commitment to excellence
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have experience exceeding expectations on projects with similar scope for other higher education clients that includes practice and rehearsal room to recording studios, piano studios, and percussion studios.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Stated that they are focused on the success of South Texas College's mission and pointed out their experience in acoustically-critical spaces allows them to mitigate risk, maximize budget and create distinctive solutions that align with the strategic goals of South Texas College.	Stated that they 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.	Pointed out that their team commitment to quality stems from their corporate culture emphasizing pride in performance and fast response.	Stated that for 75 years they have been dedicated to excellence in architectural services throughout the RGV. They have also provided a list of Performing Art Center experience.	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.	Indicated that they will not change team members during the life of a higher education project.	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 that they have 23 employees with about 150 years of combined relevant education facility experience and uses Revit 2022 BIM A360 Cloud and Bluebeam technology to allow real-time collaboration of planning and design.	Stated they are available to immediately implement design and construction document procedures.	Indicated their commitment to allocate the best members of the staff to STC projects.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L
PROJECT NO. 21-22-1068**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International/ dba ERO Architects	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
3.2 Prime Firm								
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Mario A. Peña, Project Director - Aaron Hanley, Project Manager - Frank Rotnofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Ricardo Solis, Project Architect - 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: - Craig Reynolds, Project Principal - Andres Vela, Project Architect/Construction Administrator	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., Senior Project Manager - Yesenia "Yez" Suchil, Project Manager - Roberto Pruneda, Interior Design - Joey Yzaguirre, Production Designer - Albert Chronis, Constructional Administrator	Included resumes for the following staff: - Luis Figueroa, Principal/Owner - Michael E. Alex, Principal Owner - Humberto Rodriguez, Principal/Owner	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, Associate - AIA/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 organizational chart that includes ten staff members.	Proposed project and time assignments were included for 5 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 project assignments were provided as well as reflecting key team member time on renovation project.	Lines of authority, project assignments and estimated percent of time of involvement of (3) team members is shown in organizational chart.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in Mission, TX and are 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.	Headquarters are located in Dallas. Stated their use of remote video conferencing: Their design team though will attend scheduled meetings in-person; When unscheduled/unexpected times, Project Architect in McAllen will represent BRW and the design team.	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Firm is located minutes away from the Pecan Campus Cooper Center for Performing Arts Bldg. L. Stated that STC will have direct access to any of their principals and the team when required.	Firm is located within 2 miles away from the STC Pecan Campus; stated that they are able to respond immediately to owner meetings during all phases of the project with (3) on site architects in McAllen.	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 that could affect the firm's ability to provide professional services.	Indicated that they are 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 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 organizational chart which showed the following consultants: - HPG Design - Interior Design - Chanin Engineering - Structural Engineering - BAI- Acoustical Consultant - DBR - MEP	Included organizational chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organizational chart which showed the following consultants: - Kirkegaard South LLC- Acoustics/Performance Audio - Jose Guerra, Inc., MEP Engineering/Fire Protection - JQ Engineering, Structural & Civil Engineering - SMR Landscapes Architects, Landscape Architecture - Halford Busby, Cost Estimating	Included organizational chart which shows 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: - WJHW - Acoustical Engineering - Perez Consulting Engineering - Civil Engineering - DBR Engineering - MEP Engineering - Chanin Engineering - Structural Engineering	Included organizational chart showing prime firm and the following sub-consultant: - DBR- MEP/IT/Security/Fire Suppression - WJHW- Theatre, Acoustics, A/V, Lighting and Media	Included organizational chart showing prime firm and the following consultant: - Chanin Engineering - Structural Engineering - Trinity Engineering- MEP Engineering - M. Garcia Engineering - Civil Engineering - Studio Red Architects- Theater Consultants - Jaffee Holden, Acoustical/Audio Visual	Included organizational chart showing prime firm and included information for the following consultants: - Solorio, Inc.- Structural - MEP Solutions Engineering- MEP - Schuler Shook- Lighting Design/Theatre Planning/ Audio Video Design

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L
PROJECT NO. 21-22-1068**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International/ dba ERO Architects	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects								
3.4.1 Minimum of 5 projects firm has worked on	- Laredo ISD - Vidal M. Trevino School of Communication and Fine Arts (\$19.3M) - Laredo ISD - Dennis E. Nixon Performing Arts Center (\$17M) - Texas A&M International Performing Arts Theater (\$4M) - Laredo College Cigarroa Science Complex (\$17,000,000) - Laredo College Health Science Center (\$24,000,000)	- STC- Cooper Center for Performing Arts Building (\$6,388,488) - 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) - Frost Bank - Banking Facility (\$5,986,606)	- University of North Texas - UNT College of Music Renovation (\$3,860,000) - Del Mar College - Music & Academic Building (\$45,125,000) - Texas A&M University- Music Activities Center (\$31,796,000) - Texas Tech University- Maedgen Theater Addition & Renovation (\$50,000) - Texas A&M University- Kingsville- Music Education Complex (\$40,200,000)	- 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) Currently Working On: - ECISD Cavazos Elementary (\$700,000) & Trevino Elementary (\$700,000)	- Corpus Christi ISD - High School with Performing Arts Center & Fine Arts Wing (\$93,204,494) - Tuloos Midway ISD - Performing Arts Center Addition (\$10.2M) - Tuloos Midway ISD - Jim Cooper Auditorium Renovations (\$1.8M) - Maverick County - Outdoor Amphitheater (\$2.8M) - Cameron County- Isla Blanca (\$29.9M) & Andy Bowie Park Improvements & Outdoor Amphitheatre (Phase I: \$6.2M and Phase II: \$16.6M)	- Weslaco ISD- East High School Band Hall Addition (\$4,600,000) - El Paso ISD- Andres High School New Performing Arts Center Additions (\$11,000,000) - Houston ISD- E.L. Furr High School & Performing Arts Center (\$11,500,000 estimated) - Seguin ISD - Seguin High School Performing Arts Center (\$12,200,000 estimated) - South Texas College- Pecan Campus Library Renovation and Addition (\$12,400,000)	- Texas Southmost College Music Education Building (\$21,000,000) - University of St. Thomas Performing Arts Center (\$30,000,000) - McAllen Performing Arts (\$45,000,000) - San Benito ISD Performing Arts (\$14,500,000) - PSJA Southwest High School (\$45,000,000)	- Rio Grande City Grulla ISD - Performing Arts Center (\$10,000,000) - South Texas College Pecan Campus- Student Activities & Cafeteria Building (\$6,897,227) - Edinburg Conference Center (\$14,000,000) - ECISD - Cafeteria Renovations & Expansion at South Middle School (\$2,680,000) - City of Mission- CEED- Center for Education and Economic Development (\$3,602,638)
3.5 References								
3.5.1 References for five (5) projects	- Laredo ISD - United ISD - Laredo College - Texas A&M International University - City of Mission Housing Authority	- UTRGV - City of McAllen - Museum of South Texas History	- Texas A&M University- Kingsville - Texas Tech University - University of Texas at Arlington - Texas State University	- Edcon Builders - PSJA ISD - La Joya ISD	- Region One ESC - Del Mar College - PSJA ISD - City of Weslaco - Robstown ISD	- Austin ISD - San Felipe Del Rio ISD - Hidalgo County - Brownsville PUB - City of San Juan	- San Benito ISD - PSJA ISD - Donna ISD - Harlingen CISD - Vanguard Academy Beethoven Secondary Campus	- Cantu Construction & Development Company - Capote International Business Park - Prime Health Care - City of Pharr - ECISD
3.6 Project Execution								
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that their main objective is to design for STC the most flexible, functional, cost-effective, easy-to-maintain, and innovative interior renovation as possible. Provided a detailed design phase.	Stated they currently utilize Building Information Modeling (BIM).	Stated that their design philosophy centers on the premise that design excellence is reflected in every aspect of a building; their process involves considering all the parameters of the project, addressing everything from aesthetics, material selection and user desires to code compliance, constructability and project schedule. Their mythology focuses on owner's objectives through collaborative process that encourages communication, understanding and consensus.	Stated that they are committed to their clients' success and that they are able to offer STC a Texas Architect as the single-point of contact and provider of professional services.	Provided very detailed project approach process.	Provided detailed project approach process.	Provided detailed project approach process.	Stated they have a central filing system to keep all members and stakeholders involved and always informed. Clients have access to construction reports, videos and photo documentation through a secured access folder anytime.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated their team members are willing and able to expedite design services and construction administration for the project.	Stated they have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.	Indicated they are prepared to streamline and expedite their design services to the greatest extent possible to minimize the cost impact in an uncertain construction market.	Stated that their Architect, Charlie Garcia III's is experienced with enhanced and expedited project scheduling which, for example, allowed them to successfully complete Vanguard Academy Educational Facility with 15 classrooms (\$1.5 Million) within months.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated that they are willing and able to expedite design services and construction administration for the projects.	Stated that they are eager and will to expediate Design and Construction Administration Services for any new or potential STC project.	Stated they are willing and able to expedite design services and construction administration for the project. Their work load is such that they have qualified staff available to assign to our project immediately.
TOTAL EVALUATION POINTS	566.60	566.80	568.40	551.40	564.20	568.00	565.00	564.40
RANKING	4	3	1	8	7	2	5	6

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L
PROJECT NO. 21-22-1068**

VENDOR	Able City	Boultinghouse Simpson Gates Architects	Brown Reynolds Waitford Architects	CG5 Architect, LLC.	Gignac & Associates, LLP.	goERO International/ dba ERO Architects	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd	3301 N McColl Rd	3535 Travis St Ste 250	1314 E 22nd St	3700 N 10th St	P O Box 720428	1007 Walnut Ave	804 S Main St
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	Dallas, TX 75204	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	214-528-8704	956-239-2438	956-686-0100	956-655-4655	956-686-7771	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Craig Reynolds	Jose C. Garcia III	Raymond Gignac	Eli R. Ochoa	Luis A. Figueroa	Laura N. Warren
3.1 Statement of Interest (up to 100 points)								
3.1.1 Statement of interest on project	96	96	96	94	95	96	94	96
3.1.2 Firm History including credentials	94	97	95	88	93	96	95	94
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	93	92	92	90	90	92	91	92
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	94	94	94	90	94	94	94	93
	96	96	100	85	96	99	95	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	95	96	95	93	95	95	94	95
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	97	97	95	94	91	95	95	95
3.2.3 Prime Firm proximity and meeting availability	92	92	92	90	90	91	91	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	93	93	94	91	94	94	94	94
	96	96	99	90	96	98	95	95
3.3 Project Team (up to 100 points)								
3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included.	95	95	95	93	94	95	94	94
--Identify the consultant and provide a brief history about the consultant	95	94	95	93	97	95	98	98
--Describe the consultant's proposed role in the project and its related project experience	92	92	92	90	90	92	91	91
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	94	93	94	91	93	94	93	92
--Provide a statement of the consultant's availability for the project(s)	97	96	99	97	97	98	96	96
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)								

SOUTH TEXAS COLLEGE
 ARCHITECTURAL SERVICES - PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L
 PROJECT NO. 21-22-1068

VENDOR	Able City		Boultinghouse Simpson Gates Architects		Brown Reynolds Waitford Architects		CG5 Architect, LLC.		Gignac & Associates, LLP.		goERO International/dba ERO Architects		Rike Ogden Figueroa Allex Architects, Inc.		The Warren Group Architects, Inc.	
3.4 Representative Projects (up to 100 points)																
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	94		96		95		93		93		94		93		94	
	95		95		97		93		97		96		98		95	
	92	94.60	94	95.00	92	95.40	90	91.40	90	94.60	92	95.00	91	95.00	92	94.20
	95		94		94		91		94		94		95		93	
	97		96		99		90		99		99		98		97	
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: --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	94		93		94		92		92		93		93		94	
	93		93		93		93		93		94		93		94	
	93	93.60	93	93.40	93	94.00	93	92.80	93	94.20	93	93.20	93	93.20	93	94.40
	93		93		93		93		94		92		93		95	
	95		95		97		93		99		94		94		96	
3.6 Project Execution (up to 100 points)																
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	95		95		95		95		95		95		95		95	
	94		94		92		93		96		96		97		95	
	92	94.60	92	94.60	92	93.60	90	93.40	90	94.40	92	95.00	90	94.80	92	94.60
	93		93		90		90		92		93		93		92	
	99		99		99		99		99		99		99		99	
TOTAL EVALUATION POINTS	566.60		566.80		568.40		551.40		564.20		568.00		565.00		564.40	
RANKING	4		3		1		8		7		2		5		6	

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

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

Project Team		Board Status	
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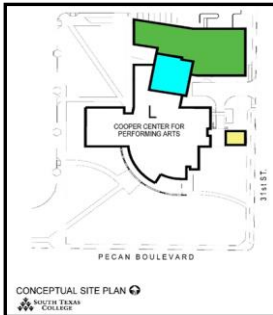
Approval to Solicit Architect/Engineer: 4/26/2022	Board Approval of Schematic Design TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer: TBD		TBD	\$ -	\$ -	\$ -
Contractor: TBD		TBD	\$ -	\$ -	\$ -
STC FPC Project Manager: Martin Villarreal	Substantial Completion TBD	Board Acceptance TBD			
	Final Completion TBD	Board Acceptance TBD			

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

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

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

Current Agenda Item
6/14/2022 Facilities Committee Meeting : Review and Recommend Action on Contracting Architectural Design Services for Pecan Campus - Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs



FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Geller*

FPC Director *RADA*

**Review and Recommend Action on Schematic Design of the Mid Valley Campus
Workforce Program Projects**

- A. Workforce Center Building D Welding Lab Expansion and Renovation**
- B. Workforce Center Building D Automotive Lab Expansion**
- C. Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion**

Approval of schematic designs prepared by PBK Architects, Inc. for the following Mid Valley Campus Workforce Program Projects will be requested at the June 28, 2022 Board meeting:

- A. Workforce Center Building D Welding Lab Expansion and Renovation
- B. Workforce Center Building D Automotive Lab Expansion
- C. Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion

Purpose

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

Scheduling Priority

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

Justification

The proposed expansions and renovation at the Mid Valley Workforce Center Building D would allow for additional instruction space and storage space for the Welding and Automotive programs, and additional instruction space for Heating, Ventilation, Air Conditioning, and Refrigeration (HVAC-R) courses.

Once schematic design is approved, PBK Architects, Inc. 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 October 26, 2021, the Board of Trustees approved contracting architectural services with PBK Architects, Inc. The architect has worked with College staff to develop schematic designs to meet the Workforce Program needs.

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

A. Workforce Center Building D Welding Lab Expansion and Renovation

The project consists of constructing an expansion and renovation to provide accommodation for multiple classes at one time, including Traditional, Dual Credit, and Continuing Education classes, and will expand indoor and outdoor welding lab spaces.

- Design and construction of the expansion and renovation
- Approximate square feet of the proposed renovated space: 1,858 s.f.
- Approximate square feet of the proposed expansion space: 1,717 s.f.
- Total square feet: 3575 s.f.

B. Workforce Center Building D Automotive Lab Expansion

The project consists of constructing an expansion to provide accommodation for new fully-equipped bays with overhead doors, work spaces, storage space for equipment and tools, and the possibility for further expansion as needed. The schematic design shows the proposed new location as recommended by the architect and College staff.

- Design and construction of the expansion
- Approximate square feet of the proposed space: 3,468 s.f.

C. Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion

The project consists of constructing an expansion to provide adequate space and equipment for both Traditional and Dual Credit classes, including an indoor classroom as well as an outdoor covered lab space for HVAC-R brazing.

- Design and construction of the expansion and renovation
- Approximate square feet of the proposed indoor lab space: 1,383 s.f.
- Approximate square feet of the proposed outdoor lab space: 733 s.f.
- Total square feet: 2,116 s.f.

Funding Source

Previously earmarked funds are available in the Unexpended Construction Plant Fund and were approved for use toward the Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation Project 2022-013C, the Mid Valley Campus Workforce Center Building D Automotive Lab Expansion Project 2022-012C, and the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion Project 2022-014C in FY 2021-2022 at the June 22, 2021 Board meeting.

PBK Architects, Inc. estimates the cost of the proposed construction to exceed the construction budgets and additional funds can be budgeted in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfalls. The construction budgets and the estimated construction costs for each project are itemized in the following table:

Mid Valley Campus Workforce Program Projects Construction Budgets and Estimated Costs			
Project	Construction Budget	Estimated Construction Cost	Variance
Workforce Center Building D Welding Lab Expansion and Renovation	\$370,000	\$707,550	(\$337,550)
Workforce Center Building D Automotive Lab Expansion	700,000	953,700	(253,700)
Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion	400,000	421,875	(21,875)
Total Construction Budgets	\$1,470,000	\$2,083,125	(\$613,125)

Reviewers

The proposed schematic designs have been reviewed by staff from the Academic Division of Business, Public Safety, & Technology, Facilities Planning & Construction, and Facilities Operations & Maintenance departments, and the Coordinated Operations Council.

Estimated Project Timeline

The project design phase is projected to last until October 2022, with construction to commence in February 2023 and Substantial Completion in October 2023.

Enclosed Documents

PBK Architects, Inc. has developed a schematic presentation describing the proposed designs. Enclosed are drawings of the site plan, floor plans, exterior views, and fact sheets.

Presenters

PBK Architects, Inc. has developed a schematic presentation describing the proposed design. Representatives from PBK Architects, Inc. will attend the Facilities Committee meeting to present the schematic designs of the projects.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, the proposed schematic designs of the Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation, Mid Valley Campus Workforce Center Building D Automotive Lab Expansion, and Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion projects as presented.



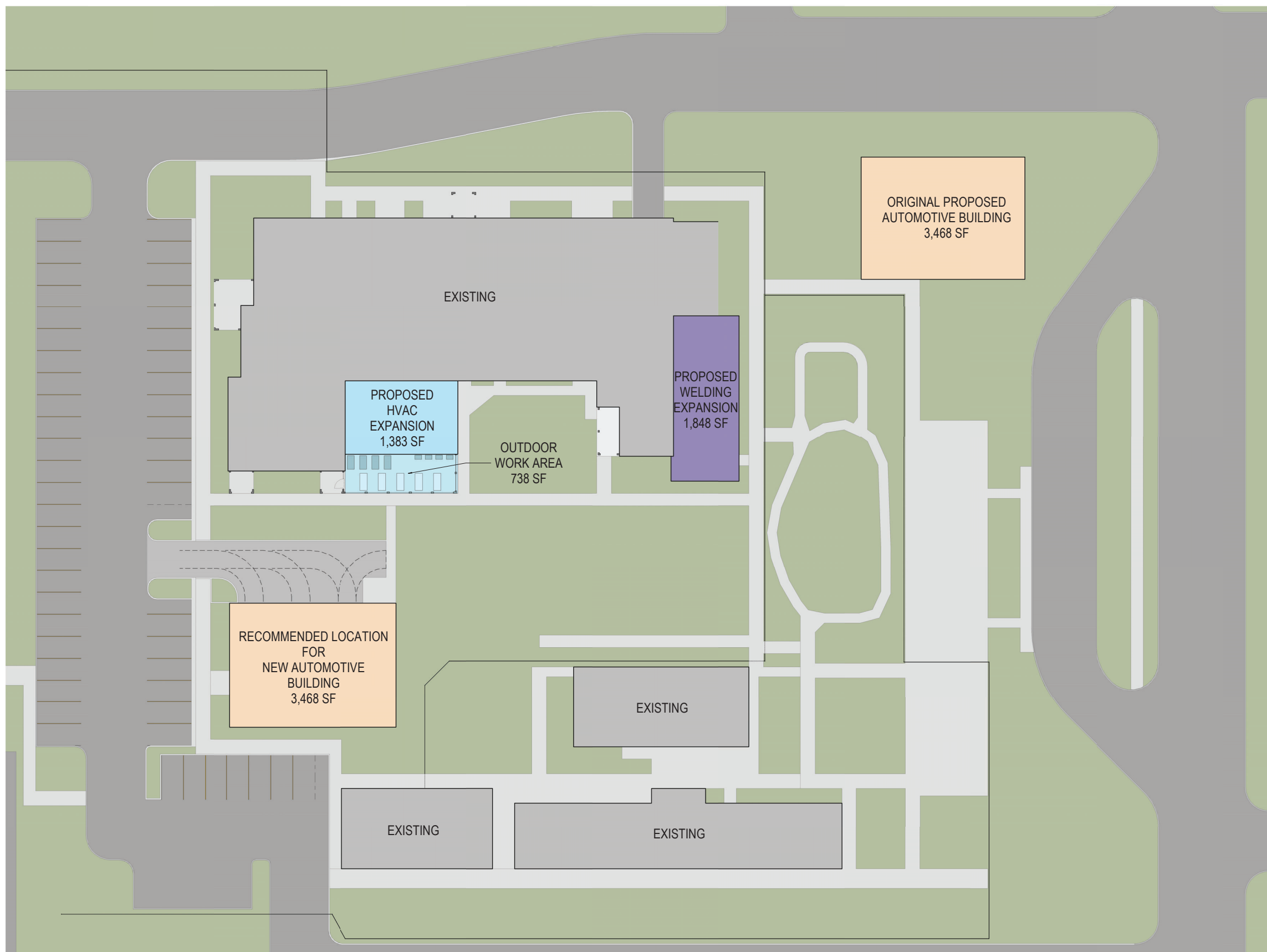
Mid Valley Campus Workforce Center Building D

Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion

South Texas College - MidValley Campus \ \ Weslaco, Texas

Schematic Design Presentation

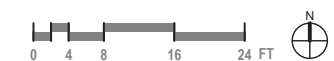
June 2, 2022



Mid Valley Campus Workforce Center Building D

**Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
South Texas College - MidValley Campus**

SITE PLAN



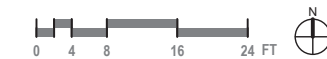
- AUTOMOTIVE
- EXISTING BUILDING
- HVAC-R
- WELDING
- WELDING, EXISTING



Mid Valley Campus Workforce Center Building D

**Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
South Texas College - MidValley Campus**

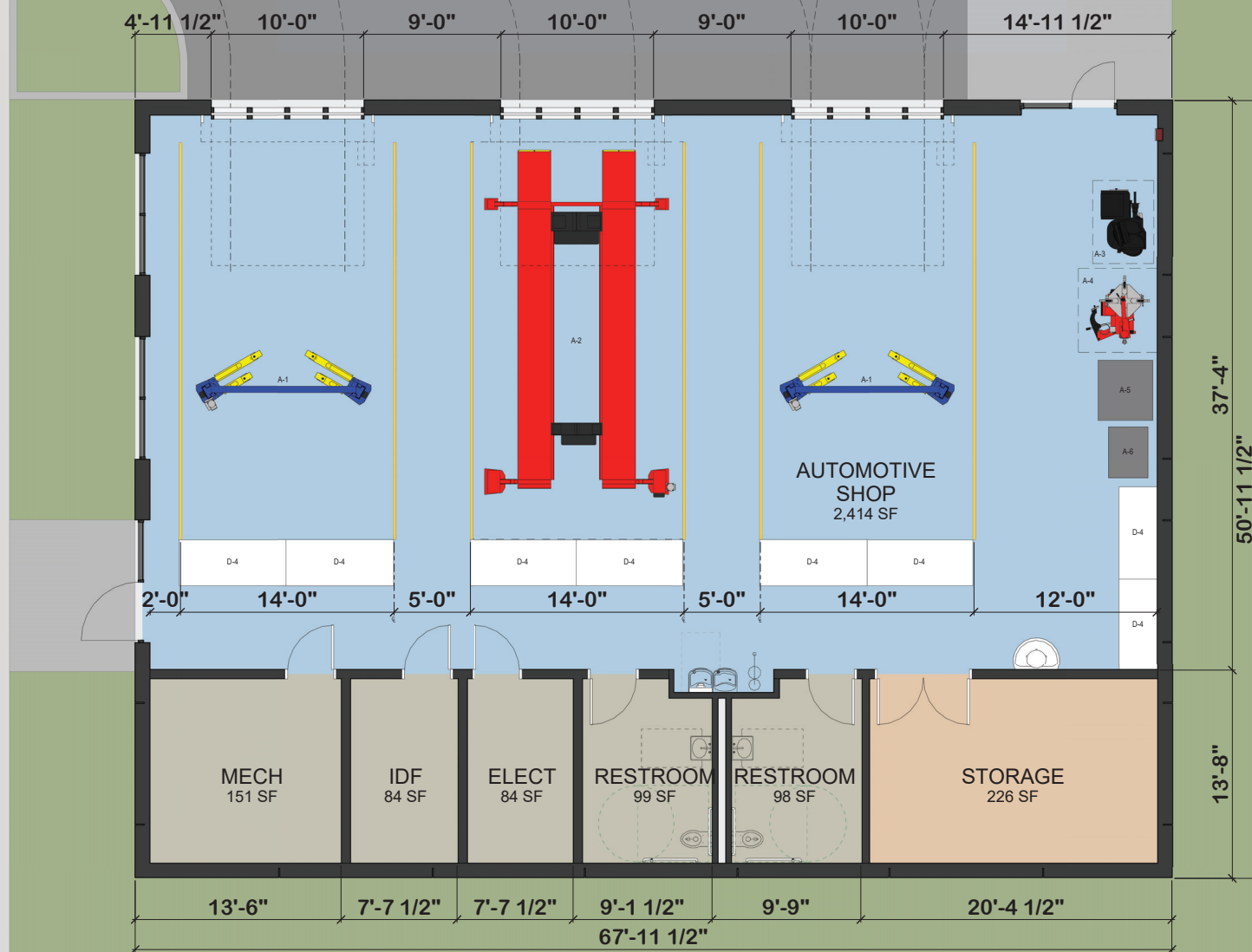
FLOOR PLAN



AUTOMOTIVE EQUIPMENT	
A-1	VEHICLE LIFT
A-2	ROTARY VEHICLE LIFT
A-3	WHEEL BALANCER
A-4	TIRE CHANGER
A-5	BRAKE LATHE ON BENCH
A-6	PARTS WASHER
D-4	WORK TABLE

FUNCTION LEGEND

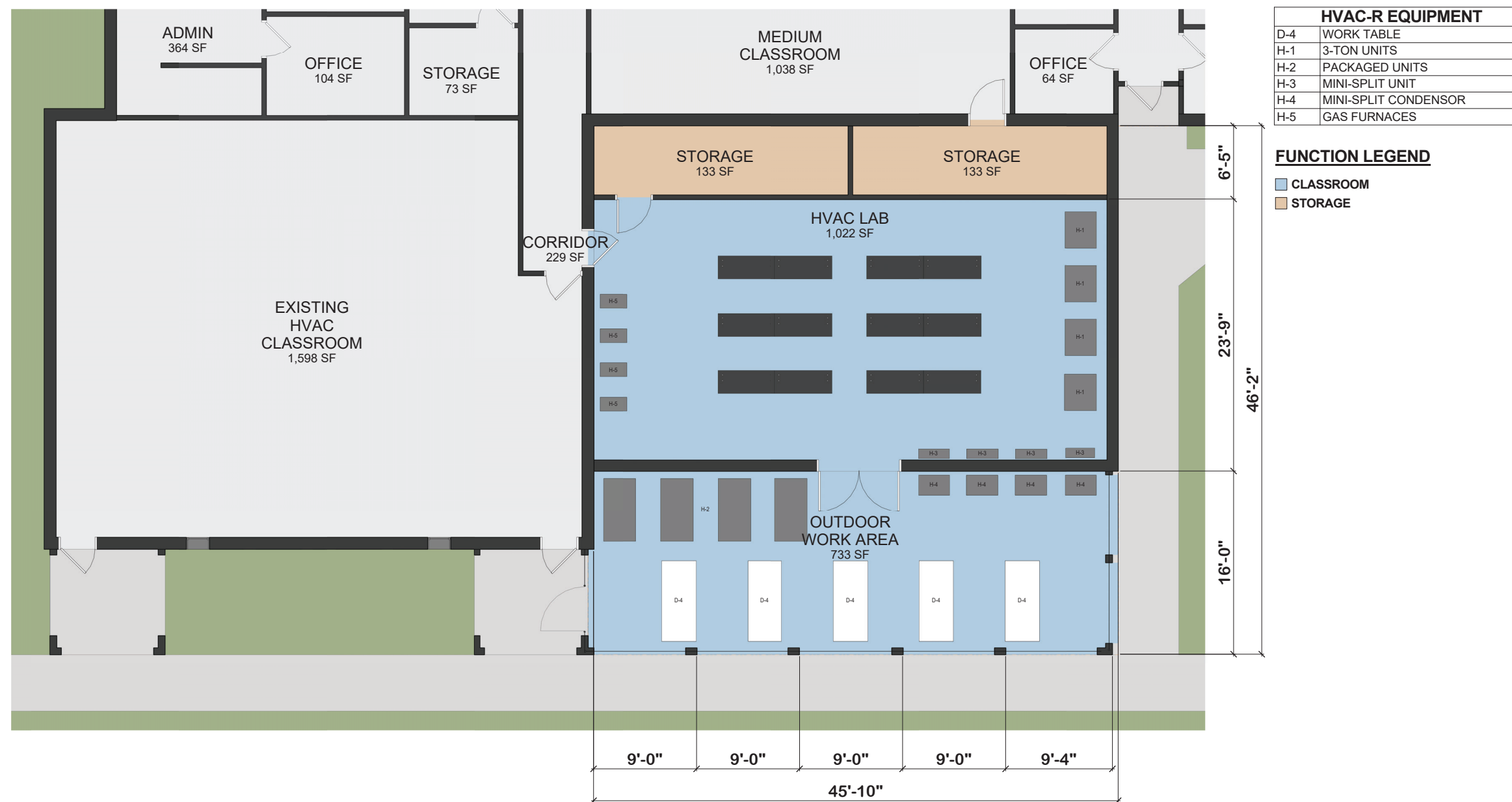
- CLASSROOM
- MECHANICAL/RR
- STORAGE



Mid Valley Campus Workforce Center Building D

AUTOMOTIVE LAB EXPANSION

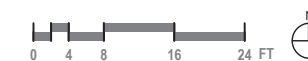
Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
 South Texas College - MidValley Campus

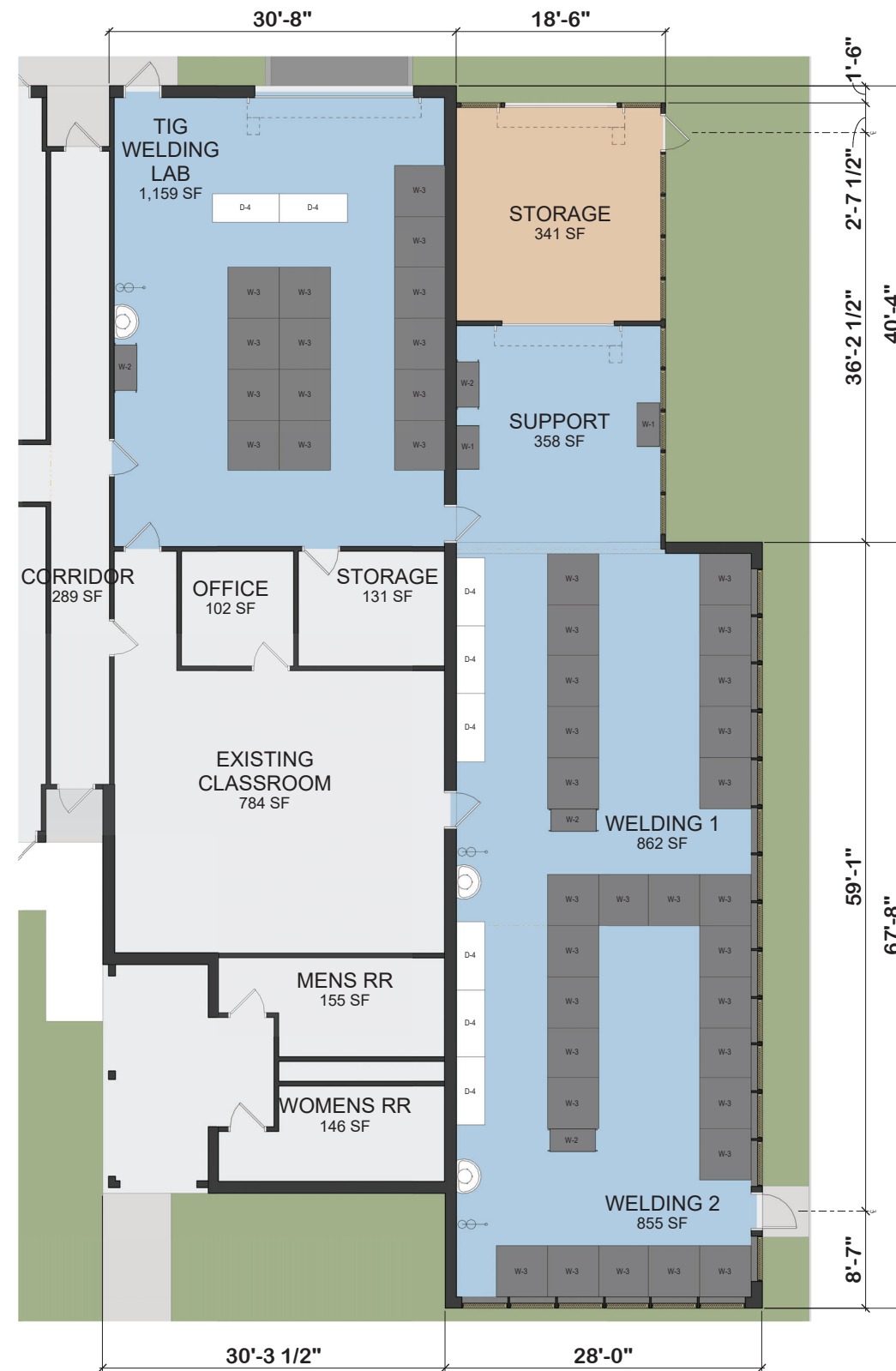


Mid Valley Campus Workforce Center Building D

Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
 South Texas College - MidValley Campus

HVAC-R EXPANSION





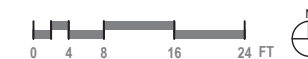
WELDING EQUIPMENT	
D-4	WORK TABLE
W-1	GRINDING STATION
W-2	QUENCH TANK
W-3	WELDING BOOTH

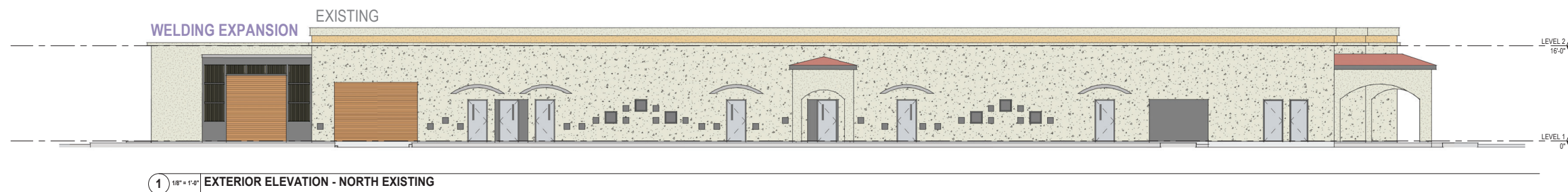
FUNCTION LEGEND	
	CLASSROOM
	STORAGE

Mid Valley Campus Workforce Center Building D

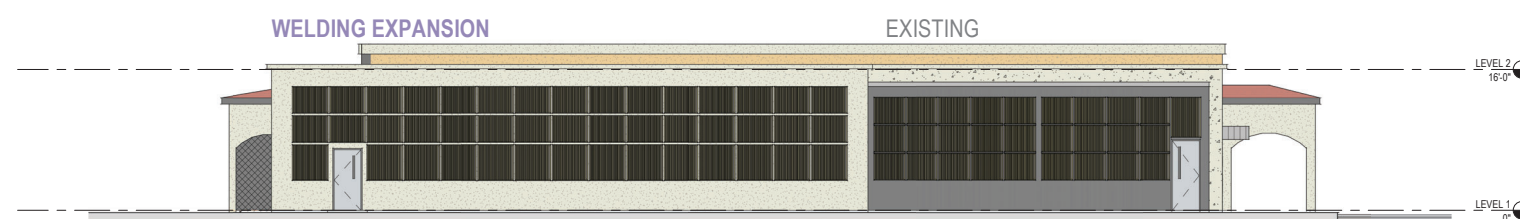
Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
 South Texas College - MidValley Campus

WELDING EXPANSION

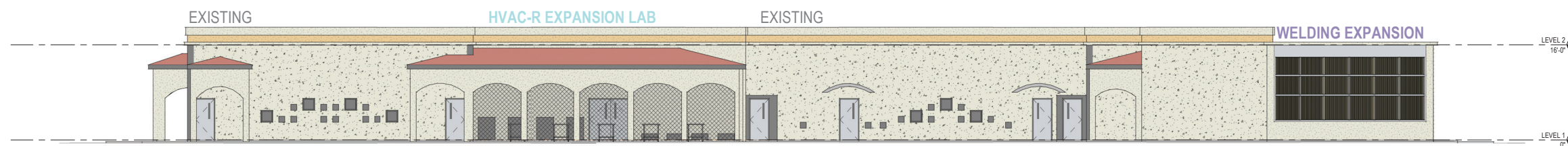




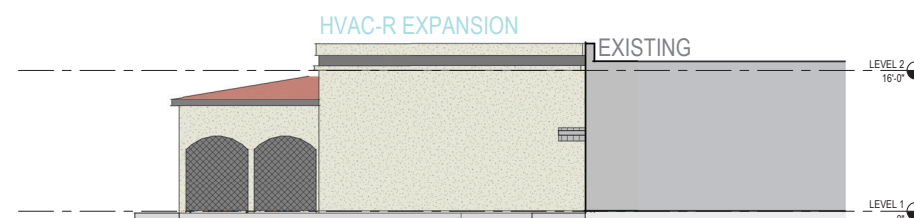
1 1/8" = 1'-0" EXTERIOR ELEVATION - NORTH EXISTING



2 1/8" = 1'-0" EXTERIOR ELEVATION - EAST



3 1/8" = 1'-0" EXTERIOR ELEVATION - SOUTH EXISTING

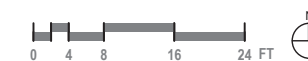


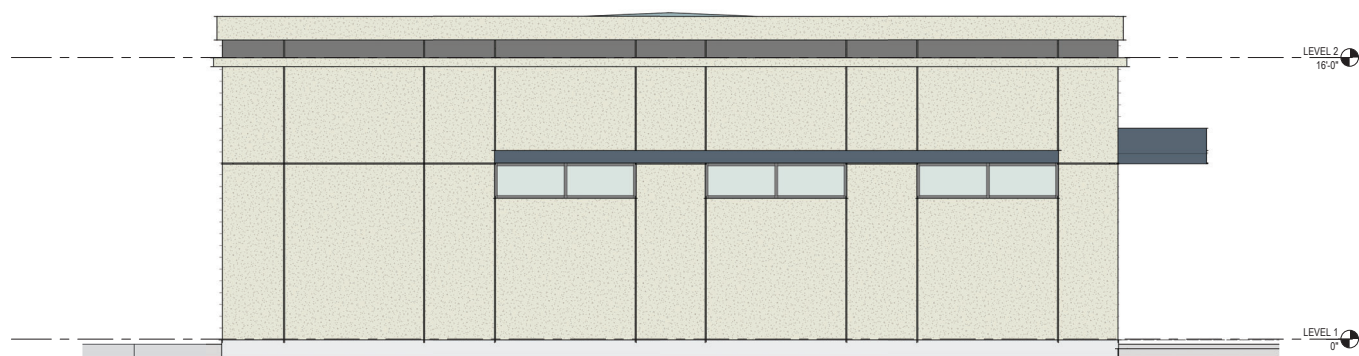
4 1/8" = 1'-0" HVAC - EAST ELEVATION

Mid Valley Campus Workforce Center Building D

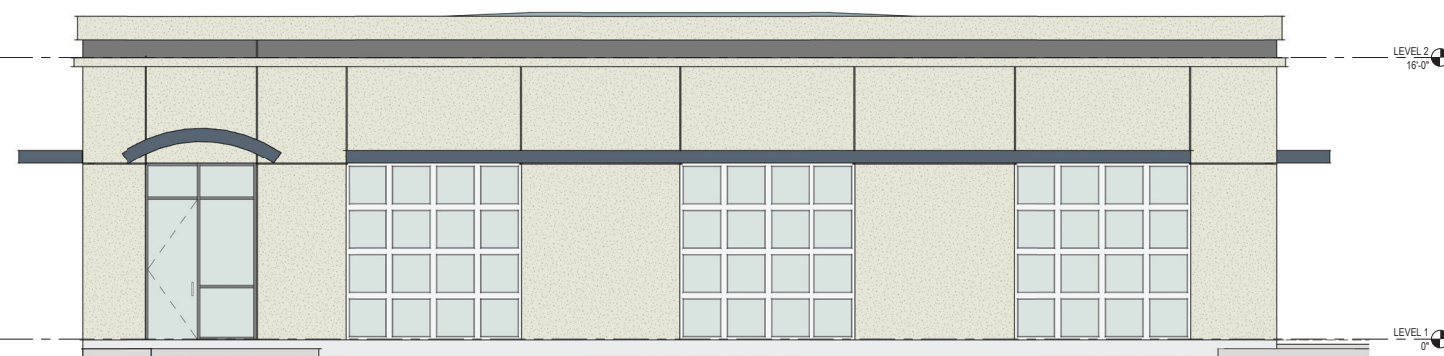
**Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
South Texas College - MidValley Campus**

BUILDING D ELEVATIONS

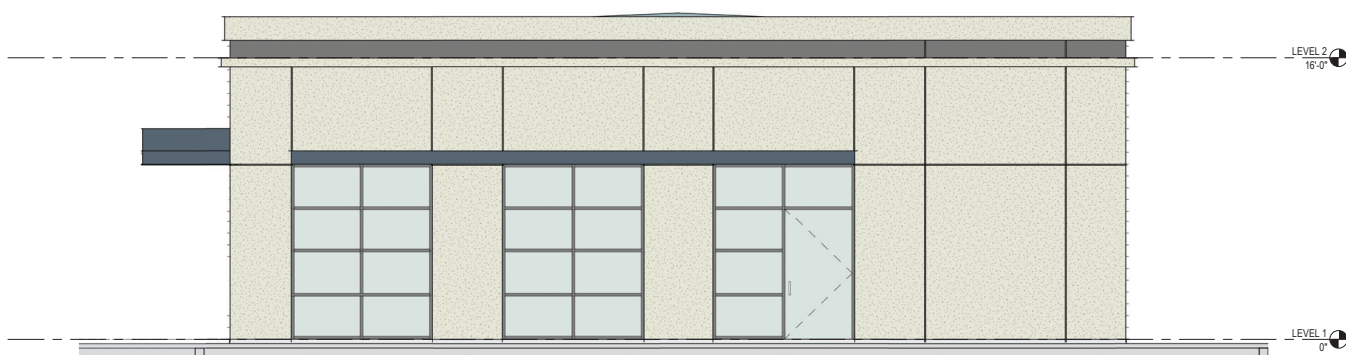




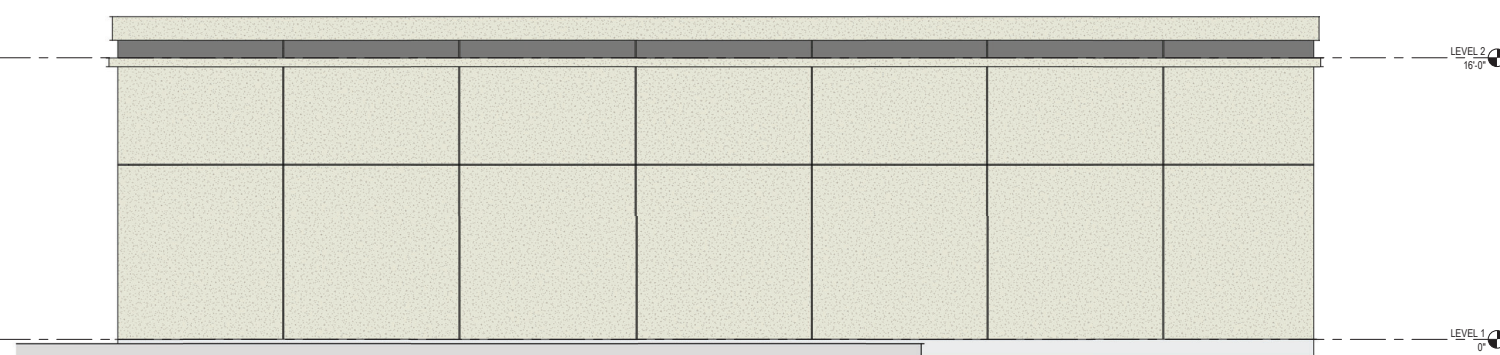
4 1/4" = 1'-0" EAST ELEVATION



3 1/4" = 1'-0" NORTH ELEVATION



1 1/4" = 1'-0" AUTOMOTIVE EXPANSION - WEST ELEVATION



2 1/4" = 1'-0" SOUTH ELEVATION

Mid Valley Campus Workforce Center Building D
Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
South Texas College - MidValley Campus

AUTOMOTIVE LAB EXPANSON -
ELEVATIONS





Mid Valley Campus Workforce Center Building D
Automotive Lab, HVAC-R Classroom and Outdoor Lab, and Welding Lab Expansion
South Texas College - MidValley Campus

OPTION 2



Mid-Valley Campus Workforce Center Building D

Automotive Lab, HVAC-R Classroom & Outdoor Lab and Welding Lab Expansion

South Texas College

Probable Cost of Construction

06.06.2022



A Building D:						\$2,083,125
No.	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUB-TOTAL	
1	HVAC-R Expansion	1,383	SF	\$225.00	\$311,175	
2	HVAC-R Outdoor Work Area	738	SF	\$150.00	\$110,700	
3	Welding Expansion	1,906	SF	\$225.00	\$428,850	
4	Welding Renovation (TIG ,Storage & Support)	1,858	SF	\$150.00	\$278,700	
5	Automotive Building	3,468	SF	\$275.00	\$953,700	
B Total Cost:						\$2,083,125
<i>Note: *Soft costs include furniture, equipment, soil borings, materials testing, surveying, printing, TDLR Review, permits, reimbursables, and Architecture/Engineering Fees</i>						
<i>Note: Account for estimated annual construction inflation of 10% per year after 2022 to the above figures.</i>						

Project Name: MVC - Workforce Center Building D Welding Lab Expansion				Project No.: 2022-013C			
Funding Source(s): Unexpended Plant Fund							
		FY21-22		FY22-23			
	Total		Variance of		Variance of		Total Actual
	Project Budget	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Expenditures To Date
Construction:	\$ 370,000.00	\$ 77,000.00	\$ -	\$ 77,000.00	\$ 293,000.00	\$ -	\$ 293,000.00
Design:	37,000.00	29,600.00	2,289.38	27,310.62	7,400.00	-	7,400.00
Miscellaneous:	12,000.00	8,000.00	-	8,000.00	4,000.00	-	4,000.00
FFE:	90,000.00	-	-	-	90,000.00	-	90,000.00
Technology:	10,000.00	-	-	-	10,000.00	-	10,000.00
Contingency 5%:	18,500.00	-	-	-	18,500.00	-	18,500.00
Total:	\$ 537,500.00	\$ 114,600.00	\$ 2,289.38	\$ 112,310.62	\$ 422,900.00	\$ -	\$ 422,900.00


Project Team				Board Status			
Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design:	TBD	Contract Vendor:	Contract Amount:	Actual Expenditures:	Variance:
Architect/Engineer:	PBK Architects	Substantial Completion:	TBD	PBK Architects	\$ 30,525.00	\$ -	\$ 30,525.00
Contractor:	TBD	Board Acceptance:	TBD	TBD	\$-	\$-	\$-
STC FPC Project Manager:	Martin Villarreal	Final Completion:	TBD	Board Acceptance:	TBD		

Project Description	Expand the Welding Labs in Building D, which currently shares a small space with Automotive Program.	Project Scope	Design and Construction of a Welding Lab Expansion for Additional 26 Welding Stations.
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Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	6/28/2022	1/24/2023	2/8/2023	10/24/2023	11/28/2023	10/23/2023


Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 2,289.38	\$ -	\$ -	\$ -	\$ 2,289.38	
2022-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ 2,289.38	\$ -	\$ -	\$ -	\$ 2,289.38	

Current Agenda Item
06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Schematic Design for the Mid Valley Campus Workforce Program Projects
 Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Workforce Program Projects




PROJECT LOCATION

MID VALLEY CAMPUS



PROPOSED WELDING LAB EXPANSION

North



FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Gillette*

FPC Director *RDDA*

Project Name: MVC - Workforce Center Building D Automotive Lab Expansion **Project No.** 2022-012C

Funding Source(s): Unexpended Plant Fund

	Total Project Budget	FY21-22			FY22-23			Total Actual Expenditures To Date
		Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 700,000.00	\$ 147,000.00	\$ -	\$ 147,000.00	\$ 553,000.00	\$ -	\$ 553,000.00	\$ -
Design:	70,000.00	56,000.00	3,543.75	52,456.25	14,000.00	-	14,000.00	3,543.75
Miscellaneous:	17,500.00	5,350.00	-	5,350.00	12,150.00	-	12,150.00	-
FFE:	38,500.00	-	-	-	38,500.00	-	38,500.00	-
Technology:	59,500.00	-	-	-	59,500.00	-	59,500.00	-
Contingency 5%:	35,000.00	-	-	-	35,000.00	-	35,000.00	-
Total:	\$ 920,500.00	\$ 208,350.00	\$ 3,543.75	\$ 204,806.25	\$ 712,150.00	\$ -	\$ 712,150.00	\$ 3,543.75

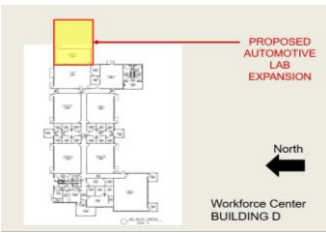
Project Team		Board Status				
Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design	TBD	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	PBK Architects		PBK Architects	\$ 47,250.00	\$ -	\$ 47,250.00
Contractor:	TBD		TBD	\$-	\$-	\$-
STC FPC Project Manager:	Martin Villarreal	Substantial Completion	TBD	Board Acceptance	TBD	
		Final Completion	TBD	Board Acceptance	TBD	

Project Description	Project Scope
Expand the Automotive Program area, which is currently sharing a small space with Welding Program. Would need to accommodate large specialized equipment.	Design and Construction of an Automotive Lab Expansion including 3 bays, storage, wash station, and eyewash.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	6/28/2022	1/24/2023	2/8/2023	10/24/2023	11/28/2023	10/23/2023

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 3,543.75	\$ -	\$ -	\$ -	\$ 3,543.75	
2022-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ 3,543.75	\$ -	\$ -	\$ -	\$ 3,543.75	

Current Agenda Item
06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Schematic Design for the Mid Valley Campus Workforce Program Projects
 Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Workforce Program Projects



FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Geller*

FPC Director *RANA*

Project Name: MVC - Workforce Building D HVAC-R Classroom & Outdoor Lab				Project No. 2022-014C			
Funding Source(s): Unexpended Plant Fund							
		FY21-22		FY22-23			
	Total		Variance of		Variance of		Total Actual
	Project Budget	Project Budget	Actual vs. Actual	Project Budget	Actual vs. Actual	Project Budget	Expenditures To
		Expenditures	Expenditures	Expenditures	Expenditures	Expenditures	Date
Construction:	\$ 400,000.00	\$ 84,000.00	\$ -	\$ 84,000.00	\$ 316,000.00	\$ -	\$ -
Design:	40,000.00	32,000.00	2,475.00	29,525.00	8,000.00	-	8,000.00
Miscellaneous:	12,000.00	8,000.00	-	8,000.00	4,000.00	-	-
FFE:	22,000.00	-	-	-	22,000.00	-	22,000.00
Technology:	34,000.00	-	-	-	34,000.00	-	34,000.00
Contingency 5%:	20,000.00	-	-	-	20,000.00	-	20,000.00
Total:	\$ 528,000.00	\$ 124,000.00	\$ 2,475.00	\$ 121,525.00	\$ 404,000.00	\$ -	\$ 400,000.00


Project Team				Board Status			
Approval to Solicit				Board Approval of Schematic Design	TBD	Vendor	Contract Amount
Architect/Engineer:	7/27/2021			Substantial Completion	TBD	PBK Architects	\$ 33,000.00
Architect/Engineer:	PBK Architects					TBD	
Contractor:	TBD			Final Completion	TBD	Board Acceptance	TBD
STC FPC Project Manager:	Martin Villarreal					Board Acceptance	TBD

Project Description	Project Scope
Add exterior space adjacent to Building D, for 5 work benches, 2 gas storage cabinets, and 1 classroom.	Design and construction of HVAC-R Classroom and Outside Covered Area for brazing instruction and equipment storage.


Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	6/28/2022	1/24/2023	2/8/2023	10/24/2023	11/28/2023	10/23/2023

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 2,475.00	\$ -	\$ -	\$ -	\$ 2,475.00	
2022-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ 2,475.00	\$ -	\$ -	\$ -	\$ 2,475.00	

Current Agenda Item
06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Schematic Design for the Mid Valley Campus Workforce Program Projects
 Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Workforce Program Projects




PROJECT LOCATION



North

PROPOSED HVAC-R LAB EXPANSION



FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Cella*

FPC Director *RDA*

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Workforce Program Projects
A. Workforce Center Building D Welding Lab Expansion and Renovation
B. Workforce Center Building D Automotive Lab Expansion
C. Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion

Approval of authorization to proceed with the solicitation of construction services for the following Mid Valley Campus Workforce Program Projects will be requested at the June 28, 2022 Board meeting:

- A. Workforce Center Building D Welding Lab Expansion and Renovation
- B. Workforce Center Building D Automotive Lab Expansion
- C. Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion

Construction services are necessary to construct the Workforce Program renovations and expansions. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On October 26, 2021, the Board of Trustees approved contracting architectural services with PBK Architects, Inc. to design the Workforce Program Projects. PBK Architects, Inc. estimates the cost of the proposed construction to exceed the construction budgets and additional funds can be budgeted in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfalls. On June 22, 2021, the Board approved the use of Unexpended Plant funds previously earmarked for the proposed Workforce Program projects at the Mid Valley Campus.

The total project budgets are as follows:

Mid Valley Campus Workforce Building D Projects Construction Budgets				
Budget Item	Welding Lab Expansion and Renovation	Automotive Lab Expansion	HVAC-R Classroom & Outdoor Lab Expansion	Total
Construction	\$370,000	\$700,000	\$400,000	\$1,470,000
Design	37,000	70,000	40,000	147,000
Miscellaneous	12,000	17,500	12,000	41,500
FFE	90,000	38,500	22,000	150,500
Technology	10,000	59,500	34,000	103,500
Contingency 5%	18,500	35,000	20,000	73,500
Total Project Budgets	\$537,500	\$920,500	\$528,000	\$1,986,000

PBK Architects, Inc. will begin working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the solicitation for construction services of the welding lab expansion project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation, Mid Valley Campus Workforce Center Building D Automotive Lab Expansion, and Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion projects as presented.

Review and Recommend Action on Schematic Design of the Technology Campus Exterior Solar Panels Structures

Approval of schematic design prepared by SAMES, Inc. for the Technology Campus Exterior Solar Panels Structures project will be requested at the June 28, 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 Construction and Building Technologies Program. 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 a structure for instruction and demonstration.

Justification

Once schematic design is approved, SAMES, Inc. 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 SAMES, Inc. for this project. The architect has worked with College staff to develop a schematic design to meet the program's current needs.

The project consists of constructing two standalone structures to provide a space for instruction and training of installing solar panels.

- Design and construction of the two (2) structures
- Each structure to hold twelve (12) solar panels each, for a total of twenty-four (24)
- Approximate combined square feet of the proposed spaces: 975 s.f.

The construction budget and the estimated construction cost for the project are shown in the following table:

Technology Campus Exterior Solar Panels Structures Construction Budget and Estimated Cost		
Construction Budget	Estimated Construction Cost	Variance
\$88,200.00	\$175,151.89	(\$86,951.89)

Funding Source

Funds for the Technology Campus Exterior Solar Panels Structures Project 2022-008C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund. The total construction budget is \$88,200. SAMES, Inc. has estimated the construction costs to be \$175,151.89. Additional funds may be budgeted in the FY 2022-2023 Unexpended Construction Plant Fund to cover the estimated shortfall.

Reviewers

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

Estimated Project Timeline

The project design phase is projected to last until July 2022, with construction to commence in October 2022 and Substantial Completion in December 2022.

Enclosed Documents

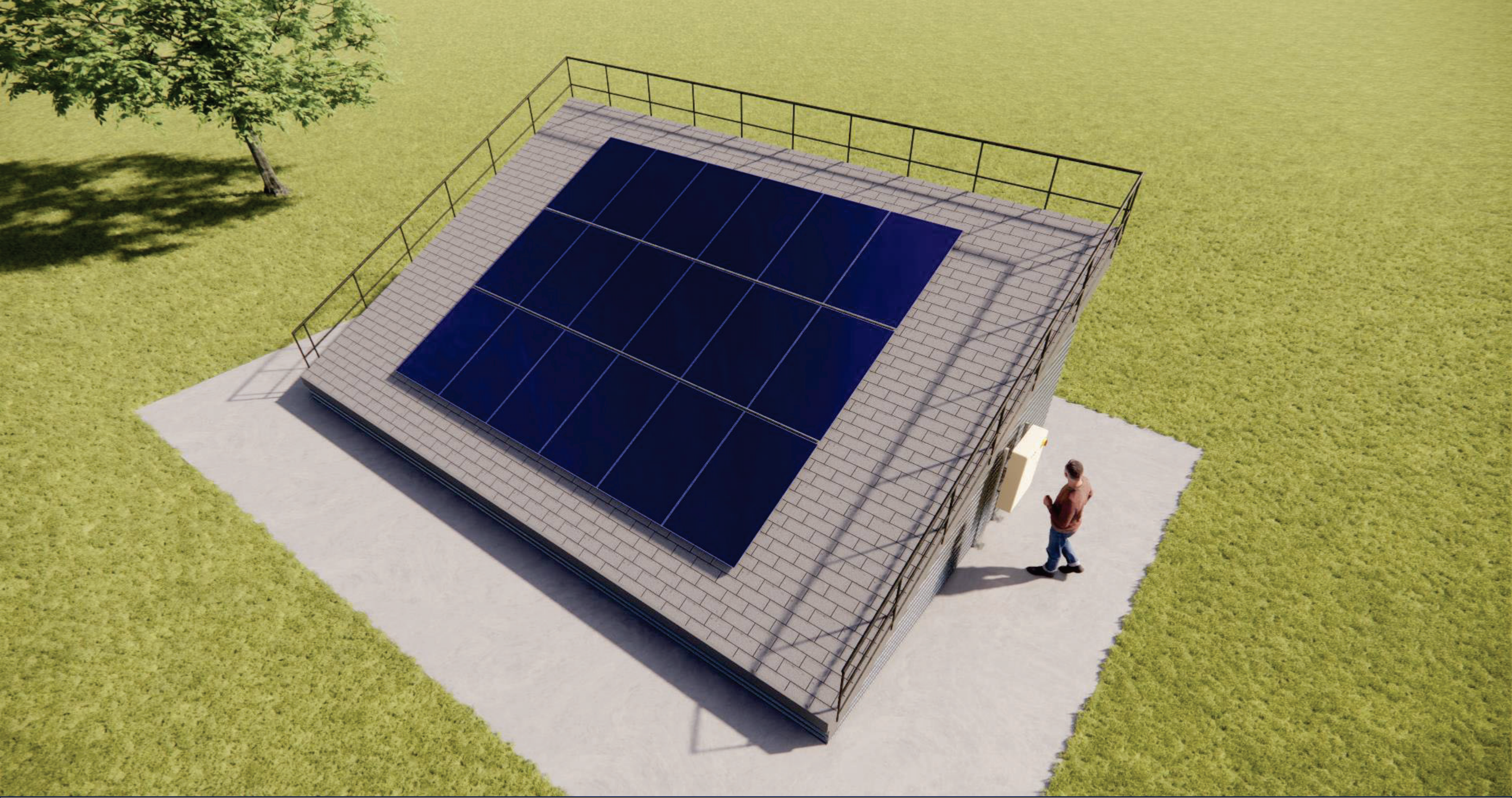
SAMES, Inc. has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans, a floor plan, exterior views, and fact sheet.

Presenters

SAMES, Inc. has developed a schematic presentation describing the proposed design. Representatives from SAMES, Inc. will attend the Facilities Committee meeting to present the schematic design of the project.

Recommended Action

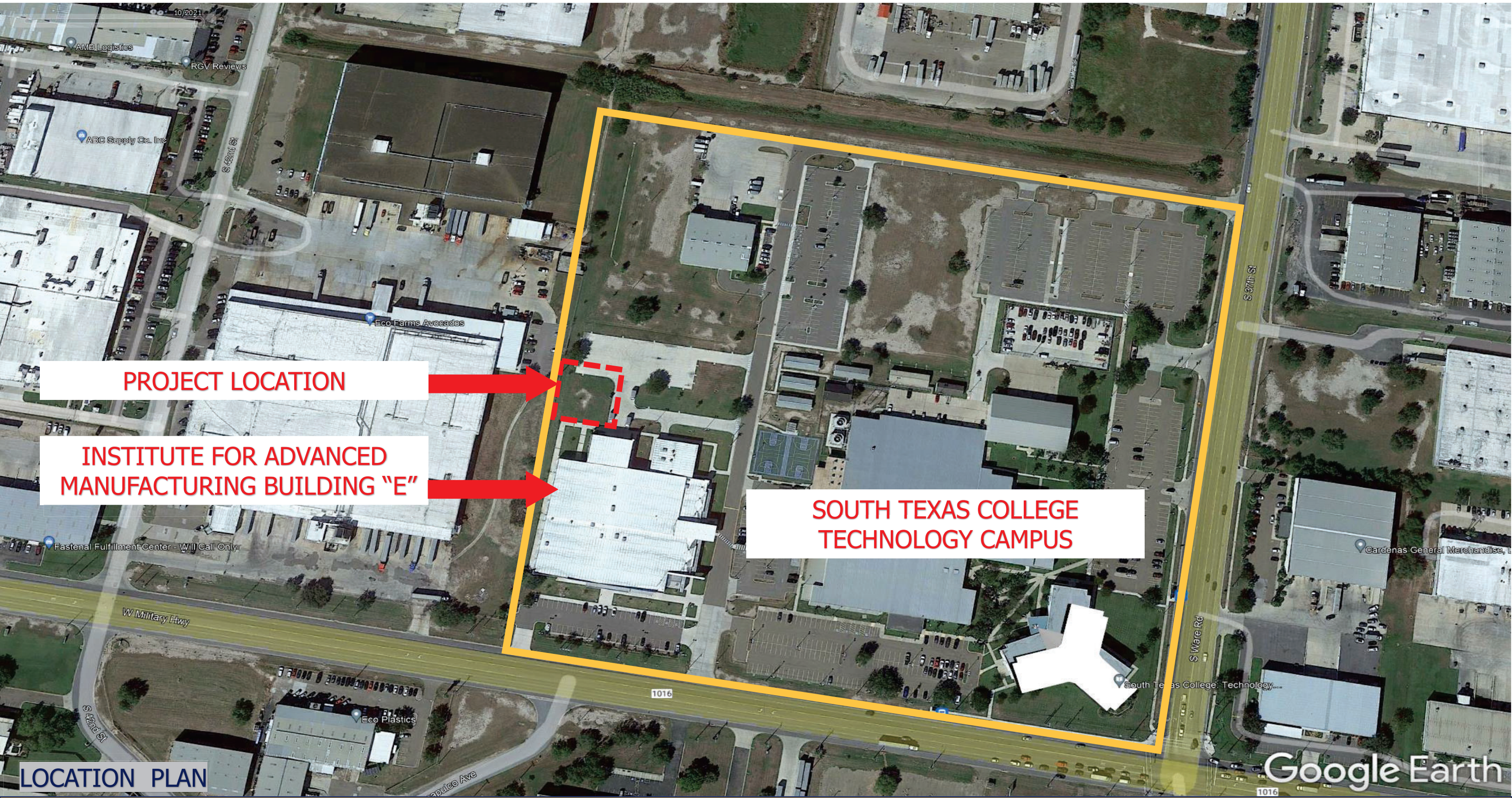
It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, the proposed schematic design of the Technology Campus Exterior Solar Panels Structures project as presented.



SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022





PROJECT LOCATION

**INSTITUTE FOR ADVANCED
MANUFACTURING BUILDING "E"**

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS**

LOCATION PLAN

Google Earth

SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022



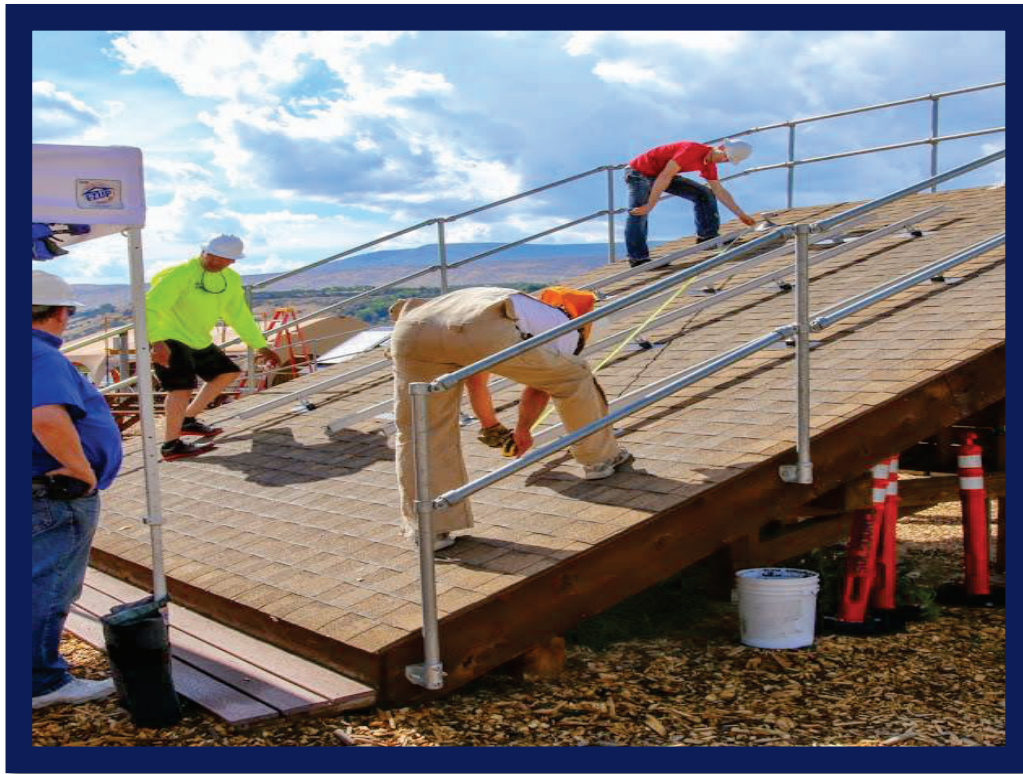


AERIAL SITE PLAN

SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022



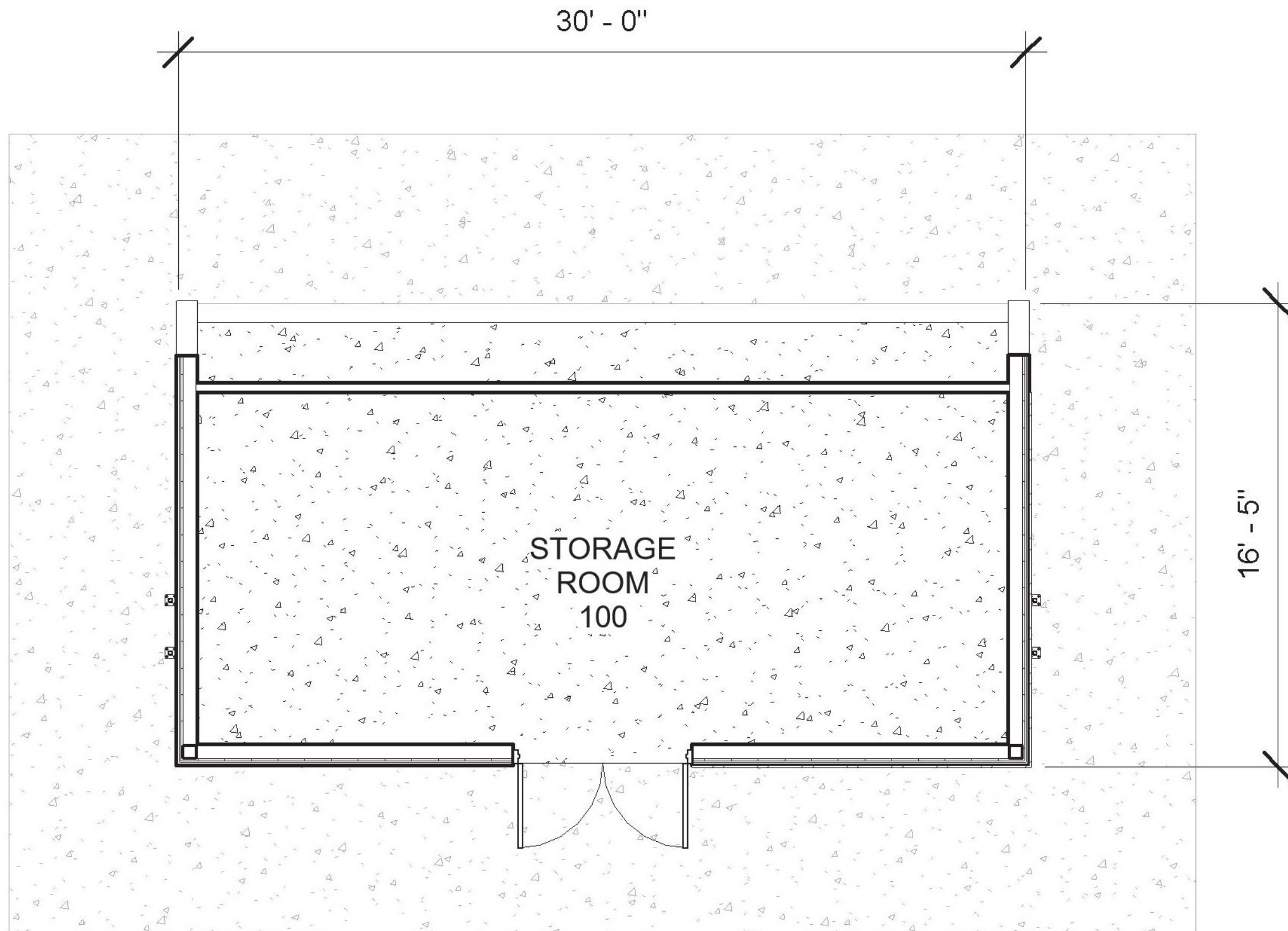


PRECEDENT

SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022





FLOOR PLAN

SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022





PERSPECTIVE #1



PERSPECTIVE #2

SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022



2 SOLAR PANEL STRUCTURES

OWNERS CONSTRUCTION BUDGET	\$ 88,200.00
PROBABLE ESTIMATED COST OF CONSTRUCTION	\$ 175,151.89
COST DIFFERENCE (OVERAGE)	\$ 86,951.89

PROBABLE ESTIMATED COST OF CONSTRUCTION

SOLAR PANEL STRUCTURE

100% SCHEMATIC DESIGN
MAY 27, 2022



Project Name: Technology Campus - Solar Panel Structures		Project No. 2022-008C						
Funding Source: Unexpended Plant Fund								
		FY 21-22			FY 22-23			
	*Total Project Budget	FY 21-22		Variance of Project Budget vs. Actual Expenditures	*FY 22-23		Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
		Project Budget	Actual Expenditures	Expenditures	Project Budget	Actual Expenditures		
Construction:	\$ 88,200.00	\$ 88,200.00	\$ -	\$ 88,200.00	\$ 175,200.00			\$ -
Design:	8,400.00	8,400.00	-	8,400.00	17,000.00			-
Miscellaneous:	6,500.00	6,500.00	446.37	6,053.63	6,500.00			446.37
FFE:	-	-	-	-	-			-
Technology:	-	-	-	-	-			-
Total:	\$ 103,100.00	\$ 103,100.00	\$ 446.37	\$ 102,653.63	\$ 198,700.00	\$ -	\$ -	\$ 446.37

*Budget will be adjusted per the new FY23 Budget

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	9/28/2021						
Architect/Engineer:	Sames Inc.	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Contractor:	TBD			Sames, Inc.	\$ 10,584.00	\$ -	\$ 10,584.00
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD	Board Acceptance	TBD		
		Final Completion	TBD	Board Acceptance	TBD		

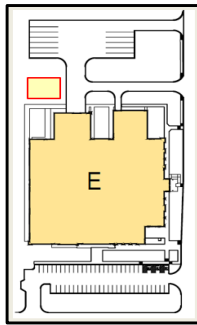
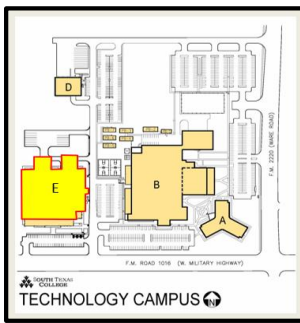
Project Description	Project Scope
Need two structures simulating a residential roof to train students how to install Solar Panels on a roof.	Design and Construction of Solar Panel Structures. Two free standing structures to be use to instruct students on the installation of solar panels, and a storage space for solar panels.

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	6/28/2022	9/27/2022	10/15/2022	12/15/2022	1/25/2023	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total	
2021-22	\$ -	\$ -	\$ 446.37	\$ -	\$ -	\$ 446.37	
2022-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ -	\$ 446.37	\$ -	\$ -	\$ 446.37	

Current Agenda Item

06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Schematic Design of the Technology Campus Exterior Solar Panel Structures.
Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Technology Campus Exterior Solar Panel Structures.



FPC Project Manager Rita Cella

FPC Asst. Director Rita Cella

FPC Director RANA

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Technology Campus Exterior Solar Panels Structures

Approval of authorization to proceed with the solicitation of construction services for the Technology Campus Exterior Solar Panels Structures project will be requested at the June 28, 2022 Board meeting.

Construction services are necessary to construct the standalone structures for solar panel installation training. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On December 14, 2021, the Board of Trustees approved contracting architectural services with SAMES, Inc. to design the solar panels structures. SAMES, Inc. estimates the cost of the proposed construction to exceed the construction budget and additional funds can be budgeted in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall. The total project budget is \$103,100 which includes funds for construction, design, and miscellaneous costs.

Technology Campus Exterior Solar Panels Structures Total Project Budget	
Budget Item	Project Total
Construction	\$88,200
Design	8,400
Miscellaneous	6,500
Total Project Budget	\$103,100

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Technology Campus Exterior Solar Panels Structures project as presented.

Review and Recommend Action on Schematic Design of the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

Approval of schematic design prepared by Martinez Architects for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project will be requested at the June 28, 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 Regional Center for Public Safety Excellence staff. It has been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide a two-story structure for instruction and training in fire science in a residential setting using fire training elements and live fire props.

Justification

Once schematic design is approved, Martinez Architects 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 January 25, 2022, the Board of Trustees approved contracting architectural services with Martinez Architects for this project. The architect has worked with College staff to develop a schematic design to meet the program's current needs.

The project consists of constructing a fire training structure equipped with live fire props for instructional training on extinguishing fires in residential structures. The project also includes a restroom facility for code compliance to serve the adjacent training facilities as recommended by the architect. The architect estimates the restroom facility will add \$126,000 in building costs that were not part of the original scope and budget.

- Design and construction of the two-story structure: 2,205 s.f.
- Design and construction of the restroom facility: 722 s.f.
- Total approximate square feet: 2,927 s.f.

The architect has provided an estimate of the probable construction costs shown in the table below:

Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure	
Project Item	Estimated Construction Cost
Site Improvements (including restroom facility)	\$430,630
On-site Utilities	55,000
Off-site Improvements	15,000
Two-Story Fire Training Structure	336,600
Fire Training Props & High Temperature Lining	456,022
General Conditions/Requirements	161,657
Contractor Payments, Permits, and Contingency	226,319
Total	\$1,681,228

The construction budget and the estimated construction cost for the project are shown in the following table:

Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Construction Budget and Estimated Cost		
Construction Budget	Estimated Construction Cost	Variance
\$1,250,000	\$1,681,228	(\$431,228)

Funding Source

Funds for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Project 2022-015C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund. The total construction budget is \$1,250,000. Martinez Architects has estimated the construction costs to be \$1,681,228. Additional funds may be budgeted in the FY 2022-2023 Unexpended Construction Plant Fund to cover the estimated shortfall.

Reviewers

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

Estimated Project Timeline

The project design phase is projected to last until October 2022, with construction to commence in January 2023 and Substantial Completion in September 2023.

Enclosed Documents

Martinez Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans, floor plans, exterior views, and fact sheet.

Presenters

Martinez Architects has developed a schematic presentation describing the proposed design. Representatives from Martinez Architects will attend the Facilities Committee meeting to present the schematic design of the project.

Recommended Action

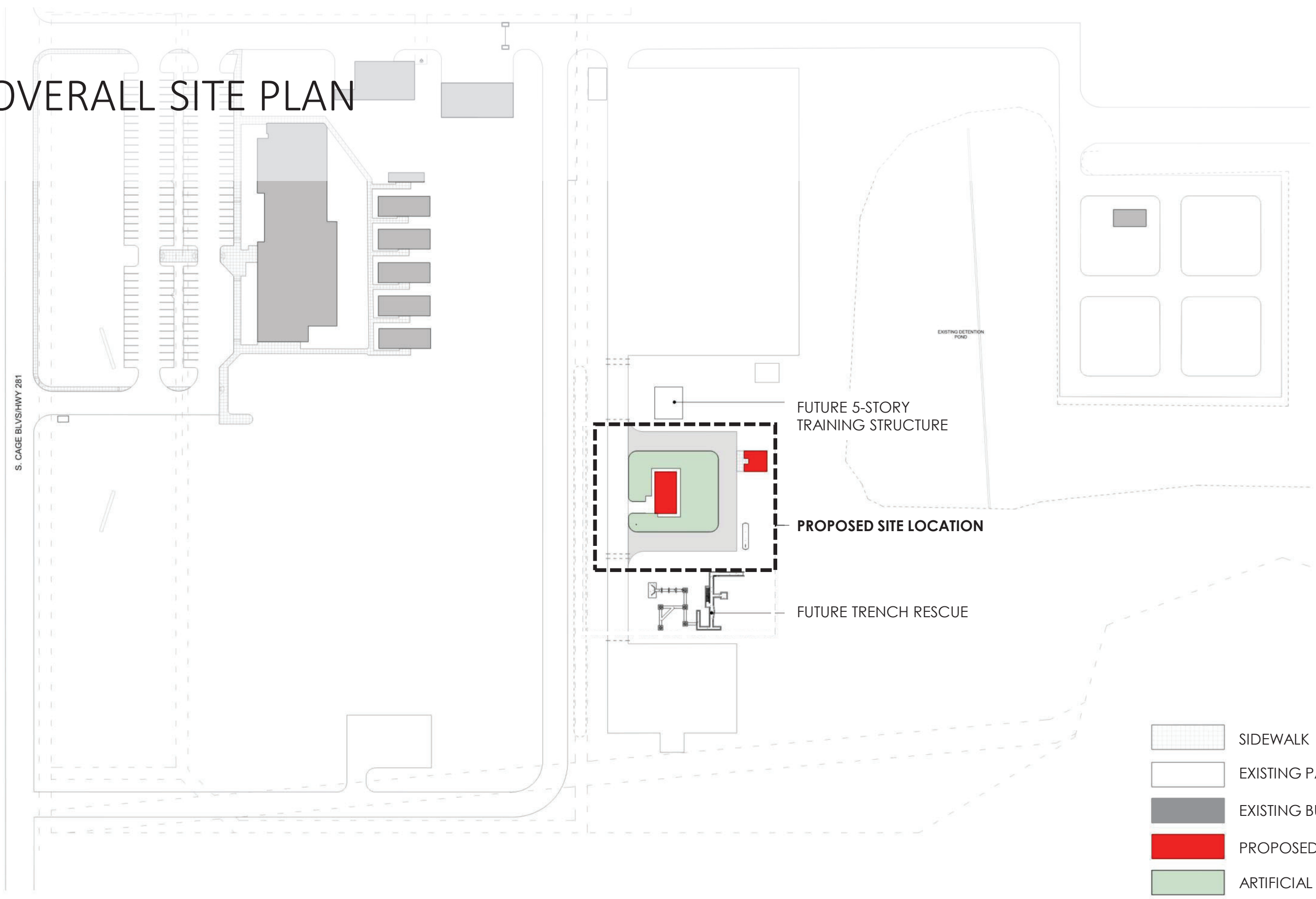
It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, the proposed schematic design of the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented.

REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE






RESIDENTIAL TRAINING STRUCTURE + RESTROOM FACILITY



OVERALL SITE PLAN

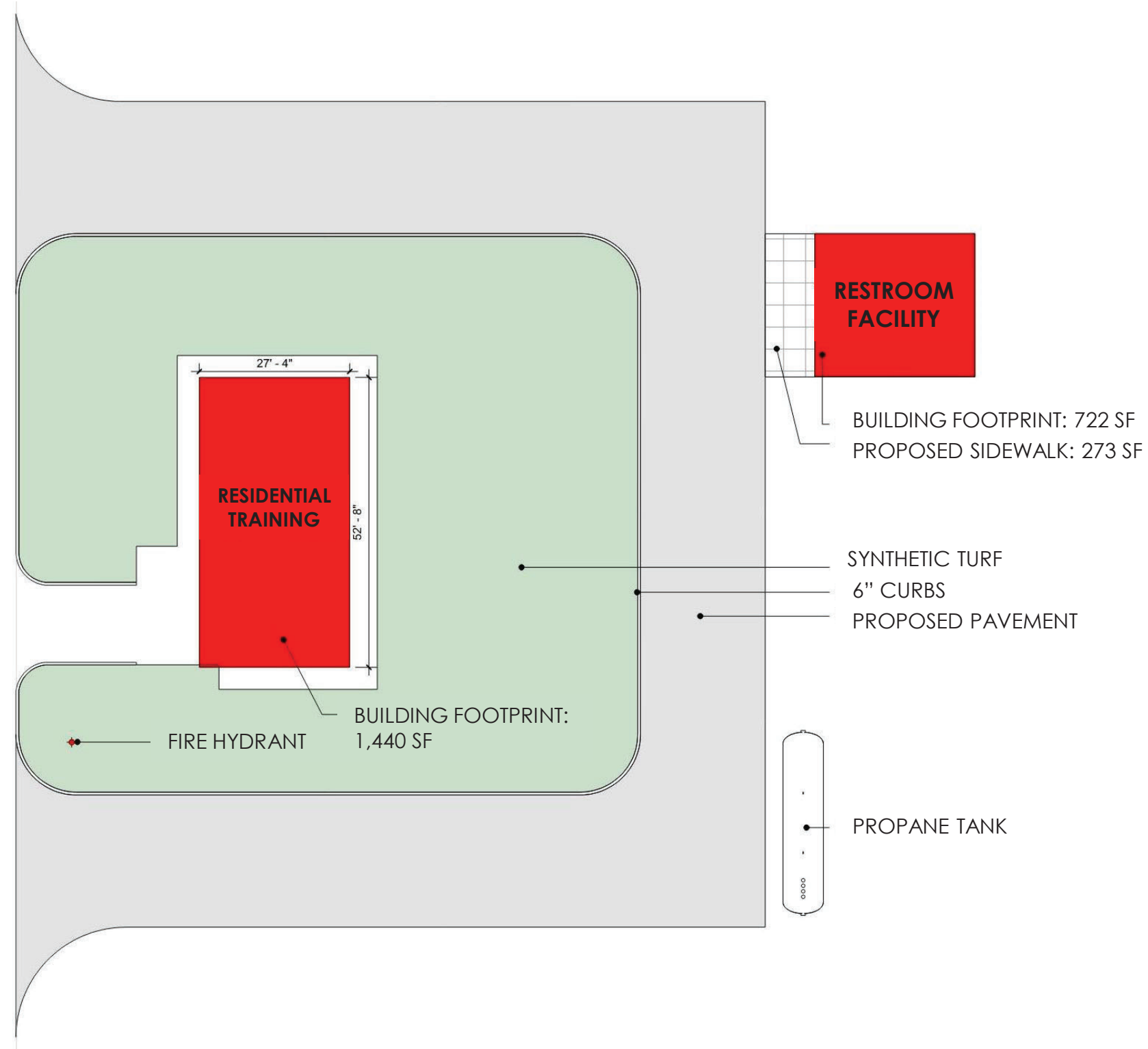


S. CAGE BLV/HWY 281

-  SIDEWALK
-  EXISTING PAVEMENT
-  EXISTING BUILDING
-  PROPOSED BUILDING
-  ARTIFICIAL TURF

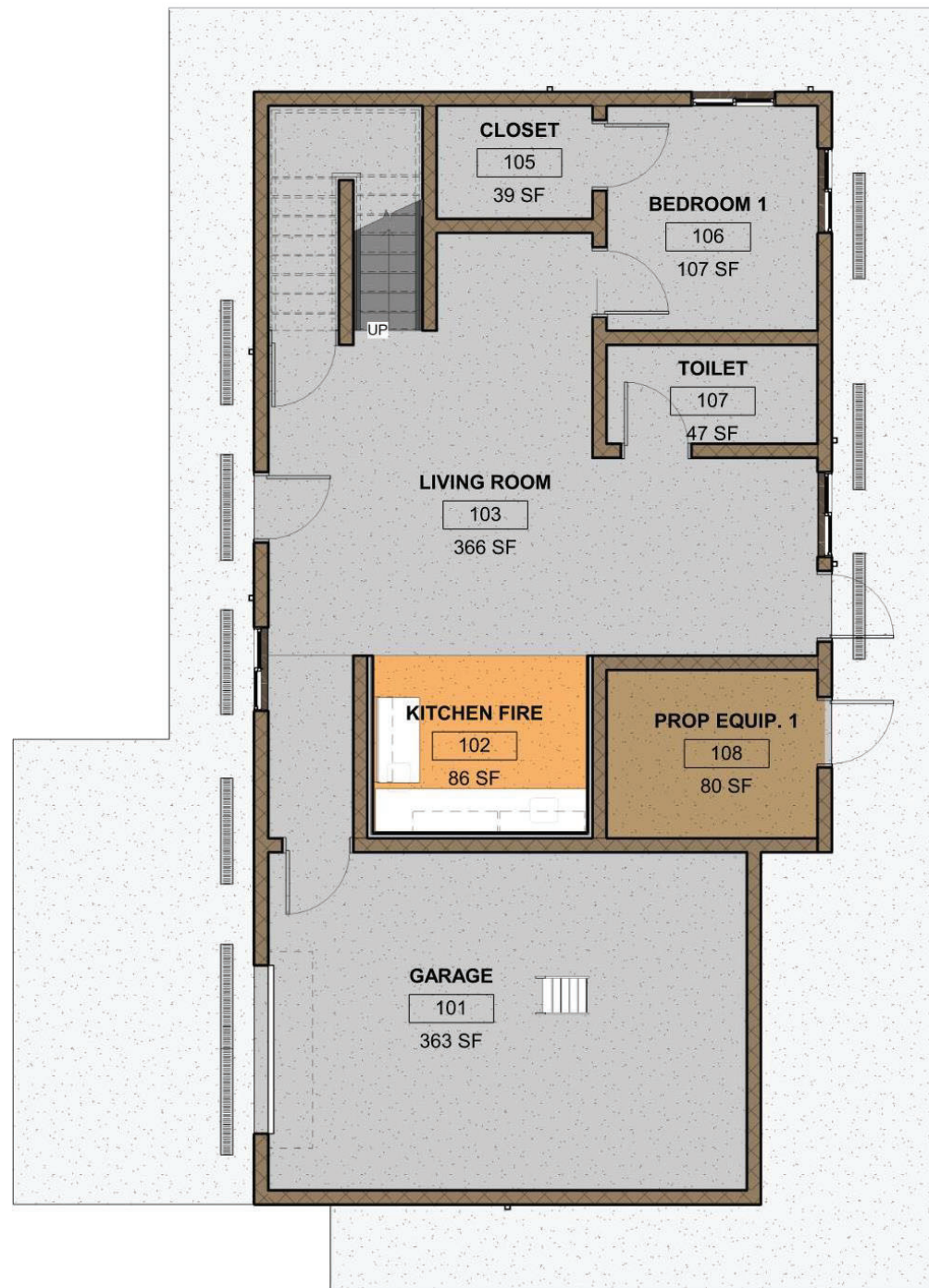


ENLARGED SITE PLAN



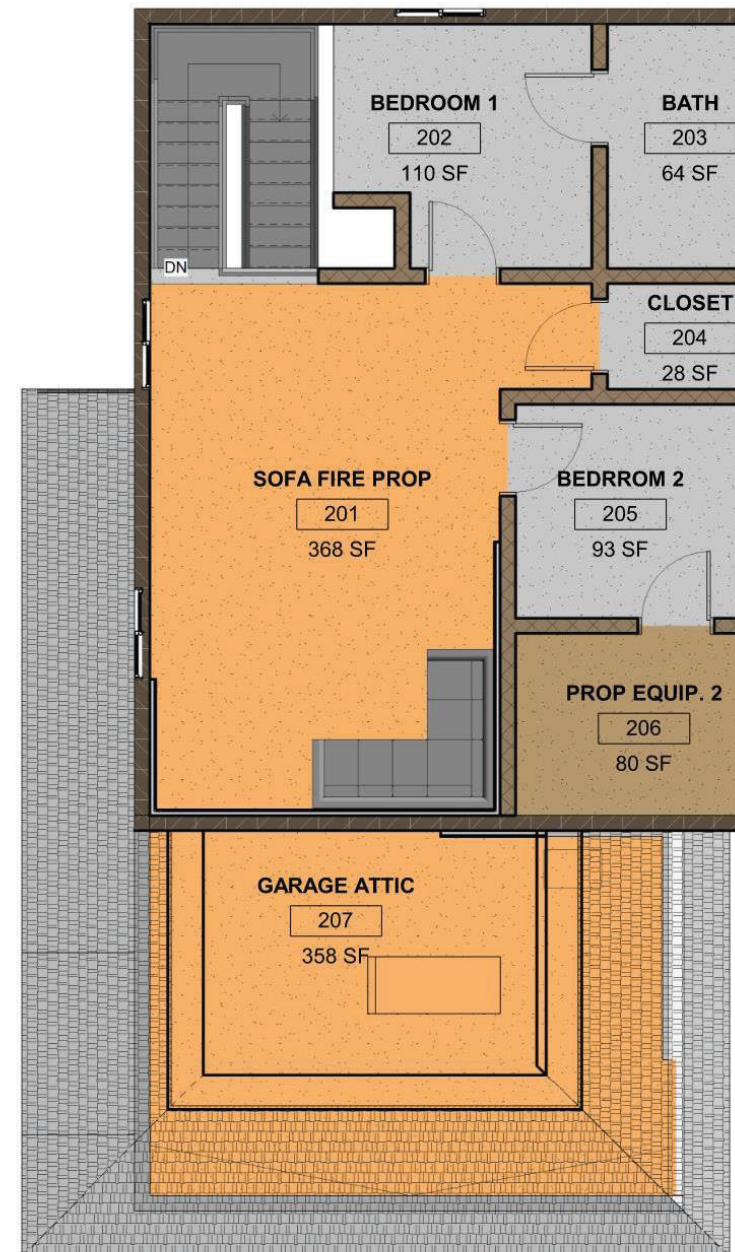
RESIDENTIAL TRAINING STRUCTURE

FLOOR PLAN



AREAS

KITCHEN FIRE	102 SF
PROP EQUIP. 1	80 SF
SUPPORT SPACES	922 SF
FIRST FLOOR AREA	1,104 SF



AREAS

GARAGE ATTIC	358 SF
PROP EQUIP. 2	80 SF
SOFA FIRE PROP	368 SF
SUPPORT SPACES	295 SF
SECOND FLOOR AREA	1,101 SF

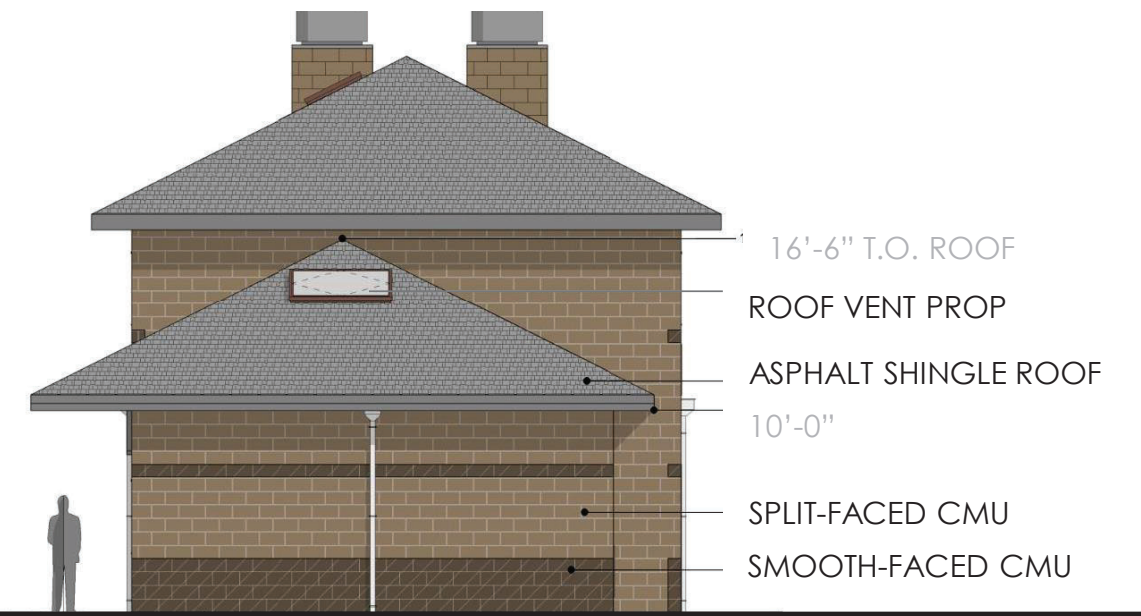


RESIDENTIAL TRAINING STRUCTURE

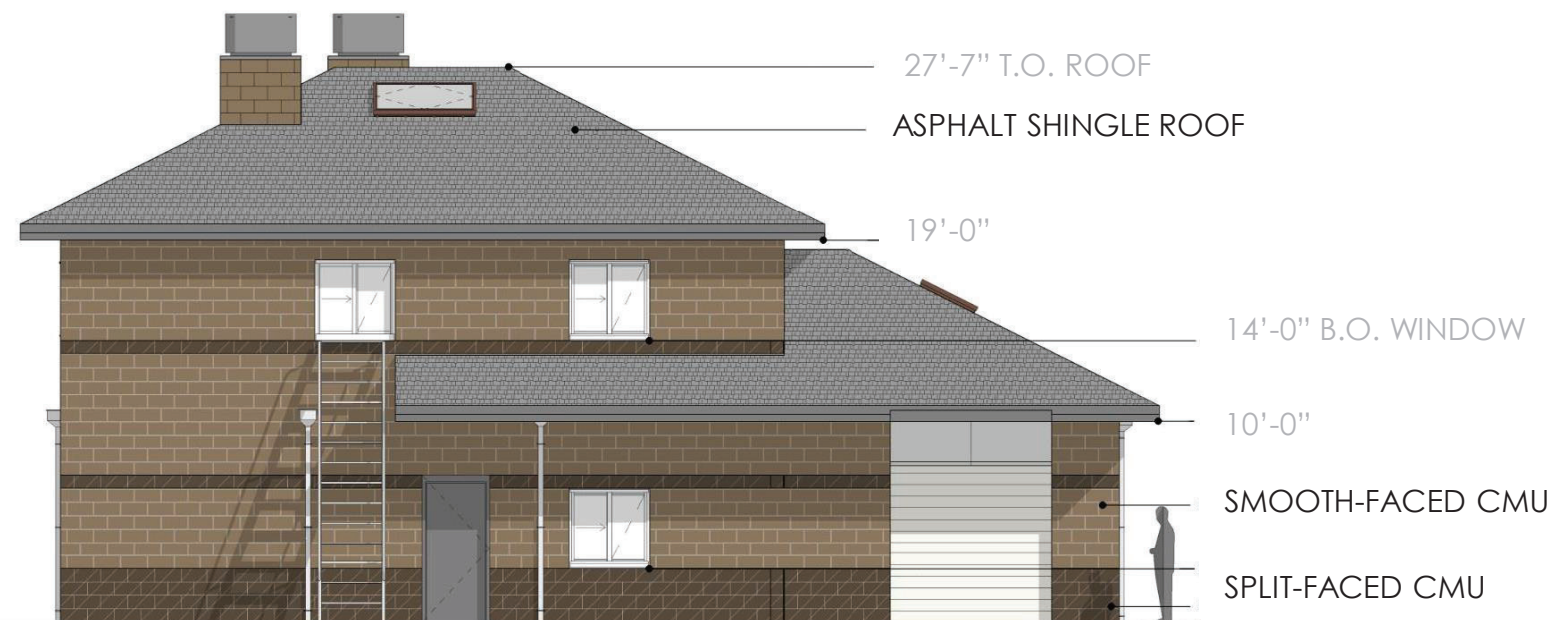
ELEVATIONS



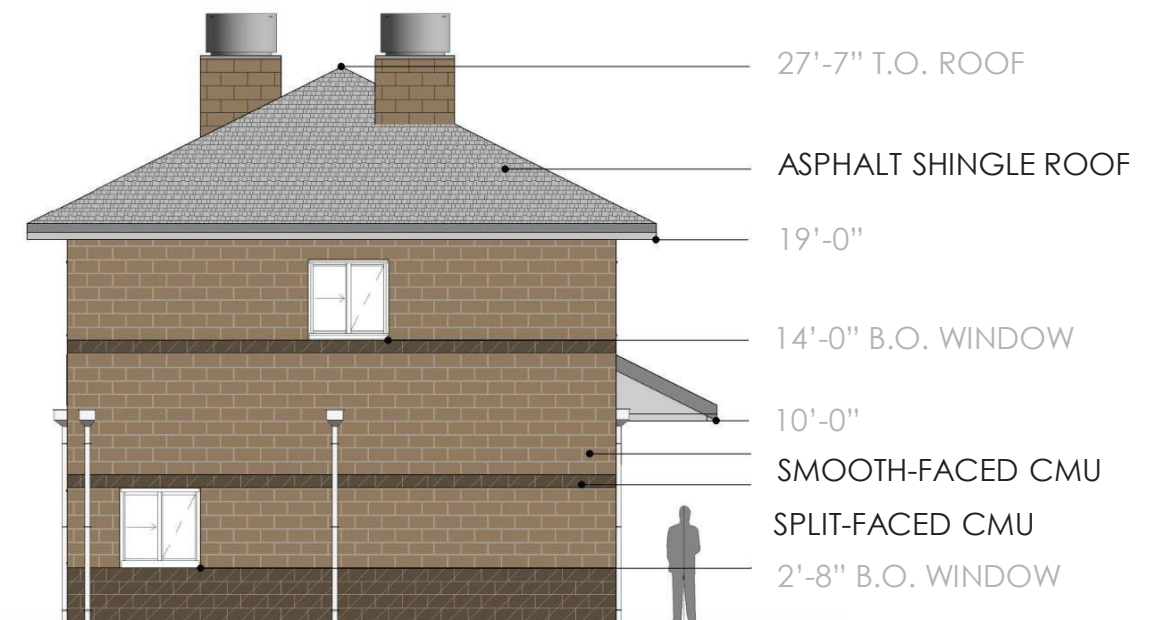
EAST ELEVATION



SOUTH ELEVATION



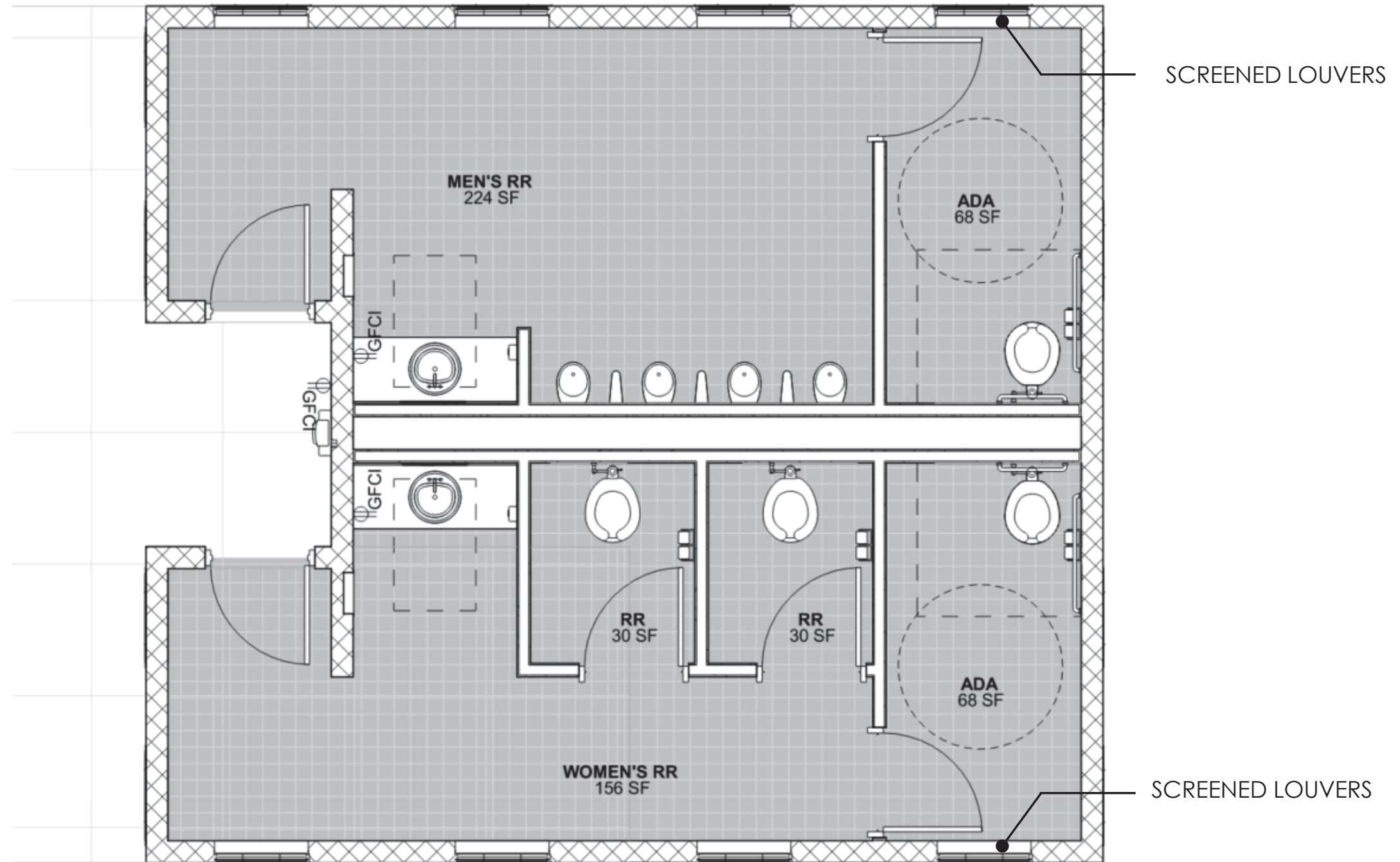
WEST ELEVATION



NORTH ELEVATION

RESTROOM FACILITY

FLOOR PLAN

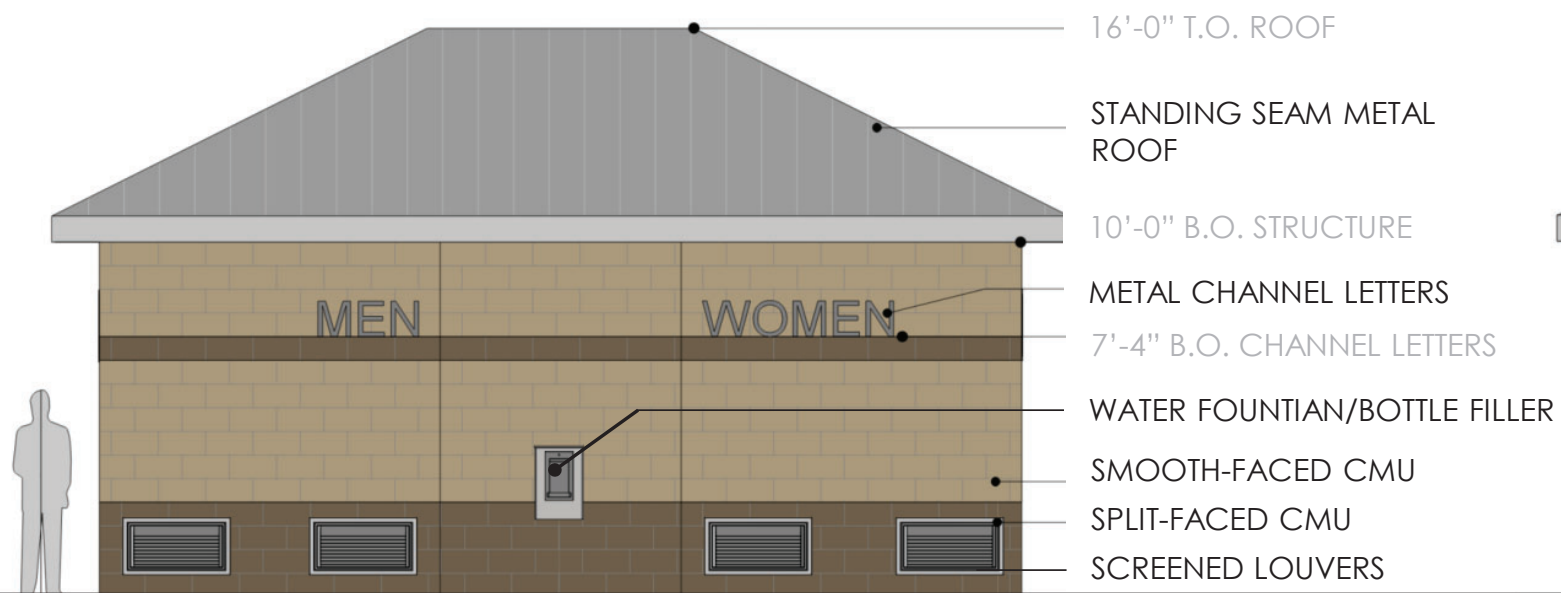


NET AREA: 576 SF
GROSS AREA: 722 SF

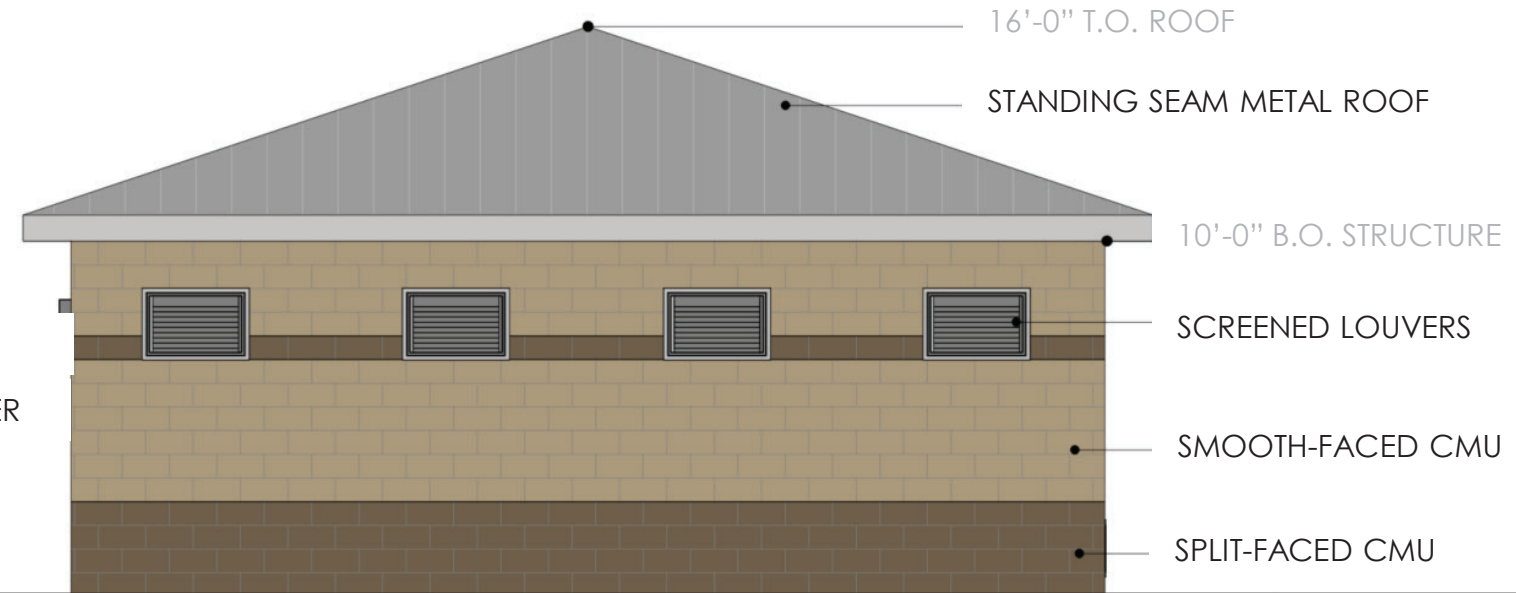


RESTROOM FACILITY

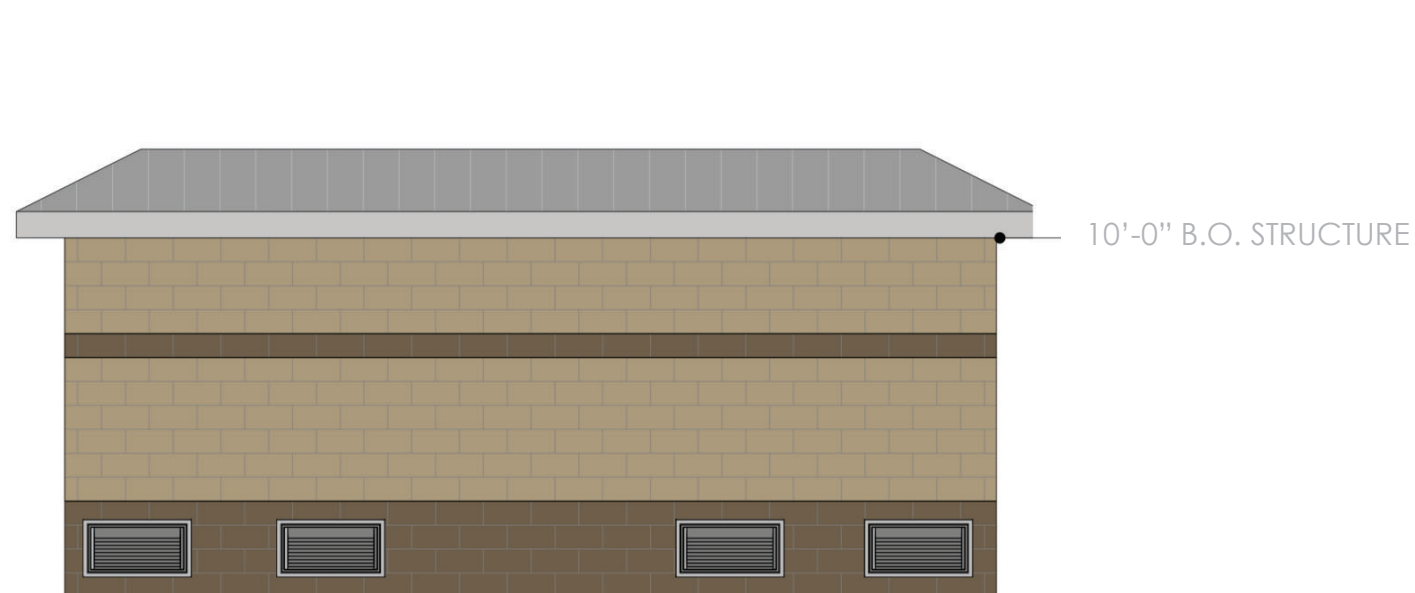
ELEVATIONS



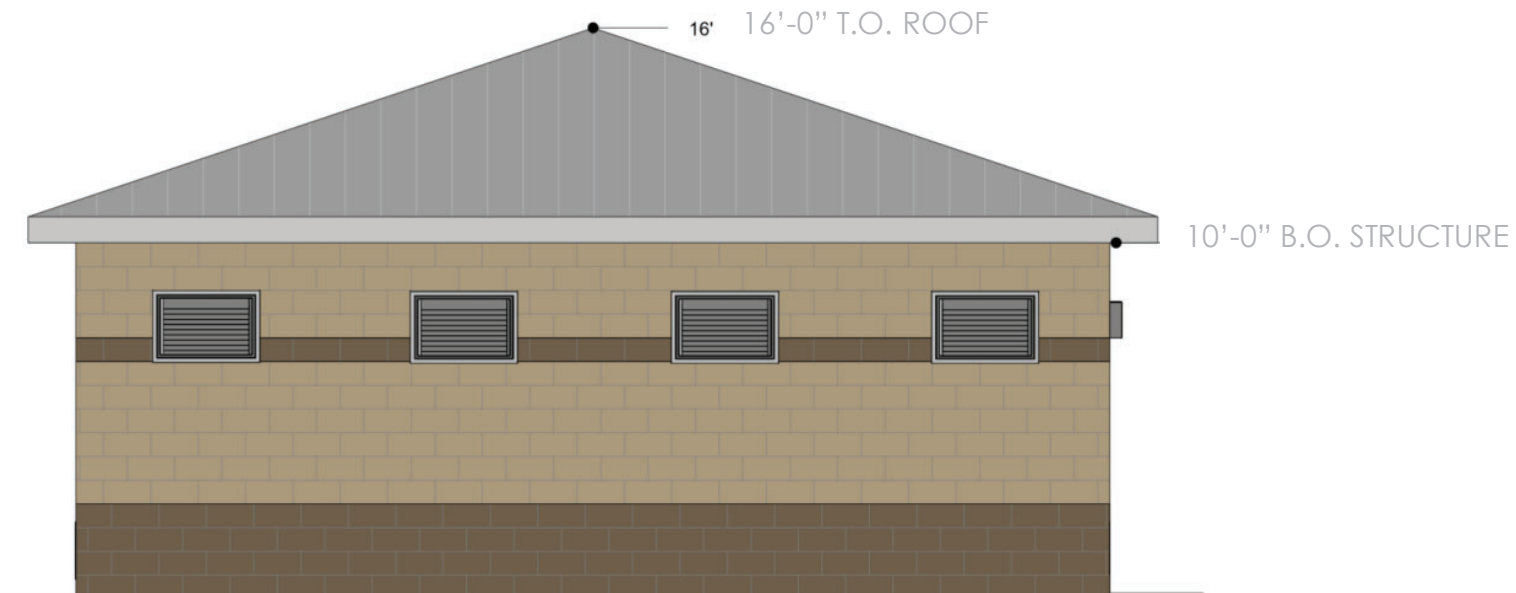
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

COST ESTIMATE



A. Site Improvements					
	QUANT	UNIT	COST	TOTAL	
Site Clearing and Grading	26250	SF	\$2.50	\$65,625	
H2 Rated Concrete Paving (8" Reinf.)	12500	SF	\$11.50	\$143,750	
Concrete Slab on Grade (5" Reinf.)	9834	SF	\$7.50	\$73,755	
Site Lighting	4	Unit	\$3,500	\$14,000	
Site Clarifier (5,000 Gallon)	1	Unit	\$7,500	\$7,500	
Toilet Room Structure	720	SF	\$175	\$126,000	
			Sub Total:	\$ 430,630	

B. On-Site Utilities					
	QUANT	UNIT	COST	TOTAL	
Fire Hydrants	2	Unit	\$7,500	\$15,000	
Above Ground Propane tanks (2,000 Gal)	1	Unit	\$7,500	\$7,500	
Domestic Water Extension	1	Unit	\$7,500	\$7,500	
Sewer Extension	1	Unit	\$15,000	\$15,000	
Electrical Extension	1	Unit	\$10,000	\$10,000	
			Sub Total:	\$ 55,000	

C. Off-Site Improvements					
	QUANT	UNIT	COST	TOTAL	
Underground Misc. Utilities	1	Unit	\$15,000	\$15,000	
			Sub Total:	\$ 15,000	

D. 2-Story Fire Training Structure					
	QUANT	UNIT	COST	TOTAL	
Building Concrete	2400	SF	\$40	\$96,000	
Masonry	2400	SF	\$60	\$144,000	
Rough Carpentry	1	Unit	\$15,000	\$15,000	
Waterproofing/Damproofing	2400	Unit	\$2	\$3,600	
Doors & Windows	15	Unit	\$1,500	\$22,500	
Overhead Coiling Door	1	Unit	\$7,500	\$7,500	
Painting	2400	SF	\$5	\$12,000	
Electrical Systems	2400	SF	\$13	\$30,000	
Plumbing	2400	SF	\$3	\$6,000	
Mechanical (Included in Fire Props)	0	SF	\$7,500	\$0	
			Sub Total:	\$ 336,600	


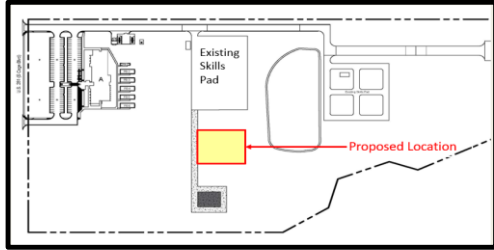
E. Fire Training Props & High Temp Lining					
	QUANT	UNIT	COST	TOTAL	
Live Fire Kitchen Prop	1	Unit	\$160,000	\$160,000	
Kitchen HTL (1st Floor)	284	SF	\$74	\$21,016	
Live Fire Bedroom Prop w/ Rollover	1	Unit	\$160,000	\$160,000	
Bedroom HTL (2nd Floor)	794	SF	\$74	\$58,756	
Residential Window Fire Prop	1	Unit	\$48,000	\$48,000	
Smoke Generators	3	Unit	\$2,750	\$8,250	
			Sub Total:	\$ 456,022	

COST ESTIMATE SUMMARY



Summary of Costs				
	A. Site Improvements			\$430,630
	B. On-Site Utilities			\$55,000
	C. Off-Site Improvements			\$15,000
	D. 2-Story Fire Training Structure			\$336,600
	E. Fire Training Props & High Temp Lining			\$456,022
			Training Structures and Site Improvement Total:	\$ 1,293,252
Projected Project Costs				
			Percent	TOTAL
1	General Conditions		7.5%	\$96,994
2	General Requirements		5.0%	\$64,663
3	Bonds, Insurance and Permits		2.5%	\$32,331
4	GC Overhead & Profit		5.0%	\$64,663
5	Total Projec Contingency		10.0%	\$129,325
			Project Construction Costs Sub Total:	\$ 387,976
	OVERALL PROJECTED PROJECT COST			\$ 1,681,228

Project Fact Sheet
6/9/2022

Project Name: Regional Center for Public Safety Excellence - Two Story Fire Training Structure		Project No.: 2022-015C						
Funding Source(s): Unexpended Plant Fund								
		FY 21-22		FY 22-23				
	Total		FY 21-22	Variance of Project		FY 22-23	Variance of	
	Project Budget	Project Budget	Actual Expenditures	Budget vs. Actual Expenditures		Actual Expenditures	Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
Construction:	\$ 1,250,000.00	\$ 250,000.00		\$ 250,000.00	\$ 1,000,000.00		\$ 1,000,000.00	\$ -
Design:	125,000.00	100,000.00		\$ 100,000.00	68,750.00		\$ 68,750.00	-
Miscellaneous:	31,250.00	31,250.00	159.67	\$ 31,090.33	31,000.00		\$ 31,000.00	159.67
FFE:	68,750.00	-		-	68,750.00		\$ 68,750.00	-
Technology:	106,250.00	-		-	106,250.00		\$ 106,250.00	-
Total:	\$ 1,581,250.00	\$ 381,250.00	\$ 159.67	\$ 381,090.33	\$ 1,274,750.00	\$ -	\$ 1,274,750.00	\$ 159.67
Project Team				Board Status				
Approval to Solicit Architect/Engineer:	9/28/2021	<u>Board Approval of Schematic Design</u> TBD		Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	Martinez Architects			Martinez Architects	\$ 118,750.00	\$ -	\$ -	
Contractor:	TBD			TBD	\$ -	\$ -	\$ -	
STC FPC Project Manager:	Samuel Saldana	<u>Substantial Completion</u> TBD		<u>Board Acceptance</u> TBD				
		<u>Final Completion</u> TBD		<u>Board Acceptance</u> TBD				
Project Description				Project Scope				
Design and Construction of a two story Fire training structure.				Construction of a 2-story residential building to be used as a fire training structure, including several fire training elements and live fire props.				
Projected Timeline								
Board Approval 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	1/25/2022	6/28/2022	12/13/2022	1/15/2023	9/25/2023	10/22/2023	N/A	
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total		
2020 -21	-	-	-	-	-	\$ -		
2021-22	-	-	159.67	-	-	\$ 159.67		
2022-23	-	-	-	-	-	-		
Project Total	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67		
6/14/2022 Facilities Committee Meeting: Review and Recommend Action on Schematic Design of the Regional Center for Public Safety Excellence - Two Story Fire Training Structure								
Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence - Two Story Fire Training Structure								
								
Proposed Location				Proposed Location				

FPC Project Manager Rita Cullen

FPC Asst. Director Rita Cullen

FPC Director RDA

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

Approval of authorization to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project will be requested at the June 28, 2022 Board meeting.

Construction services are necessary to construct the standalone structures for solar panel installation training. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On December 14, 2021, the Board of Trustees approved contracting architectural services with SAMES, Inc. to design the solar panels structures. Martinez Architects estimates the cost of the proposed construction to exceed the construction budget and additional funds can be budgeted in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall. The total project budget is \$1,581,250 and itemized in the table below:

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

Martinez Architects will begin working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the solicitation for construction services of the welding lab expansion project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, authorization to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented.

Review and Recommend Action on Proposed Changes to the Scope of the Pecan Campus Library Building F Expansion and Renovation Project

Approval of the proposed changes to the scope of Pecan Campus Library Building F Expansion and Renovation project will be requested at the June 28, 2022 Board meeting.

Purpose

College staff has proposed a revision of the scope of the project. Revisions are necessary due to reevaluated needs of the College and construction cost reduction.

Justification

Approval of the proposed changes to the scope are necessary for the architect to redesign the plans and specifications for the proposed revised scope.

Scheduling Priority

This project was requested by Library staff based on meeting future Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) requirements. This project has been previously reviewed by Library and College staff, the Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to enhance Library and Learning Support Services, add additional space for students and staff, and make more efficient and effective use of space.

Background

On February 23, 2021, the Board of Trustees approved the schematic design of the project as designed by ERO Architects. On September 28, 2021, the Board approved an increase in the construction budget, proposed design changes from Administration and College staff, and additional design services with ERO Architects.

College staff and Administration have since reevaluated the needs for the facility. Dr. Jesus H. Campos, Dean of Library & Learning Support Services, and the Library staff prepared a revised scope of work for the project while still addressing the needs of the SACSCOC requirements which has been discussed and provided to the architect.

The revised scope would require additional architectural services to design a new layout, which would not include an expansion to the building as previously planned. The spaces to be renovated and redesigned would be within the square footage of the existing facility, would not require demolition of the majority of the existing library, and instead be limited to a series of space modifications.

Below is the revised scope proposed by College staff and Administration:

- Existing Building Square Feet:
 - First Floor (Existing) 46,064 sf
 - Second Floor (Existing) 19,962 sf
 - Total Square Feet 66,026 sf

- **First Floor**
 - Collections
 - Makerspace
 - Extended Hours Open Computer Lab
 - Open Labs
 - Multipurpose Library Instruction/Meeting Room
 - Collaboration Areas
 - Study Rooms
 - Communication Studio
 - Help Desks
 - Staff Support Area
 - Support Spaces - Restrooms

- **Second Floor**
 - Study Rooms
 - Quiet Study Area
 - Testing Area
 - Staff Offices
 - Support Spaces - Restrooms

The architect has developed a presentation outlining the reduced scope as requested by College staff. The layouts indicate the various spaces that are proposed to be remediated, renovated and/or remodeled.

Based on the currently approved schematic design, the architect's latest estimate of the probable construction cost is \$14,259,213. The revised scope, as proposed by Administration and College staff, would reduce the estimated construction cost significantly.

The proposed revised scope would result in savings from construction and soft costs of approximately \$8,400,000 and \$2,865,000 respectively, totaling \$11,265,000 in cost reduction. The proposed construction budget for the revised scope would be reduced to \$4,000,000. The architect has also provided an option to include additional construction upgrades totaling \$7,526,000 which is described in the architect's presentation. This option is for the Committee's review and consideration.

The following table shows the original project budget, the revised project budget, a current probable construction cost provided by the architect, and the proposed project budget based on the revised scope as outlined by Library staff.

Pecan Campus Library Building F Renovation and Expansion				
	Original Total Project Budget FY19-20	Current Total Project Budget FY21-22	Total Project Budget Based on Architect's Probable Cost of Construction May 2022	Proposed Total Project Budget – Based on Library Revised Scope
Construction	\$11,500,00	\$12,400,000	\$14,259,213	\$4,000,000
Design	1,150,000	1,240,000	1,425,921	400,000
Miscellaneous	345,000	345,000	427,776	150,000
FFE	920,000	1,095,000	1,283,329	450,000
Technology	1,035,000	1,335,000	1,283,329	450,000
Contingency	600,000	600,000	600,000	300,000
Total Project Budget	\$15,550,000	\$17,015,000	\$19,279,569	\$5,750,000
Cost Per Square Foot	\$160/sf	\$172/sf	\$198/sf	\$61/sf

Design Cost

Additional architectural services for the redesign of the renovation will be necessary. The architect's fee percentage will be reduced, considering that the Library staff has already prepared the preliminary layout for the revised scope. Approval from the Board will be requested for the additional design services and fees.

Funding Source

Funds for the Pecan Campus Library Building F Renovation and Expansion Project 2016-018C are budgeted in the Unexpended Construction Plant Fund for use in FY 2021 - 2022.

Below are the funds allocated for FY 2021 - 2022.

Pecan Campus Library Building F Renovation and Expansion Fiscal Year 2021 - 2022 Budget	
Construction Budget	Amount
Construction	\$3,375,000
Design	323,000
Miscellaneous	80,000
Total FY 21 - 22 Budget	\$3,778,000

Additional funds will be budgeted for the remainder of the project in subsequent fiscal years.

Reviewers

The proposed scope changes have been reviewed by Administration and College staff from the Library and Learning Support Services group and the Facilities Planning & Construction department.

Enclosed Documents

Enclosed is the revised scope of work for the Committee's review and information.

Presenters

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, the proposed revisions of the scope of work for the Pecan Campus Library Building F Expansion and Renovation as presented.



RENOVATION AND EXPANSION OF THE EXISTING PECAN CAMPUS LIBRARY PROJECT

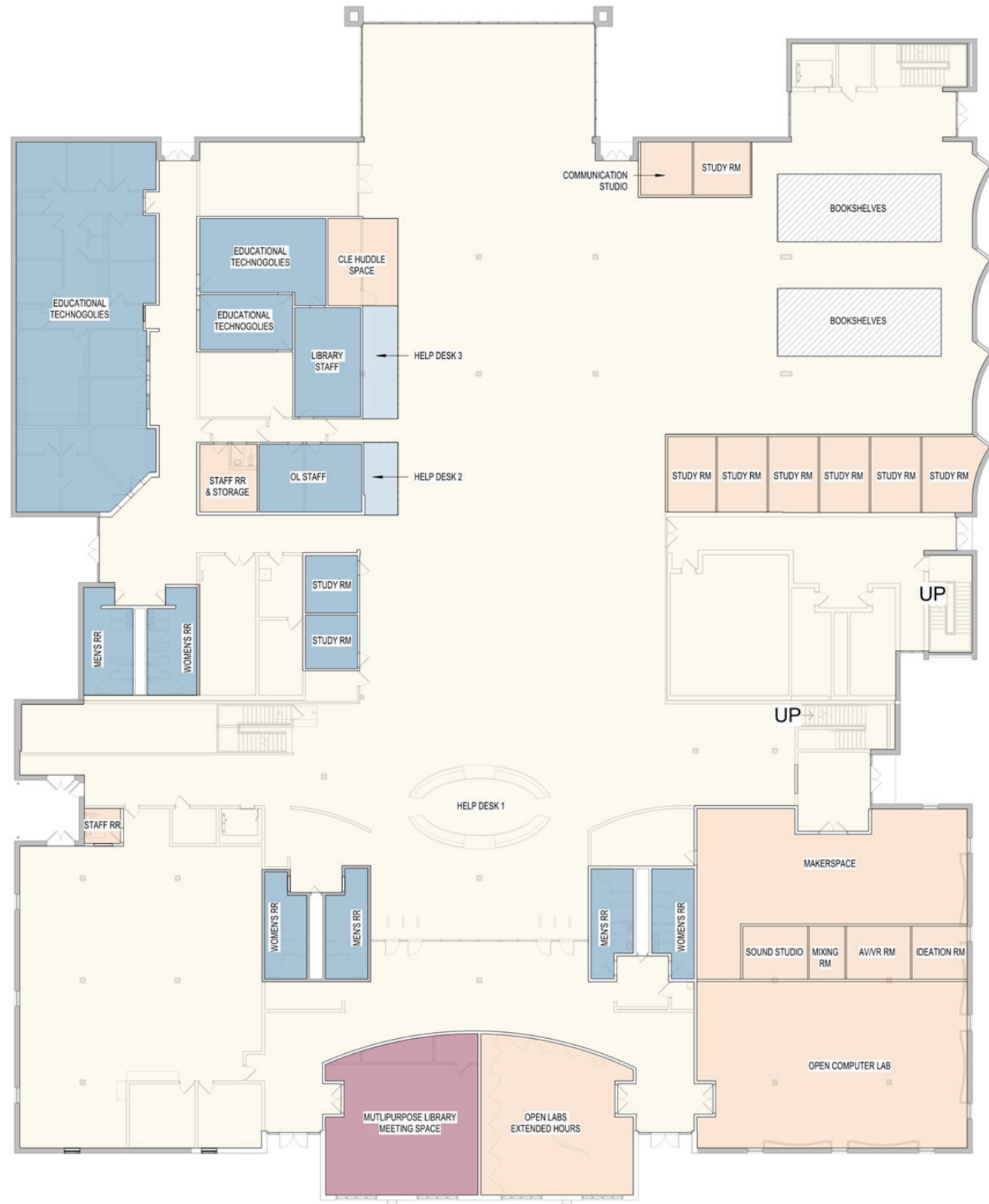
REDUCED SCOPE

June 14, 2021

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- REMEDIATION
- RENOVATION
- REMODEL

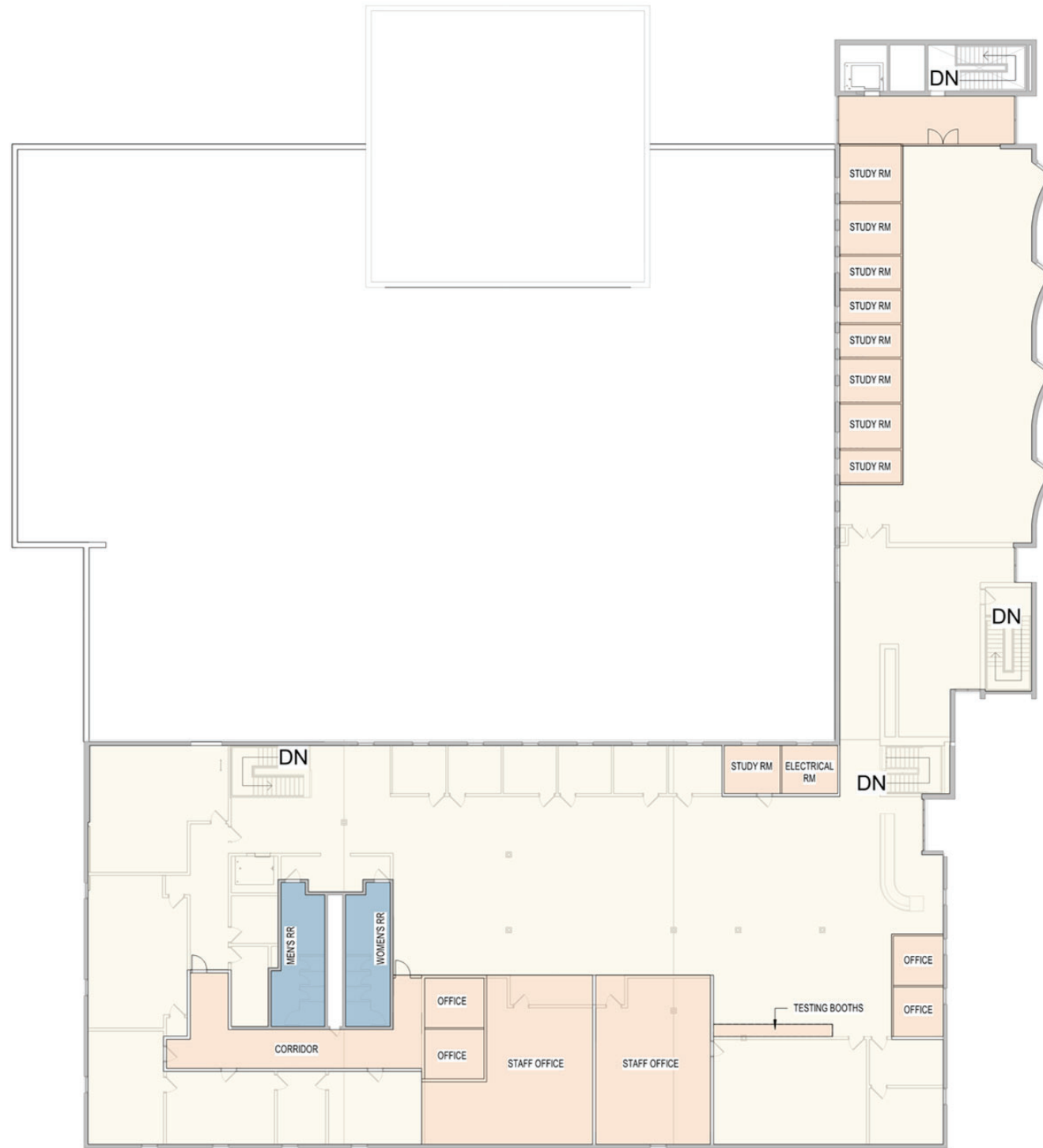


REDUCED SCOPE 1ST FLOOR

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- REMEDIATION
- RENOVATION
- REMODEL

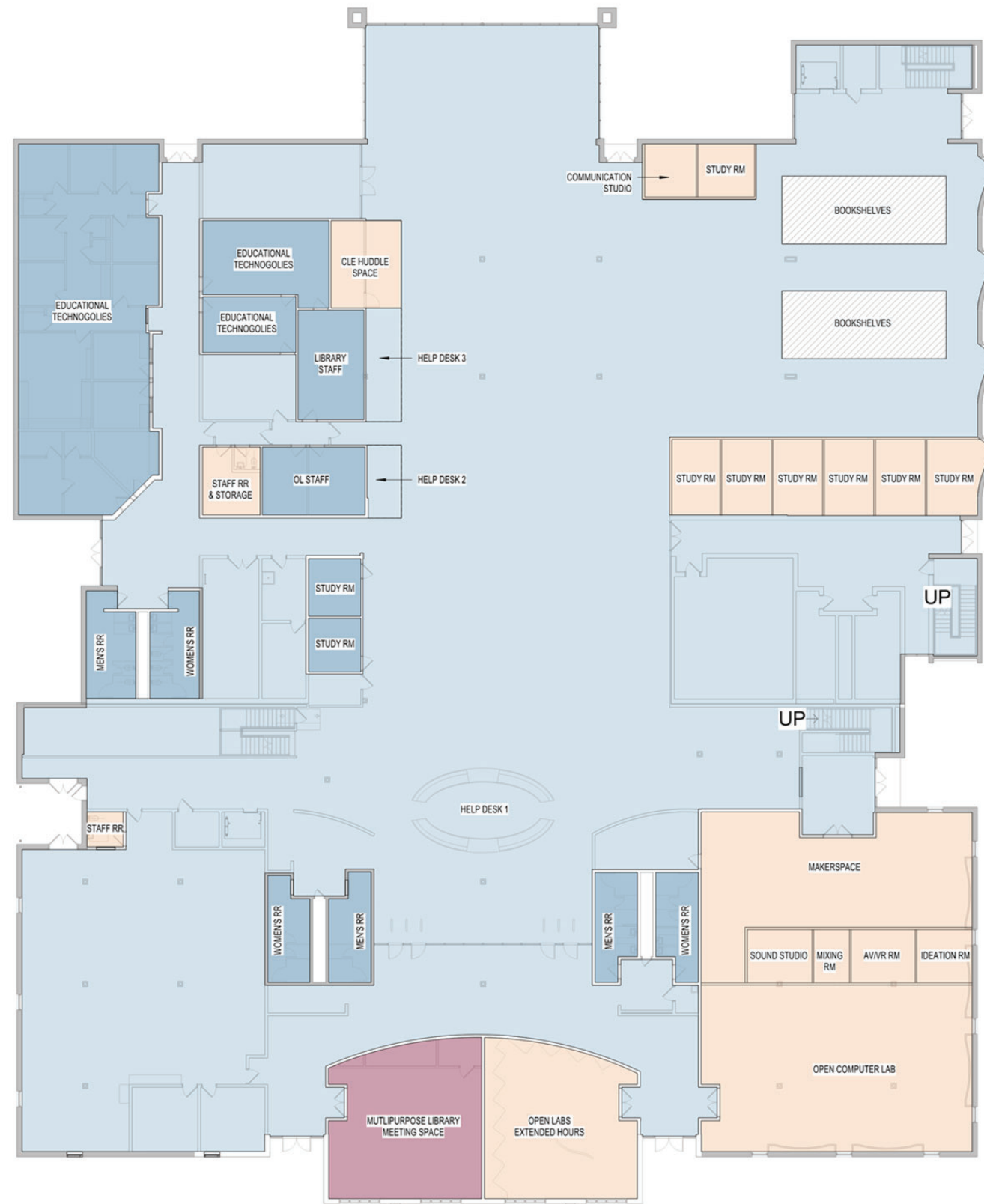


REDUCED SCOPE 2ND FLOOR

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- REMEDIATION
- RENOVATION
- REMODEL

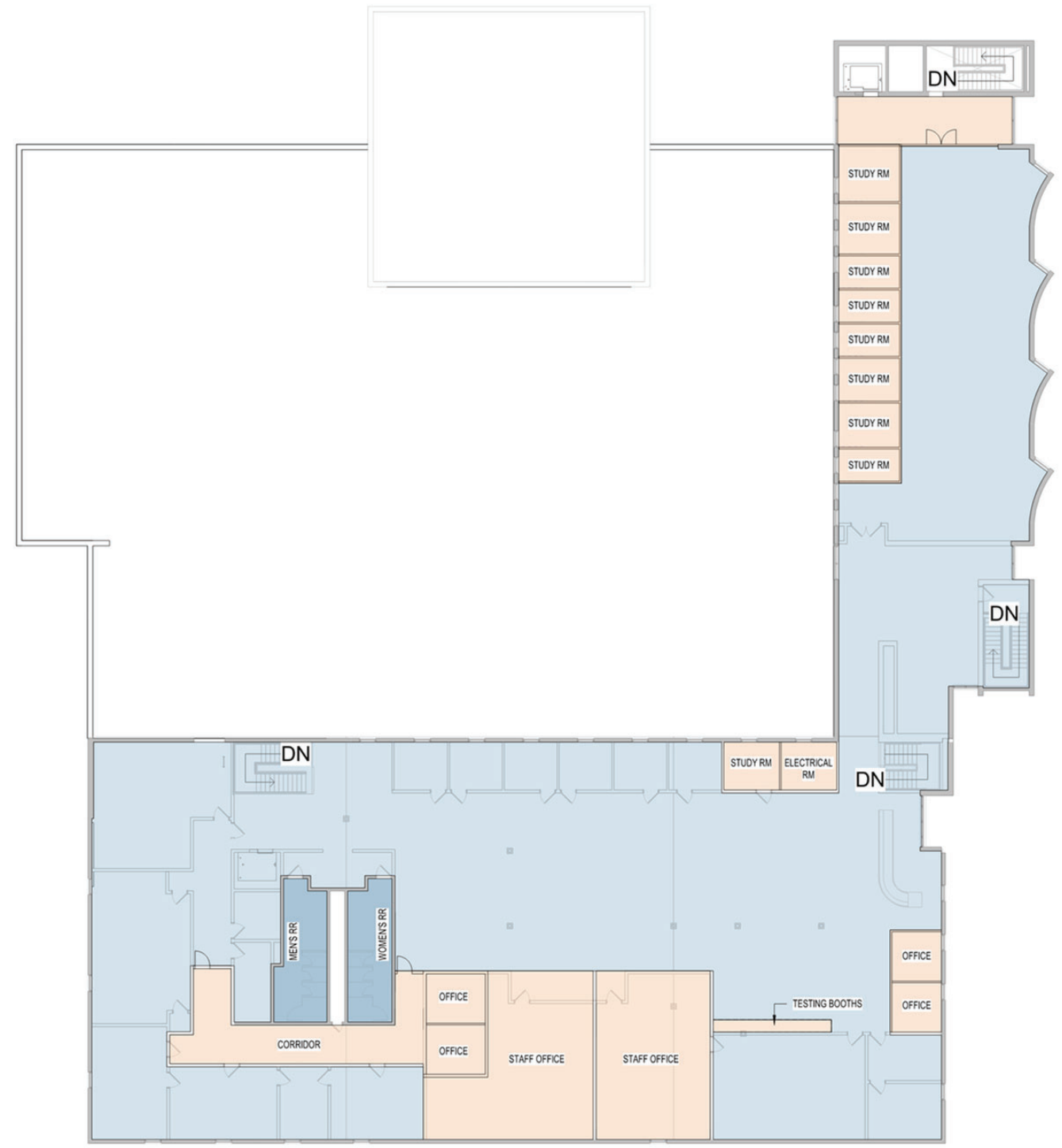


REDUCED SCOPE + UPGRADES 1ST FLOOR

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- REMEDIATION
- RENOVATION
- REMODEL



REDUCED SCOPE + UPGRADES 2ND FLOOR

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SCOPE	ROM
REDUCED SCOPE	\$3,983,000
REDUCED SCOPE + UPGRADES	\$7,526,000





* - Does not include any roof or exterior window repairs

SCOPE	\$4 M (\$4.4 M)	\$7.5 M (\$8.3 M)
Selective exterior closure scope (patch and repair only)	✗	✓
Interior partitions per presentation layout	✓	✓
Glazing per presentation layout	✓	✓
Doors per presentation layout	✓	✓
Restroom Upgrades	✓	✓
Paint	Partial	✓
Acoustical Panels	✓	✓
Flooring and base	Partial	✓
2'x2' Ceiling tile	Partial	✓
Selective specialty ceiling	✗	✓
Selective Plumbing	✓	✓
Mechanical Units	✗	✓
Mechanical Distribution	Partial	✓
Fire Sprinkler System	✓	✓
Selective Electrical	✓	✓
Selective Demo	✓	✓

1. BOARD APPROVAL FOR NEW SCOPE
2. DEVELOPMENT OF FEE PROPOSAL
3. APPROVAL OF FEE PROPOSAL
4. APPROVAL OF SCHEDULE
5. START OF CONSTRUCTION DOCUMENTS

QUESTIONS

Project Fact Sheet
6/6/2022

Project Name: Pecan Campus - Library Building F Renovation		Project No. 2016-018C							
Funding Source(s): Unexpended Plant Fund									
		FY 18-19		FY19-20		FY 20-21			
		FY 18-19		FY 19-20		FY 20-21			
	* REVISED	Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual			
	Project Budget	Project Budget	Actual Expenditures	Project Budget	Actual Expenditures	Project Budget	Actual Expenditures		
Construction:	\$ 12,400,000.00	\$ -	\$ -	\$ 500,000.00	\$ -	\$ 500,000.00	\$ 500,000.00	\$ -	
Design:	1,240,000.00	495,000.00	-	847,500.00	129,077.87	718,422.13	842,266.00	337,207.96	
Miscellaneous:	345,000.00	1,032.80	703.20	101,000.00	-	101,000.00	100,000.00	15,715.80	
FFE:	1,095,000.00	-	-	-	-	-	-	-	
Technology:	1,335,000.00	-	-	-	-	-	-	-	
Contingency:	600,000.00	-	-	-	-	-	-	-	
Total:	\$ 17,015,000.00	\$ -	\$ 703.20	\$ 1,448,500.00	\$ 129,077.87	\$ 1,319,422.13	\$ 1,442,266.00	\$ 352,923.76	
		* FY21-22		FY22-23		FY23-24			
		FY 21-22		FY 22-23		FY 23-24			
		Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual			
	Project Budget	Actual Expenditures	Expenditures	Project Budget	Actual Expenditures	Project Budget	Actual Expenditures	Total Actual Expenditures To Date	
Construction:	\$ 3,375,000.00	\$ -	\$ 3,375,000.00	\$ 7,550,000.00	\$ -	\$ 7,550,000.00	\$ 575,000.00	\$ -	
Design:	323,000.00	374,298.50	(51,298.50)	274,975.00	-	274,975.00	57,500.00	840,584.33	
Miscellaneous:	80,000.00	314.71	79,685.29	231,088.00	-	231,088.00	17,250.00	16,733.71	
FFE:	-	-	-	874,000.00	-	874,000.00	46,000.00	-	
Technology:	-	-	-	983,250.00	-	983,250.00	51,750.00	-	
Contingency:	-	-	-	570,000.00	-	570,000.00	30,000.00	-	
Total:	\$ 3,778,000.00	\$ 374,613.21	\$ 3,403,386.79	\$ 10,483,313.00	\$ -	\$ 10,483,313.00	\$ 777,500.00	\$ 857,318.04	
* Construction Estimate revised and approved by the Board on 9/28/21 to \$12.4 Million									
Project Team				Board Status					
Approval to Solicit Architect/Engineer:	4/23/2019			Board Approval of Feasibility Study	9/22/2020				
Architect/Engineer:	ERO Architects			Board Approval of Schematic Design	2/23/2021	Vendor	Contract Amount	Actual Expenditures	Variance
Contractor:	TBD			Substantial Completion	TBD	goERO International, LLC	\$ 958,835.00	\$ 840,584.33	\$ 118,250.67
STC FPC Project Manager:	David Valdez			Final Completion	TBD	TBD	\$ -	\$ -	\$ -
Project Description				Project Scope					
Renovation and expansion of the existing Pecan Campus Library.				Project includes the complete renovation of the existing facility with a proposed expansion to the South.					
Projected Timeline									
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In		
4/23/2019	11/26/2019	2/23/2021	8/29/2022	09/2022	10/2023-04/2024	11/2023-05/2024	12/2023-06/2024		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2018-19	\$ -	\$ -	\$ 703.20	\$ -	\$ -	\$ 703.20			
2019-20	-	129,077.87	-	-	-	\$ 129,077.87			
2020-21	-	337,207.96	15,715.80	-	-	\$ 352,923.76			
2021-22	-	374,298.50	314.71	-	-	\$ 374,613.21			
Project Total	\$ -	\$ 840,584.33	\$ 16,733.71	\$ -	\$ -	\$ 857,318.04			
Current Agenda Item									
06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Additional Design Services for Revised Scope of the Pecan Campus Building F Renovation and Expansion.									
									

FPC Project Manager David A. Valdez

FPC Asst. Director

Rita Geller

FPC Director

RDA

Review and Recommend Action on Contracting Construction Services for the District Wide Repainting of Exterior Stucco & Panels

Approval to contract construction services for the District Wide Repainting of Exterior Stucco & Panels project will be requested at the June 28, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

This project is part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance and Facilities Planning & Construction departments. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and Administration. It is scheduled as a non-educational improvement to repaint the stucco façades.

Background

On June 22, 2021, the Board approved this project as part of the College's Renewals & Replacements projects.

Solicitation of competitive sealed proposals for this project began on May 11, 2022. A total of two (2) sets of construction documents were issued to vendors. A total of two (2) proposals were received on June 2, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
May 11, 2022	Solicitation of competitive sealed proposals began.
May 26, 2022	Two (2) proposals were received.

Highest Ranked Vendors

College staff reviewed and evaluated the competitive sealed proposal and recommend **Noble Texas Builders** in the amount of \$139,255 for the Pecan Campus and \$9,095 for the Pecan Plaza, and **Terra Fuerte Construction, LLC** in the amount of \$353,996 for the Mid Valley Campus and \$275,235 for the Starr County Campus as the highest ranked vendors.

Funding Source

Project Location	Highest Ranked Vendor	Original Construction Budget	Highest Ranked Proposal Amount	Original Budget Variance
Pecan Campus	Noble Texas Builders	\$130,000	\$148,350	(\$18,350)
Pecan Plaza	Noble Texas Builders	25,000	9,095	15,905
Mid Valley Campus	Terra Fuerte Construction, LLC	180,000	353,996	(173,996)
Starr County Campus	Terra Fuerte Construction, LLC	200,000	275,235	(75,235)
Total Amount		\$535,000	\$786,676	(\$251,676)

Funds for the District Wide Repainting of Exterior Stucco & Panels Project 2022-016R are budgeted in the FY 2021-2022 Renewals & Replacements Fund in the amount of \$535,000 for construction.

Reviewers

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

Estimated Project Timeline

Construction for this project is to commence in July 2022 and Substantial Completion in December 2022.

Enclosed Documents

Site plans of the project are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, contracting construction services with Noble Texas Builders in the amount of \$139,255 for the Pecan Campus and \$9,095 for the Pecan Plaza, and Terra Fuerte Construction, LLC in the amount of \$353,996 for the Mid Valley Campus and \$275,235 for the Starr County Campus for the District Wide Repainting of Exterior Stucco & Panels as presented.



**SOUTH TEXAS
COLLEGE**

District Wide - Repainting of Stucco Buildings

District Wide Pecan Campus Building L, N & M Project Site



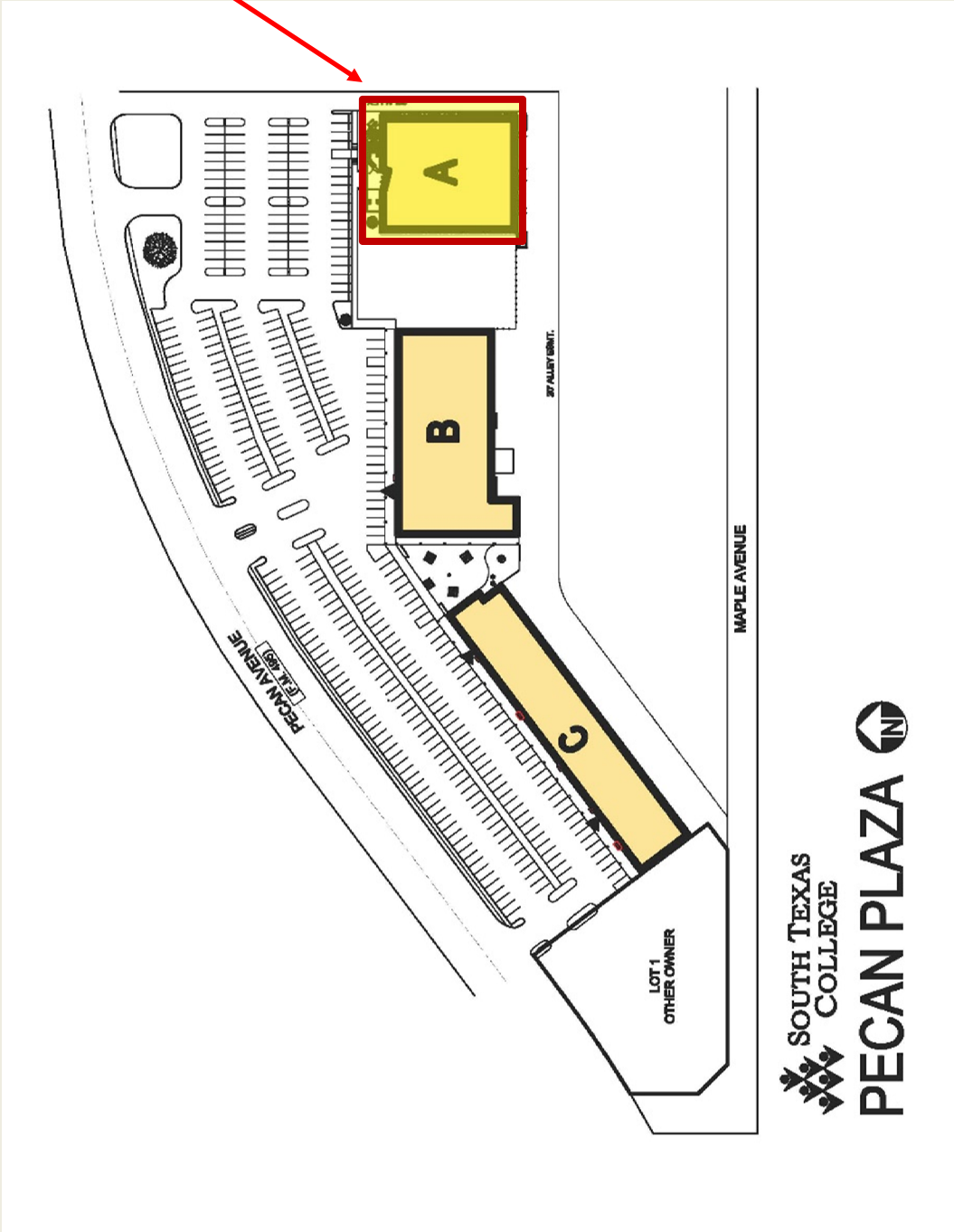
Information
Technology -
Building M

Support Services-
Building N

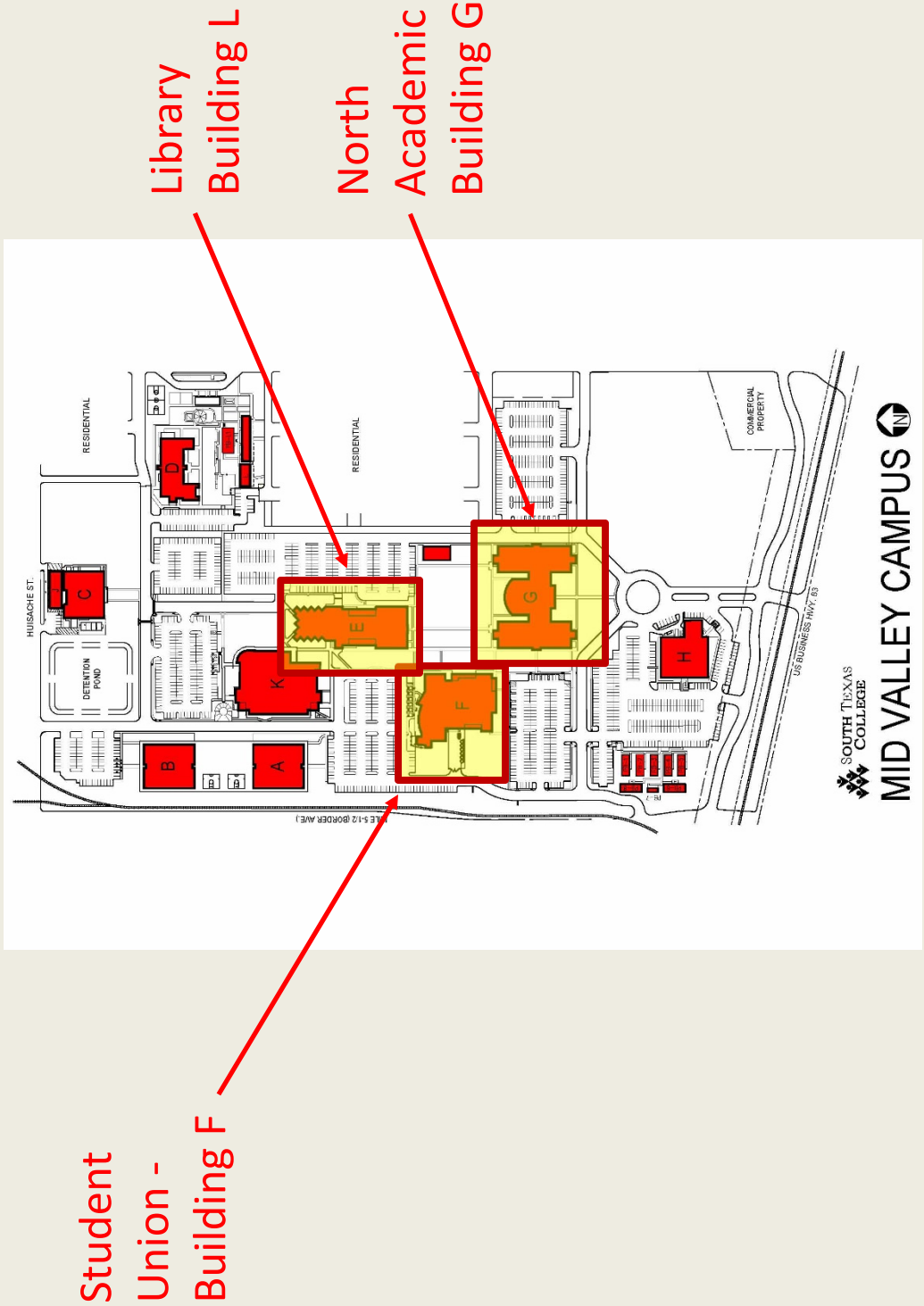
Cooper Center
for Performing
Arts - Building L



District Wide Pecan Plaza Building A Project Site



District Wide Mid Valley Campus Building F, G & E Project Site





**District Wide
Starr County Campus Building G, H, K, L, D, P & E Project Site**

**Student Service
Building G &
Student Activities
Center -Building H**



**Workforce Center -
Building D**

**South Academic
Building E**

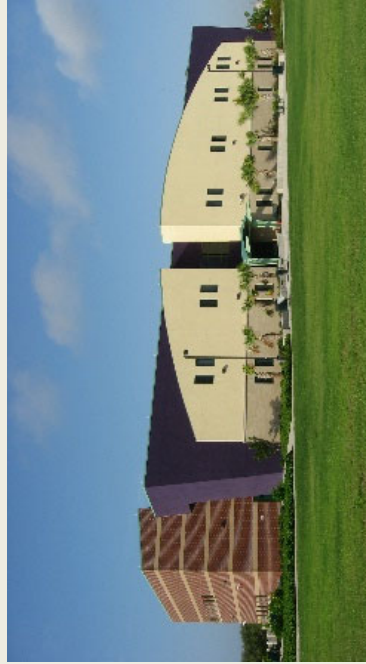
**Physical Plant -
Building P**

**Library- Building K &
Health Professions -
Building L**

District Wide Pecan Campus Buildings L, N and M



Building L



Building M



Building N

**District Wide
Pecan Plaza Building A Human Recourses**



Building A

District Wide Mid Valley Campus Buildings F, G and E Photos



Building F



Building G



Building E

District Wide Starr County Campus Buildings G, H, K, and L



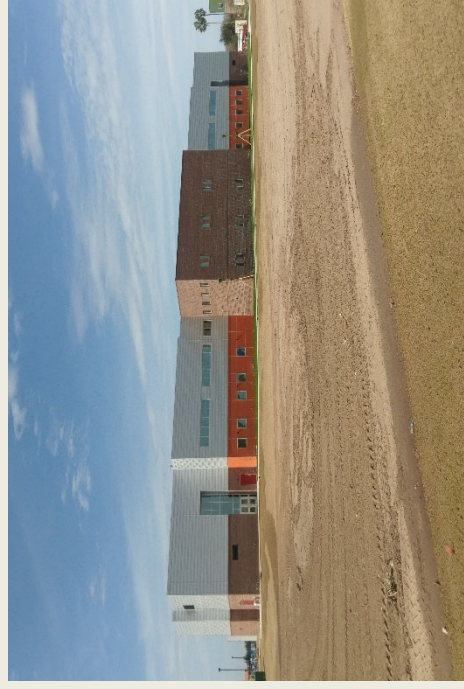
Building G



Building H



Building K



Building L

District Wide Starr County Campus Buildings E, D and P



Building E



Building D



Building P

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS (PECAN CAMPUS, MID
VALLEY CAMPUS, STARR COUNTY CAMPUS, AND PECAN PLAZA)
PROJECT NO. 21-22-1070**

NAME		Noble Texas Builders	Terra Fuerte Construction, LLC.
ADDRESS		108 S Main St	P O Box 5657
CITY/STATE/ZIP		La Feria, TX 78559	McAllen, TX 78502
PHONE		956-277-0708	956-358-4041
FAX		956-277-0705	
CONTACT		Eric Delgado	Rolando Leal
#	Description	Proposed	Proposed
Pecan Campus			
1	Pecan Campus Building L - Copper Center for Performing Arts	\$ 80,252.00	\$ 76,348.00
2	Pecan Campus Building M - Information Technology Building	\$ 25,338.00	\$ 34,109.00
3	Pecan Campus Building N - Support Services	\$ 6,008.00	\$ 10,577.00
4	Pecan Campus Total Base Bid Amount:	\$ 111,598.00	\$ 121,034.00
Pecan Campus Alternate			
5	Pecan Campus Building L - Copper Center for Performing Arts	\$ 100,141.00	\$ 80,235.00
6	Pecan Campus Building M - Information Technology Building	\$ 31,617.00	\$ 35,845.00
7	Pecan Campus Building N - Support Services	\$ 7,497.00	\$ 11,116.00
Pecan Campus Total Alternate Base Bid Amount:		\$ 139,255.00	\$ 127,196.00
8	Begin Work Within	10 Working Days	10 Working Days
9	Completion of Work Within	40 Calendar Days	45 Calendar Days
Total Evaluation Points		89.8	89.62
Ranking		1	2
Pecan Plaza			
10	Pecan Plaza Building A - Human Resources	\$ 7,298.00	\$ 15,717.00
Pecan Plaza Total Base Bid Amount:		\$ 7,298.00	\$ 15,717.00
Pecan Plaza Alternate			
11	Pecan Plaza Building A - Human Resources	\$ 9,095.00	\$ 16,900.00

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS (PECAN CAMPUS, MID
VALLEY CAMPUS, STARR COUNTY CAMPUS, AND PECAN PLAZA)
PROJECT NO. 21-22-1070**

NAME		Noble Texas Builders	Terra Fuerte Construction, LLC.
ADDRESS		108 S Main St	P O Box 5657
CITY/STATE/ZIP		La Feria, TX 78559	McAllen, TX 78502
PHONE		956-277-0708	956-358-4041
FAX		956-277-0705	
CONTACT		Eric Delgado	Rolando Leal
#	Description	Proposed	Proposed
Pecan Plaza Total Alternate Base Bid Amount:		\$ 9,095.00	\$ 16,900.00
12	Begin Work Within	10 Working Days	10 Working Days
13	Completion of Work Within	14 Calendar Days	45 Calendar Days
Total Evaluation Points		93.7	64.79
Ranking		1	2
Mid Valley Campus			
14	Mid Valley Campus Building E - Library	\$ 95,202.00	\$ 53,367.00
15	Mid Valley Campus Building F - Student Union	\$ 54,084.00	\$ 41,151.00
16	Mid Valley Campus Building G - North Academic	\$ 309,266.00	\$ 237,938.00
Mid Valley Campus Total Base Bid Amount:		\$ 458,552.00	\$ 332,456.00
Mid Valley Campus Alternate			
17	Mid Valley Campus Building E - Library	\$ 118,796.00	\$ 56,825.00
18	Mid Valley Campus Building F - Student Union	\$ 67,489.00	\$ 43,817.00
19	Mid Valley Campus Building G - North Academic	\$ 385,863.00	\$ 253,354.00
Mid Valley Campus Total Alternate Bid Amount:		\$ 572,148.00	\$ 353,996.00
20	Begin Work Within	10 Working Days	10 Working Days
21	Completion of Work Within	45 Calendar Days	60 Calendar Days
Total Evaluation Points		76.54	88.65
Ranking		2	1

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS (PECAN CAMPUS, MID
VALLEY CAMPUS, STARR COUNTY CAMPUS, AND PECAN PLAZA)
PROJECT NO. 21-22-1070**

NAME		Noble Texas Builders	Terra Fuerte Construction, LLC.
ADDRESS		108 S Main St	P O Box 5657
CITY/STATE/ZIP		La Feria, TX 78559	McAllen, TX 78502
PHONE		956-277-0708	956-358-4041
FAX		956-277-0705	
CONTACT		Eric Delgado	Rolando Leal
#	Description	Proposed	Proposed
Starr County Campus			
22	Starr County Campus Building D - Workforce Center	\$ 60,837.00	\$ 42,796.00
23	Starr County Campus Building E - South Academic	\$ 76,975.00	\$ 95,037.00
24	Starr County Campus Building G - Student Services	\$ 20,751.00	\$ 25,647.00
25	Starr County Campus Building H - Student Activities Center	\$ 29,270.00	\$ 31,820.00
26	Starr County Campus Building K - Library	\$ 20,954.00	\$ 14,550.00
27	Starr County Campus Building L - Health Professions and Sciences	\$ 23,788.00	\$ 25,969.00
28	Starr County Campus Building P - Physical Plant	\$ 18,025.00	\$ 25,707.00
Starr County Campus Total Base Bid Amount:		\$ 250,600.00	\$ 261,526.00
Starr County Campus Alternate			
29	Starr County Campus Building D - Workforce Center	\$ 75,914.00	\$ 45,016.00
30	Starr County Campus Building E - South Academic	\$ 96,051.00	\$ 100,029.00
31	Starr County Campus Building G - Student Services	\$ 25,894.00	\$ 26,994.00
32	Starr County Campus Building H - Student Activities Center	\$ 36,523.00	\$ 33,491.00
33	Starr County Campus Building K - Library	\$ 26,147.00	\$ 15,314.00
34	Starr County Campus Building L - Health Professions and Sciences	\$ 29,684.00	\$ 27,333.00
35	Starr County Campus Building P - Physical Plant	\$ 22,492.00	\$ 27,058.00
Starr County Campus Total Alternate Bid Amount:		\$ 312,705.00	\$ 275,235.00

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS (PECAN CAMPUS, MID
VALLEY CAMPUS, STARR COUNTY CAMPUS, AND PECAN PLAZA)
PROJECT NO. 21-22-1070**

NAME		Noble Texas Builders	Terra Fuerte Construction, LLC.
ADDRESS		108 S Main St	P O Box 5657
CITY/STATE/ZIP		La Feria, TX 78559	McAllen, TX 78502
PHONE		956-277-0708	956-358-4041
FAX		956-277-0705	
CONTACT		Eric Delgado	Rolando Leal
#	Description	Proposed	Proposed
36	Begin Work Within	10 Working Days	10 Working Days
37	Completion of Work Within	65 Calendar Days	90 Calendar Days
Total Evaluation Points		88.31	88.45
Ranking		2	1
38	Bid Bond Provided	Yes	Yes
TOTAL AMOUNT PROPOSED		\$ 828,048.00	\$ 730,733.00
TOTAL ALTERNATE AMOUNT PROPOSED		\$ 1,033,203.00	\$ 773,327.00
Summary			
Pecan Campus - Alternate		\$ 139,255.00	
Pecan Plaza - Alternate		\$ 9,095.00	
Mid Valley Campus - Alternate			\$ 353,996.00
Starr County Campus - Alternate			\$ 275,235.00

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

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS - PECAN CAMPUS
PROJECT NO. 21-22-1070
EVALUATION SUMMARY**

VENDOR		Noble Texas Builders		Terra Fuerte Construction, LLC.	
ADDRESS		108 S Main St		P O Box 5657	
CITY/STATE/ZIP		La Feria, TX 78559		McAllen, TX 78502	
PHONE		956-277-0708		956-358-4041	
FAX		956-277-0705			
CONTACT		Eric Delgado		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	41.1	41.1	45	45
		41.1		45	
		41.1		45	
		41.1		45	
		41.1		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.8	7	8.4
		9		9	
		9		8	
		9		9	
		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.6	8	8.6
		8		8	
		9		9	
		9		9	
		9		9	
4	The Respondent's safety record (up to 5 points)	4.5	4.1	3	2.2
		4		2	
		4		2	
		4		2	
		4		2	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.2	7	7
		7		7	
		7		7	
		8		7	
		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	8	8	8
		8		8	
		8		8	
		8		8	
		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5	4	4.2
		5		4	
		5		5	
		5		4	
		5		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	6.22	6.22
		7		6.22	
		7		6.22	
		7		6.22	
		7		6.22	
TOTAL EVALUATION POINTS		89.8		89.62	
RANKING		1		2	

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

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS - PECAN PLAZA
PROJECT NO. 21-22-1070
EVALUATION SUMMARY**

VENDOR		Noble Texas Builders		Terra Fuerte Construction, LLC.	
ADDRESS		108 S Main St		P O Box 5657	
CITY/STATE/ZIP		La Feria, TX 78559		McAllen, TX 78502	
PHONE		956-277-0708		956-358-4041	
FAX		956-277-0705			
CONTACT		Eric Delgado		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	45	45	24.22	24.22
		45		24.22	
		45		24.22	
		45		24.22	
		45		24.22	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.8	7	8.4
		9		9	
		9		9	
		9		8	
		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.6	8	8.6
		8		8	
		9		9	
		9		9	
		9		9	
4	The Respondent's safety record (up to 5 points)	4.5	4.1	3	2.2
		4		2	
		4		2	
		4		2	
		4		2	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.2	7	7
		7		7	
		7		7	
		8		7	
		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	8	8	8
		8		8	
		8		8	
		8		8	
		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5	4	4.2
		5		4	
		5		4	
		5		5	
		5		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	2.17	2.17
		7		2.17	
		7		2.17	
		7		2.17	
		7		2.17	
TOTAL EVALUATION POINTS		93.7		64.79	
RANKING		1		2	

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

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS - MID VALLEY CAMPUS -
PROJECT NO. 21-22-1070
EVALUATION SUMMARY**

VENDOR		Noble Texas Builders		Terra Fuerte Construction, LLC.	
ADDRESS		108 S Main St		P O Box 5657	
CITY/STATE/ZIP		La Feria, TX 78559		McAllen, TX 78502	
PHONE		956-277-0708		956-358-4041	
FAX		956-277-0705			
CONTACT		Eric Delgado		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	27.84	27.84	45	45
		27.84			
		27.84			
		27.84			
		27.84			
2	The Respondent's experience and reputation. (up to 10 points)	8	8.8	7	8.4
		9			
		9			
		9			
		9			
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.6	8	8.6
		8			
		9			
		9			
		9			
4	The Respondent's safety record (up to 5 points)	4.5	4.1	3	2.2
		4			
		4			
		4			
		4			
5	The Respondent's proposed personnel. (up to 8 points)	7	7.2	7	7
		7			
		7			
		8			
		7			
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	8	8	8
		8			
		8			
		8			
		8			
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5	4	4.2
		5			
		5			
		5			
		5			
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	5.25	5.25
		7			
		7			
		7			
		7			
TOTAL EVALUATION POINTS		76.54		88.65	
RANKING		2		1	

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

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO AND PANELS - STARR COUNTY
CAMPUS - PROJECT NO. 21-22-1070
EVALUATION SUMMARY**

VENDOR		Noble Texas Builders		Terra Fuerte Construction, LLC.	
ADDRESS		108 S Main St		P O Box 5657	
CITY/STATE/ZIP		La Feria, TX 78559		McAllen, TX 78502	
PHONE		956-277-0708		956-358-4041	
FAX		956-277-0705			
CONTACT		Eric Delgado		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	39.61	39.61	45	45
		39.61		45	
		39.61		45	
		39.61		45	
		39.61		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.8	7	8.4
		9		9	
		9		8	
		9		9	
		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.6	8	8.6
		8		8	
		9		9	
		9		9	
		9		9	
4	The Respondent's safety record (up to 5 points)	4.5	4.1	3	2.2
		4		2	
		4		2	
		4		2	
		4		2	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.2	7	7
		7		7	
		7		7	
		8		7	
		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	8	8	8
		8		8	
		8		8	
		8		8	
		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5	4	4.2
		5		4	
		5		5	
		5		4	
		5		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	5.05	5.05
		7		5.05	
		7		5.05	
		7		5.05	
		7		5.05	
TOTAL EVALUATION POINTS		88.31		88.45	
RANKING		2		1	

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

Project Fact Sheet
6/9/2022

Project Name:	District Wide - District Wide Repainting of Exterior Stucco & Panels - Pecan Campus					Project No.	2022-016R
Funding Source(s):	Renew and Replacement Fund						
	FY21-22			FY22-23			
	<u>FY 21-22</u>	<u>Variance of</u>		<u>FY 22-23</u>	<u>Variance of</u>		<u>Total Actual</u>
	<u>Project Budget</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Expenditures</u>
	<u>Actual</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Actual</u>	<u>Actual</u>	<u>Expenditures</u>	<u>To Date</u>
Construction:	\$ 130,000.00	\$ -	\$ 130,000.00	\$ 130,000.00	\$ -	\$ 130,000.00	\$ -
Design	13,000.00	-	13,000.00	-	-	-	-
Miscellaneous:	7,000.00	-	7,000.00	7,000.00	-	7,000.00	-
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
Total:	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 137,000.00	\$ -	\$ 137,000.00	\$ -

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

Project Description	Project Scope
Painting of Exterior Stucco and Panels for Building(s) - Building L Cooper Center for Performing Arts - Building M Information Technology - Building N Institutional Support Services	Repainting of Building L, Building M and Building N Exterior Stucco and Panels as indicated by the construction documents

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 Approved Substantial Completion Date	Board Approved Final Completion Date	FFE Completion of Move In
10/27/2020	N/A	N/A	6/28/2022	7/15/2022	12/15/2022	1/15/2023	N/A

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

Current Agenda Item

06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Repainting of Exterior Stucco and Panels.



PECAN CAMPUS



BUILDING L



BUILDING M



BUILDING N

FPC Project Manager *Alfonso Villar*

FPC Asst. Director *Rita Cella*

FPC Director *RDA*

Project Fact Sheet
6/9/2022

Project Name:	District Wide - District Wide Repainting of Exterior Stucco & Panels - Pecan Plaza						Project No.	2022-020R
Funding Source(s):	Renew and Replacement Fund							
	FY21-22			FY21-22				
	<u>FY 21-22</u>	<u>Variance of</u>		<u>FY 21-22</u>	<u>Variance of</u>		<u>Total Actual</u>	
	<u>Project Budget</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Expenditures</u>	
	<u>Actual</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Actual</u>	<u>Actual</u>	<u>Expenditures</u>	<u>To Date</u>	
Construction:	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -	
Design	2,500.00	-	2,500.00	-	-	-	-	
Miscellaneous:	3,000.00	-	3,000.00	3,000.00	-	3,000.00	-	
FFE:	-	-	-	-	-	-	-	
Technology:	-	-	-	-	-	-	-	
Total:	\$ 30,500.00	\$ -	\$ 30,500.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -	

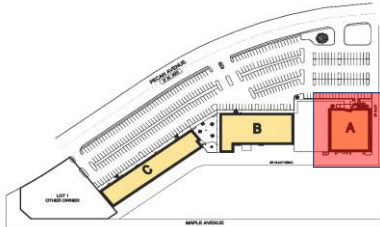
Project Team		Board Status					
Approval to Solicit Architect/Engineer:	N/A	Board Approval of Schematic Design	NA	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	N/A			TBD	\$ -	\$ -	\$ -
Contractor:	TBD	Substantial Completion	TBD	Board Acceptance	TBD		
STC FPC Project Manager:	Samuel Saldana	Final Completion	TBD	Board Acceptance	TBD		
Project Description		Project Scope					
Painting of Exterior Stucco and Panels for Building(s) - Building A Human Resources		Repainting of Building A at Pecan Plaza for the exterior curved wall.					

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 Approved Substantial Completion Date	Board Approved Final Completion Date	FFE Completion of Move In
10/27/2020	N/A	N/A	6/28/2022	7/15/2022	12/15/2022	1/15/2023	N/A

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

Current Agenda Item

06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Repainting of Exterior Stucco and Panels.



PECAN PLAZA



BUILDING A

FPC Project Manager *Mark Villan*

FPC Asst. Director *Rita Cella*

FPC Director *RDA*

Project Fact Sheet
6/9/2022

Project Name: District Wide - District Wide Repainting of Exterior Stucco & Panels - Mid Valley Campus **Project No.** 2022-022R

Funding Source(s): Renew and Replacement Fund

	FY21-22			FY22-23			Total Actual Expenditures To Date
	FY 21-22		Variance of	FY 22-23		Variance of	
	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	
Construction:	\$ 180,000.00	\$ -	\$ 180,000.00	\$ 320,000.00	\$ -	\$ 320,000.00	\$ -
Design	17,000.00	-	17,000.00	-	-	-	-
Miscellaneous:	3,000.00	-	3,000.00	3,000.00	-	3,000.00	-
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
Total:	\$ 200,000.00	\$ -	\$ 200,000.00	\$ 323,000.00	\$ -	\$ 323,000.00	\$ -

Project Team **Board Status**

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

Project Description **Project Scope**

Painting of Exterior Stucco and Panels for Building(s) - Building E Library (partial) - Building F Student Union - Building G North Academic Repainting of Building E, Building F and Building G Exterior Stucco and Panels as indicated by the construction documents.

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 Approved Substantial Completion Date	Board Approved Final Completion Date	FFE Completion of Move In
10/27/2020	N/A	N/A	6/28/2022	7/15/2022	12/15/2022	1/15/2023	N/A

Project Calendar of Expenditures by Fiscal Year

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

Current Agenda Item

06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Repainting of Exterior Stucco and Panels.



MID VALLEY CAMPUS



BUILDING E




BUILDING F



BUILDING G

FPC Project Manager 

FPC Asst. Director 

FPC Director 

Review and Approval of Substantial and Final Completion for the Pecan Campus Information Technology Building M Generator Replacement

Approval of substantial and final completion of the Pecan Campus Information Technology Building M Generator Replacement Project will be requested at the June 28, 2022 Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Information Technology Building M Generator Replacement Project No. 2020-014R	Substantial Completion	April 5, 2022
	Engineer: Half Associates, Inc. Contractor: Metro Electric, Inc.	Final Completion Recommended	May 25, 2022

This project was submitted as a Renewals & Replacements project by the IS&P Division in 2019, and was reviewed by the Facilities Operations & Maintenance, Facilities Planning & Construction, and Information Technology departments, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. It was scheduled as a high priority project to upgrade the power supply redundancy to a backup generator that provides continuous power without the need to refuel.

College staff visited the site and developed a construction punch list on April 23, 2022. A Certificate of Substantial Completion has been issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Metro Electric, Inc. be approved. The original cost approved for this project was \$137,556.

The following table summarizes the current budget status:

Pecan Campus Information Technology Building M Generator Replacement					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$250,000	\$137,556.00	\$3,620.00	\$141,176.00	\$134,117.20	\$7,058.80

On May 25, 2022, Facilities Planning & Construction staff inspected the site to confirm that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, substantial and final completion and release of final payment of \$7,058.80 to Metro Electric, Inc. for the Pecan Campus Information Technology Building M Generator Replacement as presented.



Pecan Campus Information Technology Building M Generator Replacement



May 25, 2022

Mr. Ricardo De La Garza
Director Facilities Planning and Construction
South Texas College
3200 W Pecan Blvd
McAllen, Texas 78501

RE: 38018 South Texas College Building "M" Generator Replacement – Final Completion

Dear Mr. De La Garza:

As of May 25, 2022, Metro Electric has completed construction and has addressed all punch list items for this project.

To the best of my knowledge, the work has been performed in accordance with the contract documents and I recommend final acceptance.

Please feel free to contact our office if you have any questions.

Sincerely,

HALFF ASSOCIATES, INC.

Ray Peynado, PE
Electrical Engineer

cc: file

Project Name: Pecan Campus - Information Technology Building M Generator Replacement		Project No. 2020-14R					
Funding Source(s): Renewals & Replacement Fund							
	**FY19-20		FY 20-21		FY 21-22		
	<u>FY 19-20 Actual</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>FY 20-21 Actual</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>FY 21-22 Actual</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>
Construction:	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ 134,117.20
Design:	25,000.00	-	25,000.00	-	11,970.00	(11,970.00)	11,970.00
Miscellaneous:	5,000.00	820.40	4,179.60	-	657.23	(657.23)	2,171.73
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
Total:	\$ 280,000.00	\$ 820.40	\$ 279,179.60	\$ -	\$ 12,627.23	\$ (12,627.23)	\$ 148,258.93
**The generator replacement was placed on hold for FY19-20.							

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	10/29/2019	Board Approval of Schematic Design	NA	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Half Associates, Inc.		Half Associates	\$ 12,380.04	\$ 11,970.00	\$ 410.04	
Contractor:	Metro Electric		Metro Electric	\$ 141,176.00	\$ 134,117.20	\$ 7,058.80	
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	4/29/2022	Board Acceptance	TBD		
		Final Completion	5/29/2022	Board Acceptance	TBD		

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

Projected Timeline						
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
10/29/2019	2/25/2020	N/A	9/22/2021	6/28/2022	6/28/2022	N/A

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2019-20	\$ -	\$ 11,970.00	\$ 820.40	\$ -	\$ -	\$ 12,790.40
2020-21	-	-	657.23	-	-	657.23
2021-22	134,117.20	-	694.10	-	-	134,811.30
Project Total	\$ 134,117.20	\$ 11,970.00	\$ 2,171.73	\$ -	\$ -	\$ 148,258.93

Current Agenda Item

6/14/2022 Facilities Committee Meeting: Review and Recommend Action on Substantial and Final Completion for the Pecan Campus Building M Generator Replacement



FPC Project Manager

Rita Collier

FPC Asst. Director

Rita Collier

FPC Director

Rita Collier

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

Approval of substantial and final completion of the District Wide Flooring Replacements Phase I at Pecan Campus will be requested at the June 28, 2022 Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Flooring Replacements Phase I at Pecan Campus Project No. 2022-032R Contractor: Diaz Floors & Interiors	Substantial Completion	June 3, 2022
		Final Completion Recommended	June 7, 2022

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

College staff visited the site and developed a construction punch list on June 3, 2022. A Certificate of Substantial Completion has been issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Diaz Floors & Interiors be approved. The original cost approved for this project was \$40,740.

The following table summarizes the current budget status:

District Wide Flooring Replacements Phase I at Pecan Campus South Academic Building J					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$242,989.60	\$0	\$242,989.60	\$124,800.00	\$118,189.60

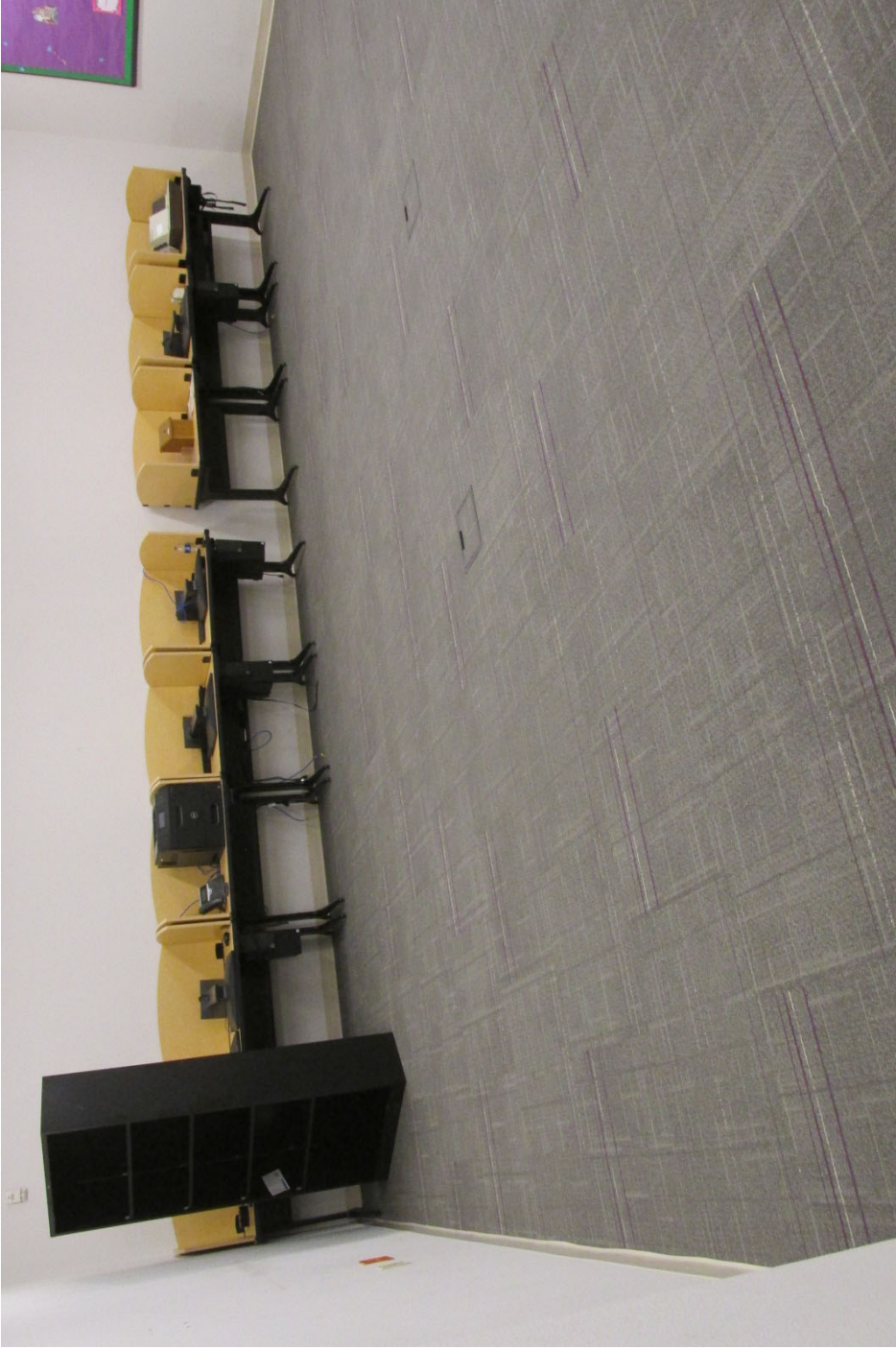
On June 7, 2022, Facilities Planning & Construction staff inspected the site to confirm that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, substantial and final completion and release of final payment of \$118,189.60 to Diaz Floors & Interiors for the District Wide Flooring Replacements Phase I at Pecan Campus as presented.



District Wide Flooring Replacements
Pecan Campus South Academic Building J



District Wide Flooring Replacements Pecan Campus South Academic Building J

Substantial Completion Acceptance

JUN 6 2022 PM 3:57

Project Name: District Wide Flooring Replacement (Pecan Campus Building J)
Project No.: 21-22-1014
Owner: South Texas College
Contractor: Diaz Floors & Interiors
A/E Firm: N/A

Scope of Work Covered by This Acceptance:

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

Effective Date of Acceptance: 5/31/2022

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

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

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

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

The Contractor shall complete/correct the items identified on the punch list(s) within _____
Calendar days from the Effective Date of this Acceptance.
ANDRES DIAZ - Pres. Andres Diaz 6/6/22
Printed Name and Title Signature Date

The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.
N/A

Printed Name and Title Signature Date

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

Printed Name and Title Signature Date





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

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

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

June 08, 2022

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




Re: District Wide Flooring Replacements Pecan Campus

As of June 07, 2022, Diaz Flooring has completed all work associated with the District Wide Flooring Replacements Pecan Campus project. All punch list items have been corrected. STC Facilities Planning and Construction recommends Final Completion of the project and recommends release of final payment.

If you have any questions, please contact our office.

Sincerely,

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

Diaz Flooring		District Wide - Flooring Replacement Phase I				Project No.		2022-032R		
Funding Source(s):		Renewals & Replacements Fund								
		FY 21-22								
		* FY 21-22		Variance of				Total Actual		
		Project Budget		Project Budget		vs. Actual		Expenditures To		
		Expenditures		Expenditures		Expenditures		Date		
Construction:		\$ 500,000.00	\$ 247,921.00	\$ 252,079.00				\$ 247,921.00		
Design		-	-	-				-		
Miscellaneous:		4,000.00	394.23	3,605.77				394.23		
FFE:		-	-	-				-		
Technology:		-	-	-				-		
Total:		\$ 504,000.00	\$ 248,315.23	\$ 255,684.77				\$ 248,315.23		
		* Expenditures to date \$17,330 for replacement of MVC Bldg. C Rubber Flooring, and \$55,028 for PCN Bldg. D as separate projects								
Project Team		Board Status								
Approval to Solicit :	6/22/2021	Board Approval of Schematic Design		NA	Location		Contract Amount		Actual Expenditures	
Architect/Engineer:	N/A	Design			Vendor				Variance	
Contractor:	Terra Fuerte Construction, LLC				*PCN Bldg. D		Diaz Flooring	\$ 5,028.00	\$ 5,028.00	\$ -
Contractor:	Diaz Flooring				PCN Bldg. J		Diaz Flooring	\$ 242,989.60	\$ 124,800.00	\$ 118,189.60
					*PCN Bldg. N		Diaz Flooring	\$ 6,060.00	\$ 6,060.00	\$ -
					*MVC Bldg. C		Diaz Flooring	\$ 17,330.00	\$ 17,330.00	\$ -
					MVC Bldg. F		Diaz Flooring	\$ 40,740.00	\$ 38,703.00	\$ 2,037.00
					Starr Bldg. H		Terra Fuerte Construction, LLC	\$ 56,000.00	\$ 56,000.00	\$ -
				Starr Bldg. H - 04/01/22						
				MVC Bldg. F - 05/18/22						
				PCN Bldg. J - 05/31/22						
				Substantial Completion			Board Acceptance	Starr Bldg. H - 04/26/22		
STC FPC Project Manager:	David Valdez			Starr Bldg. H - 04/07/22						
				MVC Bldg. F - 05/24/22						
				PCN Bldg. J - 06/03/22						
				Final Completion			Board Acceptance	Starr Bldg. H - 04/26/22		
Project Description		Project Scope								
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.								
Projected Timeline										
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In			
6/22/2021	N/A	N/A	11/23/2021	3/1/2022	7/26/2022	8/23/2022	N/A			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2021-22	247,921.00	-	394.23	-	-	\$ 248,315.23				
Project Total	\$ 247,921.00	\$ -	\$ 394.23	\$ -	\$ -	\$ 248,315.23				
Current Agenda Item										
06/14/22: Facilities Committee Meeting: Review and Recommend Action on Substantial and Final Completion of the District Wide Flooring Replacements Phase I at Pecan Campus Building J and Mid Valley Campus Building F.										
		Pecan Campus				Mid-Valley Campus				Starr County Campus

FPC Project Manager David A. Valdez

FPC Asst. Director Rita Geller

FPC Director RDA

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

Approval of substantial and final completion of the District Wide Flooring Replacements Phase I at Mid Valley Campus will be requested at the June 28, 2022 Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Flooring Replacements Phase I at Mid Valley Campus Project No. 2022-032R	Substantial Completion	April 5, 2022
	Contractor: Diaz Floors & Interiors	Final Completion Recommended	May 24, 2022

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

College staff visited the site and developed a construction punch list on May 18, 2022. A Certificate of Substantial Completion has been issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Diaz Floors & Interiors be approved. The original cost approved for this project was \$40,740.

The following table summarizes the current budget status:

District Wide Flooring Replacements Phase I at Mid Valley Campus Student Union Building F					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000	\$40,740	\$0	\$40,740	\$38,703	\$2,037

On May 27, 2022, Facilities Planning & Construction staff inspected the site to confirm that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, substantial and final completion and release of final payment of \$2,037 to Diaz Floors & Interiors for the District Wide Flooring Replacements Phase I at Mid Valley Campus as presented.



District Wide Flooring Replacements
Mid Valley Campus Student Union Building F



District Wide Flooring Replacements
Mid Valley Campus Student Union Building F



District Wide Flooring Replacements
Mid Valley Campus Student Union Building F

Substantial Completion Acceptance

Project Name: District Wide Flooring Replacement (Mid Valley Campus Building F)

Project No.: 21-22-1014

Owner: South Texas College

Contractor: Diaz Flooring

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

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

Effective Date of Acceptance: 5/18/2022

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

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

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

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

The Contractor shall complete/correct the items identified on the punch list(s) within _____ Calendar days from the Effective Date of this Acceptance.

Andres Diaz Andres Diaz 5-24-2022
 Printed Name and Title Signature Date

The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.

N/A
 Printed Name and Title Signature Date

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

 Printed Name and Title Signature Date





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

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

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

May 25, 2022

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




Re: District Wide Flooring Replacements Mid Valley Campus

As of May 24, 2022, Diaz Flooring has completed all work associated with the District Wide Flooring Replacements Mid Valley Campus project. All punch list items have been corrected. STC Facilities Planning and Construction recommends Final Completion of the project and recommends release of final payment.

If you have any questions, please contact our office.

Sincerely,

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

Diaz Flooring		District Wide - Flooring Replacement Phase I				Project No.		2022-032R	
Funding Source(s):		Renewals & Replacements Fund							
		FY 21-22							
		* FY 21-22		Variance of				Total Actual	
		Project Budget		Project Budget		vs. Actual		Expenditures To	
		Expenditures		Expenditures		Expenditures		Date	
Construction:		\$ 500,000.00	\$ 247,921.00	\$ 252,079.00				\$ 247,921.00	
Design		-	-	-				-	
Miscellaneous:		4,000.00	394.23	3,605.77				394.23	
FFE:		-	-	-				-	
Technology:		-	-	-				-	
Total:		\$ 504,000.00	\$ 248,315.23	\$ 255,684.77				\$ 248,315.23	
		* Expenditures to date \$17,330 for replacement of MVC Bldg. C Rubber Flooring, and \$55,028 for PCN Bldg. D as separate projects							
Project Team		Board Status							
Approval to Solicit :	6/22/2021	Board Approval of Schematic Design		NA	Location		Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	N/A	Design			*PCN Bldg. D	Diaz Flooring	\$ 5,028.00	\$ 5,028.00	\$ -
Contractor:	Terra Fuerte Construction, LLC	Substantial Completion			PCN Bldg. J	Diaz Flooring	\$ 242,989.60	\$ 124,800.00	\$ 118,189.60
Contractor:	Diaz Flooring	Final Completion		06/03/22	MVC Bldg. F	Diaz Flooring	\$ 6,060.00	\$ 6,060.00	\$ -
					*MVC Bldg. C	Diaz Flooring	\$ 17,330.00	\$ 17,330.00	\$ -
					MVC Bldg. F	Diaz Flooring	\$ 40,740.00	\$ 38,703.00	\$ 2,037.00
					Starr Bldg. H	Terra Fuerte Construction, LLC	\$ 56,000.00	\$ 56,000.00	\$ -
					Starr Bldg. H - 04/01/22				
					MVC Bldg. F - 05/18/22				
					PCN Bldg. J - 05/31/22	Board Acceptance	Starr Bldg. H - 04/26/22		
STC FPC Project Manager:	David Valdez				Starr Bldg. H - 04/07/22				
					MVC Bldg. F - 05/24/22				
					PCN Bldg. J - 06/03/22	Board Acceptance	Starr Bldg. H - 04/26/22		
Project Description		Project Scope							
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.							
Projected Timeline									
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In		
6/22/2021	N/A	N/A	11/23/2021	3/1/2022	7/26/2022	8/23/2022	N/A		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2021-22	247,921.00	-	394.23	-	-	\$ 248,315.23			
Project Total	\$ 247,921.00	\$ -	\$ 394.23	\$ -	\$ -	\$ 248,315.23			
Current Agenda Item									
06/14/22: Facilities Committee Meeting: Review and Recommend Action on Substantial and Final Completion of the District Wide Flooring Replacements Phase I at Pecan Campus Building J and Mid Valley Campus Building F.									
 <p>Pecan Campus</p>		 <p>Mid-Valley Campus</p>		 <p>Starr County Campus</p>					

FPC Project Manager David A. Valdez

FPC Asst. Director Rita Geller

FPC Director RDA

Review and Recommend Action on Substantial Completion of the District Wide Automatic Door Openers Phase IV

Approval of substantial completion of the District Wide Automatic Door Openers Phase IV will be requested at the June 28, 2022 Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Automatic Door Openers Phase IV Project No. 2020-019C Contractor: R. E. Friedrichs Company	Substantial Completion Recommended	May 5, 2022

This project was initiated to provide various building entrances with accessibility upgrades. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and Administration. This project was scheduled as a necessary improvement to install automatic door openers to improve access to building entrances district wide for users with disabilities, who may have difficulties opening doors, and for assisting safety precautions. This is the fourth and final phase of this project to upgrade all College facilities.

College staff visited the site and developed a construction punch list on May 5, 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 R. E. Friedrichs Company. The original cost approved for this project was \$53,000.

The following table summarizes the current budget status:

District Wide Automatic Door Openers Phase IV					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$60,000	\$53,000	\$0	\$53,000	\$0	\$53,000

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 June 28, 2022 Board meeting, substantial completion of the District Wide Automatic Door Openers Phase IV as presented.



District Wide Automatic Door Openers Phase IV

Nursing and Allied Health Building A

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
STC Automatic Door Phase IV

CONTRACT INFORMATION:
Contract For: Automatic Door
Date: October 25, 2021

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: May 11, 2022

OWNER: *(name and address)*
South Texas College
3200 W. Pecan Blvd.
McAllen, TX 78501

ARCHITECT: *(name and address)*
Ethos Engineering
1126 South Commerce
Harlingen, TX 78550

CONTRACTOR: *(name and address)*
R.E. Friedrich Company
3409 S. Jackson Road
Pharr, TX 78577

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.)

South Texas District Wide Automatic Door Openers Phase IV

<u>Ethos Engineering</u> ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	<u>Cesar Gonzalez,, Principal</u> PRINTED NAME AND TITLE	<u>May 5, 2022</u> DATE OF SUBSTANTIAL COMPLETION
--	--	---	--

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

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.)

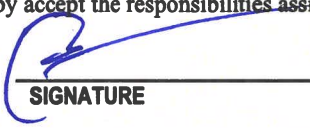
See attached Field Report #2: 2022-05-05 STC DW Auto Doors IV Field Report 02

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: \$9,775.00 (7500.00 allowance + \$2275.00 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.)

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

<u>R.E. Friedrich Company</u> CONTRACTOR <i>(Firm Name)</i>	 SIGNATURE	<u>Fred Llanos</u> PRINTED NAME AND TITLE	<u>5-17-22</u> DATE
<u>South Texas College</u> OWNER <i>(Firm Name)</i>	_____ SIGNATURE	_____ PRINTED NAME AND TITLE	_____ DATE

Project Fact Sheet
6/9/2022

Project Name: District Wide - Automatic Door Openers Phase IV		Project No.: 2020-019C					
Funding Source(s): Unexpended Plant Fund							
	FY19-20		FY 20-21		FY 21-22		
	<u>Variance of</u>		<u>Variance of</u>		<u>Variance of</u>		
	<u>FY 19-20</u>	<u>Project Budget</u>	<u>FY 20-21</u>	<u>Project Budget</u>	<u>FY 21-22</u>	<u>Project Budget</u>	<u>Total Actual</u>
	<u>Actual</u>	<u>vs. Actual</u>	<u>Actual</u>	<u>vs. Actual</u>	<u>Actual</u>	<u>vs. Actual</u>	<u>Expenditures</u>
	<u>Project Budget</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>To Date</u>
Construction:	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 85,000.00	\$ -	\$ 85,000.00	\$ -
Design	8,500.00	-	8,500.00	8,500.00	5,567.50	2,932.50	5,567.50
Miscellaneous:	2,500.00	879.00	1,621.00	1,620.00	-	1,620.00	879.00
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
Total:	\$ 96,000.00	\$ 879.00	\$ 95,121.00	\$ 95,120.00	\$ 5,567.50	\$ 89,552.50	\$ 6,446.50

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	10/29/2019	Board Approval of Schematic Design	NA	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Ethos Engineering, LLC			Ethos Engineering	\$ 5,300.00	\$ 5,567.50	\$ (267.50)
Contractor:	R.E. Friedrich Co.			R.E. Friedrich Co.	\$ 53,000.00	\$ -	\$ 53,000.00
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD	Board Acceptance	TBD		
Project Description		Final Completion	TBD	Board Acceptance	TBD		
Provide automatic door openers district wide to main entrances to assist with easier accessibility for students and staff.		Project Scope					
		Add eight (8) automatic door openers district wide to the Pecan, Mid Valley, Nursing & Allied Health, and Starr County campuses to complete the final phase for this project.					

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 Approved Substantial Completion Date	Board Approved Final Completion Date	FFE Completion of Move In
10/27/2020	5/26/2020	N/A	7/27/2021	10/25/2021	6/28/2022	7/26/2022	N/A

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2019-20	\$ -	\$ -	\$ 879.00	\$ -	\$ -	\$ 879.00
2020-21	-	5,567.50	-	-	-	5,567.50
2021-22	-	-	-	-	-	-
Project Total	\$ -	\$ 5,567.50	\$ 879.00	\$ -	\$ -	\$ 6,446.50

Current Agenda Item
06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Substantial Completion for the District Wide Automatic Doors Phase IV.



Mid-Valley



Nursing & Allied Health



Pecan Campus



Starr County Campus

FPC Project Manager *Rita Cella*

FPC Asst. Director *Rita Cella*

FPC Director *RMA*

Review and Recommend Action on Final Completion of the Deferred Maintenance of District Wide Roofs at Nursing and Allied Health Campus

Approval of final completion of the Deferred Maintenance of District Wide Roofs at Nursing and Allied Health Campus will be requested at the June 28, 2022 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Deferred Maintenance of District Wide Roofs at Nursing and Allied Health Campus Project No. 2019-030R Architect: BEAM Professionals Contractor: American Roofing, USA	Final Completion Recommended	May 10, 2022

This renewals & replacements project is part of the district wide deferred maintenance plan, and has been reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. It was scheduled as a non-educational space improvement to perform deferred maintenance of the roofs at the Nursing and Allied Health 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 American Roofing, USA be approved. The original cost approved for this project was \$266,000.

The following table summarizes the current budget status:

Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$266,000.00	\$266,000.00	(\$21,520.00)	\$244,480	\$227,354.00	\$17,126

On May 9, 2022, BEAM Professionals verified that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, final completion and release of final payment of \$17,126 to American Roofing, USA for the Deferred Maintenance of District Wide Roofs at Nursing and Allied Health Campus as presented.



District Wide Deferred Maintenance of Roofs at Nursing and Allied Health Campus



District Wide Deferred Maintenance of Roofs at Nursing and Allied Health Campus

May 10, 2022

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

VIA: EMAIL

RE: STC Nursing Allied & Health Deferred Maintenance District Wide Roofs
BEAM Project Number: 20265R

Dear Mr. De la Garza,

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

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

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

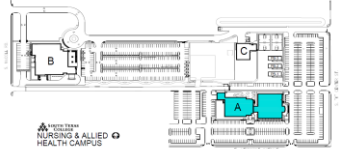
Sincerely,



A. Todd Scrimsher
Vice President, Texas

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

Project Fact Sheet
6/6/2022

Project Name: District Wide - Deferred Maintenance of District Wide Roofs Nursing & Allied Health Campus						Project No. 2019-030R					
Funding Source(s): Renewals & Replacements Fund											
	FY 19-20			FY 20-21			FY 21-22			Total Actual Expenditures To Date	
	FY 19-20 Project Budget	FY 19-20 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 20-21 Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 21-22 Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		
Construction:	\$ 250,000.00	\$ -	250,000.00	\$ 150,000.00	\$ 94,484.15	55,515.85	\$ 199,500.00	\$ 132,869.85	66,630.15	\$ 227,354.00	
Design:	25,000.00	1,076.93	23,923.07	10,108.00	10,893.75	(785.75)	2,600.00	2,100.00	500.00	14,070.68	
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	109.40	4,890.60	4,891.00	-	4,891.00	109.40	
FFE:	-	-	-	-	-	-	-	-	-	-	
Technology:	-	-	-	-	-	-	-	-	-	-	
Total:	\$ 280,000.00	\$ 1,076.93	\$ 278,923.07	\$ 165,108.00	\$ 105,487.30	\$ 59,620.70	\$ 206,991.00	\$ 134,969.85	\$ 72,021.15	\$ 241,534.08	
*Fee for roof evaluation study @ \$1,076.93 FY19-20			Original total design estimate of \$250,000 includes: 5.25% for design services @ \$13,125.								
Project Team						Board Status					
Approval to Solicit Architect/Engineer: 1/29/2019						Vendor					
Architect/Engineer: BEAM Professionals, a PBK Company						Contract Amount					
Contractor: American Contracting USA (Nursing & Allied Health Campus)						Actual Expenditures					
STC FPC Project Manager: Martin Villarreal						Variance					
Project Description						Project Scope					
Maintenance of 1 roof for building A at Nursing and Allied Health Campus due to roof reaching its life expectancy of 20 years						Provide roof coating system at Nursing Allied Health Campus-NAH West & Simulation Center Building A					
Projected Timeline											
Board Approval 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	1/25/2022	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	-	1,076.93	-	-	-	\$ 1,076.93					
2020-21	94,484.15	10,893.75	-	109.40	-	\$ 105,487.30					
2021-22	132,869.85	2,100.00	-	-	-	\$ 134,969.85					
Project Total	\$ 227,354.00	\$ 14,070.68	\$ 109.40	\$ -	\$ -	\$ 241,534.08					
Current Agenda Item											
6/14/2022 Facilities Committee Meeting: Review and Recommend Action on Final Completion of the Deferred Maintenance of District Wide Roofs at Nursing & Allied Health Campus.											
											

FPC Project Manager

Martin Villarreal

FPC Asst. Director

Rita Geller

FPC Director

RADA

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

Approval of final completion of the Deferred Maintenance of District Wide Roofs at Starr County Campus will be requested at the June 28, 2022 Board Meeting:

	Project	Completion Recommended	Date Received
1.	District Wide Roofs at Starr County Campus Project No. 2019-030R Architect: BEAM Professionals Contractor: Sechrist-Hall Company	Final Completion Recommended	May 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.

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 Sechrist-Hall Company be approved. 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	\$775,837.59	\$86,217.41

On May 20, 2022, BEAM Professionals verified that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, final completion and release of final payment of \$86,217.41 to Sechrist-Hall Company for 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

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

June 1, 2022

VIA: E-MAIL



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

RE: STC Starr County Deferred Maintenance District Wide Roofs
BEAM Professionals Project No. 20265R

Dear Mr. De la Garza:

As of May 20, 2022, Sechrist-Hall Company has completed all work associated with the Starr County campus project. A Final Walkthrough was conducted with STC, BEAM Professionals and Sechrist Hall Company. All punch list items have been corrected and all Change Order work has been completed. All Close Out documents and as-builts have been submitted, they are currently under review, and they will be turned into STC for their records.

To the best of our knowledge, all work has been completed and performed in accordance with the Contract Documents. BEAM Professionals recommends Final Acceptance being awarded to Sechrist-Hall Company on the project.

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


Sincerely,

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

A. Todd Scrimsher, RA
Vice President, Texas

cc: Robert Cuellar, STC
Martin Villareal, STC
Carlos Coronado, Sechrist-Hall Company.
Mike Trujillo, The Garland Company, Inc.
File 5A

Project Fact Sheet
6/6/2022

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	Variance of	FY 20-21	Variance of	FY 21-22	Variance of			
	Project Budget	Actual vs. Actual Expenditures	Project Budget	Actual vs. Actual Expenditures	Project Budget	Actual vs. Actual Expenditures	Total Actual Expenditures To Date		
Construction:	\$ 770,000.00	\$ -	\$ 770,000.00	\$ 770,000.00	\$ 770,000.00	\$ 770,000.00	\$ 775,837.59	\$ 775,837.59	
Design:	77,000.00	8,615.38	68,384.62	49,569.00	33,552.75	16,016.25	9,700.00	2,829.74	
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	109.41	4,890.59	5,000.00	-	
FFE:	-	-	-	-	-	-	-	-	
Technology:	-	-	-	-	-	-	-	-	
Total:	\$ 852,000.00	\$ 8,615.38	\$ 843,384.62	\$ 824,569.00	\$ 33,662.16	\$ 790,906.84	\$ 661,255.00	\$ 778,667.33	\$ (117,412.33)
*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			Contract Actual Vendor Amount Expenditures Variance	
Architect/Engineer:	BEAM Professionals, a PBK Company			Substantial Completion:	4/20/2022			*BEAM Professionals (Evaluation Study) \$ 8,615.38 \$ 8,615.38 \$ -	
	Sechrist-Hall (Starr County Campus)			Board Acceptance:	5/24/2022			BEAM Professionals Sechrist-Hall (Starr County Campus) \$ 40,425.00 \$ 36,382.49 \$ 4,042.51	
Contractor:				Final Completion:	5/20/2022			\$ 862,055.00 \$ 775,837.59 \$ 86,217.41	
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	775,837.59	2,829.74	-	-	-	778,667.33			
Project Total	\$ 775,837.59	\$ 44,997.87	\$ 109.41	\$ -	\$ -	\$ 820,944.87			
Current Agenda Item									
06/14/2022 Facilities Committee Meeting: Review and Recommend Action on Final Completion of the Deferred Maintenance of District Wide Roofs at Starr County Campus									
									

FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Geller

FPC Director R. R. A.

Review and Recommend Action on Renewal of Lease Agreement with City of Edinburg for the Fire Department Training Facility

Approval of the renewal of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College will be requested at the June 28, 2022 Board meeting.

Purpose

Authorization is being requested to renew the current facility lease agreement for use by the fire science program.

Justification

The continuation of the lease of this facility is needed to continue to accommodate fire science programs being offered by South Texas College.

Background

At the June 25, 2019 Board meeting, the Board approved the initial facility lease agreement with the City of Edinburg for the period of September 1, 2019 to May 31, 2020 with the option to renew for three successive terms. The Board approved the second renewal at the April 27, 2021 Board meeting. Staff from the fire science program has expressed interest in continuing to lease this space. Staff recommends approval of the third renewal of the facility lease agreement for use starting September 1, 2022 to May 31, 2023.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
City of Edinburg Fire Department Training Facility	9/1/19 – 5/31/20	9/1/20-5/31/21 9/1/21-5/31/22 9/1/22-5/31/23	Up to \$13,000 per academic semester plus materials used

Funding Source

Funds for these expenditures are budgeted in the Facilities Lease budget for FY 2021-2022.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the June 28, 2022 Board meeting, the renewal of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department by South Texas College for the period of September 1, 2022 to May 31, 2023 as presented.

Review and Recommend Action on Lease Agreement with Pharr-San Juan-Alamo Independent School District for the Dr. Daniel King College & University Center and the College, Career & Technology Academy Building

Approval of the facility lease agreement with Pharr-San Juan-Alamo Independent School District (PSJA ISD) for use of space in the Dr. Daniel King College & University Center (DKCUC) and the College, Career & Technology Academy (CCTA) Building in Pharr by South Texas College will be requested at the June 28, 2022 Board meeting.

Purpose

Authorization is being requested to enter a new facility lease agreement for the use of classroom facilities by South Texas College.

Justification

The initiation of the lease of this facility is needed to accommodate classes being offered by South Texas College.

Background

The College will be utilizing space in the DKCUC for general classrooms, student support office space, and instruction for Emergency Medical Technicians (EMTs), Welding, and the Culinary Arts. The CCTA will be used for Cosmetology classrooms, labs, and related facilities.

Staff recommends approval of the facility lease agreement for the term of August 12, 2022 to August 16, 2024. The lease payment will be \$4,000.00 per semester (Fall, Spring, and Summer) for up to 100 students enrolled in a given semester, and \$40 per student enrolled in excess of the 100-student threshold.

Facility	Term	Anticipated Lease Cost
PSJA ISD – DKCUC and CCTA	8/12/22 – 8/16/24	\$4,000.00 per semester \$40 per student over 100-student threshold

Funding Source

Funds for these expenditures are budgeted in the Facilities Lease budget for FY 2022-2023.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the June 28, 2022 Board meeting, the proposed classroom lease agreement with PSJA ISD for use of the DKCUC and CCTA facilities by South Texas College for the period of August 12, 2022 to August 16, 2024 as presented.

Review and Recommend Action on Facilities Usage Agreement with the Mission Economic Development Corporation for the Mission Center for Education and Economic Development Sound Studio

Approval to enter into a Facilities Usage Agreement with the Mission Economic Development Corporation (MEDC) for use of the Mission Center for Education and Economic Development (CEED) Sound Studio will be requested at the June 28, 2022 Board meeting.

Purpose

Authorization is requested to enter into a Facilities Usage Agreement with MEDC for the use of the Sound Studio suite at the Mission CEED building.

Justification

The CEED’s sound studio suite is equipped with high-quality and advanced audio recording and sound production technology. This suite would provide a workspace for South Texas College faculty to train College staff on the use of recording equipment; recording audio; other associated professional development activities; and for music students and instructors to record audition material, lesson assignments, and performances.

The proposed agreement would provide up to ten (10) hours per week of access to the studio, at a variable schedule as determined by the College and approved by administration at the CEED.

Term

The proposed agreement would be for the period of September 1, 2022 to August 31, 2023, with payments of \$500.00 per month at a total cost of \$6,000. The agreement allows for subsequent renewal terms, which would be presented for Board approval as appropriate.

Facility	Term	Anticipated Lease Cost
MEDC CEED Sound Studio	9/1/22 – 8/31/23	\$6,000.00 per year

Funding Source

Funds for this agreement are budgeted for inclusion in the Facilities Lease budget for FY 2022 - 2023.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, approval of the proposed Facilities Usage Agreement with the MEDC for use of the CEED Building Sound Studio Suite for the period from September 1, 2022 through August 31, 2023, at a cost of \$6,000.

Discussion and Action as Necessary on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2022 – 2023

Approval of the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2022 – 2023 will be requested at the June 28, 2022 Board meeting. Mary Elizondo and Ricardo de la Garza will review the proposed Unexpended Plant Fund - Construction Projects budgeted for FY 2022 - 2023. The proposed projects listed are managed by the College's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of the Construction Projects and funding source:

Unexpended Plant Fund

The College utilizes the Unexpended Plant Fund to budget and fund new construction and renovation projects termed Capital Improvements Projects (CIPs).

The College's construction fund projects are identified on an annual basis through a broad-based involvement of Administration, President's Administrative Staff, and the Coordinated Operations Council to determine facilities needs and priorities.

Capital Improvements Projects

The CIPs are projects requested and reviewed by College personnel for new renovation and construction. In the CIP process, the College's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justifications. The various needs are described on a CIP form which includes a project description and evaluation criteria. The evaluation criteria requires the requestor to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the College mission and related priorities.

The proposed preliminary project budgets include the following budget categories: Construction; Design; Furniture, Fixtures, & Equipment (FFE); Miscellaneous Items; and Technology Equipment. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities.

Funding Source

Upon Board approval, the proposed projects will be included in the Unexpended Plant Fund - Construction Fund budget for use in FY 2022-2023.

Presenters

Mary Elizondo, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, will be present to address questions related to the proposed projects and budget.

Enclosed Documents

A report summarizing the proposed preliminary Unexpended Plant Funds Construction projects and budgets for FY 2022 - 2023 is enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for FY 2022 - 2023.

**South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY23 Proposed Projects and Budget**

#	Project Name	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Carryover Projects		New Proposed		20% Cost Escalation	FY23 Total Budget
								FY23 Continued Projects	FY22 On Hold Projects	New FY23 Projects	Comprehensive Operation Plan (COP) Projects		
A. Pecan Campus													
1	Library Building F Renovation Renovation and expansion of the existing Library Building F.	\$ 2,191,707	\$ 315,606	\$ 50,000	\$ -	\$ -	\$ -	\$ 2,557,313	\$ -	\$ -	\$ -	\$ 511,462.60	\$ 3,068,776
2	New Continuing Education Building Construct a new Continuing Education Building at the Pecan Campus west property.	-	480,630	42,660	-	-	-	523,290	-	-	-	104,658	627,948
3	Ann Richards Administration Building A Renovation Renovation of existing space for the President's Office Suite.	465,000	26,500	1,300	110,000	36,000	-	638,800	-	-	-	127,760	766,560
4	North Academic and Humanities Building P Renovations for the Account, Risk, & Compliance and Institutional Equity Departments Renovate (3) existing classrooms and multipurpose space for the Account, Risk, & Compliance and Institutional Equity Departments.	630,000	71,100	4,500	110,000	50,000	-	865,600	-	-	-	173,120	1,038,720
5	Kinesiology Building Q Construct a new Kinesiology Building (Phase I) at the North side of the Pecan Campus.	240,000	186,600	42,660	14,400	-	-	483,660	-	-	-	96,732	580,392
6	Cooper Center for Performing Arts Building L Music and Expansion and Renovations Renovation and expansion of the existing Cooper Center for Performing Arts Building L.	336,000	261,240	21,160	-	-	-	618,400	-	-	-	123,680	742,080
7	Business and Science Building G Engineering Lab Renovation Renovation existing classrooms and labs into two engineering labs.	-	30,000	5,000	-	-	-	-	-	35,000	-	7,000	42,000
8	Ann Richards Administration Building A Additional Parking Lot Addition of a small parking lot to the West side of Building A for Administration and Visitors.	130,000	20,000	50,000	-	-	-	-	-	200,000	-	40,000	240,000
9	Testing Center Addition Addition to the New Continuing Education Building.	-	75,938	4,500	-	-	-	-	-	80,438	-	16,087.60	96,526
Pecan Campus Subtotal		\$ 3,992,707	\$ 1,467,614	\$ 221,780	\$ 234,400	\$ 86,000	\$ -	\$ 5,687,063	\$ -	\$ 315,438	\$ -	\$ 1,200,500	\$ 7,203,001
B. Pecan Plaza													
10	Human Resources Building A Renovations Renovate offices on the west side of the Human Resources Building A vacated by Institutional Research & Effectiveness and Research & Analytical Services Departments.	-	-	5,000	-	-	-	5,000	-	-	-	-	5,000
Pecan Plaza Subtotal		\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY23 Proposed Projects and Budget

#	Project Name	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Carryover Projects		New Proposed		20% Cost Escalation	FY23 Total Budget
								FY23 Continued Projects	FY22 On Hold Projects	New FY23 Projects	Comprehensive Operation Plan (COP) Projects		
C. Mid Valley Campus													
11	Workforce Center Building D Welding Expansion Design and construction of a welding lab expansion for additional welding stations at the Workforce Center Building D.	\$ 566,040	\$ 35,333	\$ 11,400	\$ 90,000	\$ 18,500	\$ -	\$ 721,273	\$ -	\$ -	\$ -	\$ 144,254.60	\$ 865,528
12	Workforce Center Building D Automotive Lab Expansion Design and construction of automotive lab expansion which includes 2 bays, wash station, eye wash, mechanical, electrical, and custodial room.	762,960	37,208	17,500	38,500	59,500	-	915,668	-	-	-	183,134	1,098,802
13	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area Design and construction of HVAC Classroom and Outside Covered Area for brazing instruction and equipment storage on the east side of the Workforce Center Building D.	337,500	20,368	12,000	22,000	34,000	-	425,868	-	-	-	85,173.60	511,042
14	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen Renovate existing former cafeteria inside Center for Learning Excellence Building A to a culinary arts lab and dining/catering lab.	418,000	4,099	6,000	15,000	45,000	-	488,099	-	-	-	-	488,099
Mid Valley Campus Subtotal		\$ 2,084,500	\$ 97,008	\$ 46,900	\$ 165,500	\$ 157,000	\$ -	\$ 2,550,908	\$ -	\$ -	\$ -	\$ 412,562	\$ 2,963,470
D. Technology Campus													
15	Exterior Solar Panel Structures Construction of two free-standing structures to be used for instructional purposes on the north side of Institute for Advanced Manufacturing Building E.	\$ 175,200	\$ 17,024	\$ 6,000	\$ -	\$ -	\$ -	\$ 198,224	\$ -	\$ -	\$ -	\$ 39,645	\$ 237,869
16	Welding Lab Building F Construction of a new building to be used for instructional purposes on the north side of Advanced Technical Careers Building B.	-	100,400	22,000	-	-	-	122,400	-	-	-	24,480	146,880
17	Truck Driving Range Expansion Expand the existing truck driving skills pad to meet state requirements.	28,350	10,000	3,000	-	-	-	-	-	41,350	-	8,270	49,620
18	Institute for Advanced Manufacturing Building E Collaboration Lab Convert existing storage space into a training lab for instructional use.	250,000	25,000	5,000	-	5,000	-	-	-	285,000	-	57,000	342,000
Technology Campus Subtotal		\$ 453,550	\$ 152,424	\$ 36,000	\$ -	\$ 5,000	\$ -	\$ 320,624	\$ -	\$ 326,350	\$ -	\$ 129,395	\$ 776,369
E. Nursing and Allied Health Campus													
19	East Building A Occupational Therapy Kitchen Lab Expansion Renovate existing kitchen lab, bathroom, and media lab inside NAH East Building A to allow more room for instruction.	\$ 90,000	\$ 2,760	\$ 1,000	\$ 3,000	\$ -	\$ -	\$ 96,760	\$ -	\$ -	\$ -	\$ 19,352	\$ 116,112
20	East Building A Conversion of Radiology Lab to Multipurpose Skills Lab Renovate existing Radiology lab inside NAH East Building A to a Multipurpose Skills Lab for instruction.	-	9,106	1,000	-	-	-	-	-	10,106	-	2,021.15	12,127
21	East Building A Breakroom and Offices Expansion Renovate existing offices to include additional offices and breakroom.	-	8,250	1,000	-	-	-	-	-	9,250	-	1,850	11,100
22	Future Building Renovations Renovate existing building for possible administration offices.	-	-	-	-	-	-	-	-	2,500,000	-	500,000	3,000,000
Nursing and Allied Health Campus Subtotal		\$ 90,000	\$ 20,116	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 96,760	\$ -	\$ 2,519,356	\$ -	\$ 523,223	\$ 3,139,339

**South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY23 Proposed Projects and Budget**

#	Project Name	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Carryover Projects		New Proposed		20% Cost Escalation	FY23 Total Budget
								FY23 Continued Projects	FY22 On Hold Projects	New FY23 Projects	Comprehensive Operation Plan (COP) Projects		
F. Starr County Campus													
23	Workforce Center Building D Welding Expansion Design and Construction of Welding Lab Expansion for Additional Welding Stations at the Workforce Center Building D.	\$ 355,200	\$ 6,394	\$ 11,000	\$ 15,000	\$ 8,000	\$ -	\$ 395,594	\$ -	\$ -	\$ -	\$ -	\$ 395,594
24	Workforce Center Building D Automotive Expansion Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to the Workforce Center Building D.	902,948	13,650	5,500	-	-	-	922,098	-	-	-	184,420	1,106,518
25	North Academic Building C HVAC-R Outdoor Covered Area Design and Construction of HVAC Outside Covered Area for brazing instruction, equipment storage, and additional electrical/data in classrooms C312, C313, C314, C315 inside the North Academic Building C.	173,576	3,802	5,500	-	-	-	182,878	-	-	-	36,576	219,454
Starr County Campus Subtotal		\$ 1,431,724	\$ 23,846	\$ 22,000	\$ 15,000	\$ 8,000	\$ -	\$ 1,500,570	\$ -	\$ -	\$ -	\$ 220,995	\$ 1,721,565
G. Regional Center for Public Safety Excellence													
26	Canopy for Safety Training Vehicles Provide a covered structure for the fire truck and police vehicles.	405,000	7,887	8,164	\$ -	\$ -	\$ -	\$ 421,051	\$ -	\$ -	\$ -	\$ 84,210	\$ 505,261
27	Canopy for Students/Instructors Provide a canopy for students and instructors to perform pre/post check routines under a shaded structure.	144,000	4,583	6,495	-	-	-	155,078	-	-	-	31,016	186,094
28	Chiller Installation Connection of existing relocated chiller to provide campus redundancy.	20,000	2,000	-	-	-	-	22,000	-	-	-	4,400	26,400
29	Fire Training Area Provide a concrete pad, associated fire line infrastructure, access drive, and a self contained fire training trailer for the Fire Science program.	284,173	10,418	1,095	-	-	-	295,686	-	-	-	59,137	354,823
30	Perimeter Fencing Provide a perimeter security fence.	168,000	5,000	20,000	-	-	-	193,000	-	-	-	38,600	231,600
31	Skills Pad and EVOC Lighting Installation of Skills Pad and Emergency Vehicle Operator Course site lighting.	294,000	3,920	16,000	-	-	-	313,920	-	-	-	62,784	376,704
32	Two-Story Residential Fire Training Structure Design and construction of a two-story residential fire training structure for Fire Science, Law Enforcement, and Continuing Education programs.	1,000,000	68,750	31,000	68,750	106,250	-	1,274,750	-	-	-	254,950	1,529,700
33	Cityscape** Construction of single family and multi-family homes, and small commercial buildings.							-	-	-	-	-	-
34	EVOC Driving Track Phase II** Construction of the second phase of the EVOC driving track.							-	-	-	-	-	-
35	Five Story Training Tower** Construction of a five-story multi-use training facility.							-	-	-	-	-	-
36	Additional Educational Buildings** Construction of additional education and student services buildings.							-	-	-	-	-	-
Regional Center for Public Safety Excellence Subtotal		\$ 2,315,173	\$ 102,558	\$ 82,754	\$ 68,750	\$ 106,250	\$ -	\$ 2,675,485	\$ -	\$ -	\$ -	\$ 535,097	\$ 3,210,582

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY23 Proposed Projects and Budget

#	Project Name	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Carryover Projects		New Proposed		20% Cost Escalation	FY23 Total Budget
								FY23 Continued Projects	FY22 On Hold Projects	New FY23 Projects	Comprehensive Operation Plan (COP) Projects		
H. District Wide													
37	Fence Enclosures Provide enclosures for miscellaneous mechanical equipment for all campuses.	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000
38	Outdoor Furniture Provide new outdoor furniture for all campuses.	-	-	-	25,000	-	-	25,000	-	-	-	-	25,000
39	Land Purchasing of potential land acquisitions.	3,000,000	-	-	-	-	-	3,000,000	-	-	-	-	3,000,000
40	Renovations and Contingencies Projects which may arise unexpectedly for all campuses and project contingencies.	750,000	75,000	18,750	41,250	63,750	-	948,750	-	-	-	-	948,750
41	Campus Master Plan Provide a college wide campus master plan to determine current and future needs.	-	375,000	-	-	-	-	375,000	-	-	-	-	375,000
42	Facility Signage Provide various building signage types (i.e. building name lettering, exterior/interior wayfinding signage) for all campuses.	50,000	-	-	-	-	-	50,000	-	-	-	-	50,000
43	Removal of Existing Trees Removal of any existing trees for all campuses.	25,000	-	900	-	-	-	25,900	-	-	-	-	25,900
District Wide Subtotal		\$ 3,860,000	\$ 450,000	\$ 19,650	\$ 66,250	\$ 63,750	\$ -	\$ 4,459,650	\$ -	\$ -	\$ -	\$ -	\$ 4,459,650
FY23 Proposed Project Budget Totals		\$ 14,227,654	\$ 2,313,566	\$ 437,084	\$ 552,900	\$ 426,000	\$ -	\$ 17,296,060	\$ -	\$ 3,161,144	\$ -	\$ 3,021,772	\$ 23,478,976

*Note: Projects part of FY22 Comprehensive Plan Budget

**Note: As funding becomes available for the project.

Discussion and Action as Necessary on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2022 – 2023

Approval of the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2022 - 2023 will be requested at the June 28, 2022 Board meeting. Mary Elizondo and Rick de la Garza will review the proposed Renewals & Replacements Projects budgeted for FY 2022 - 2023. The proposed projects listed are not related to the Capital Improvement Projects and are managed by the College's Facilities Planning & Construction Department staff.

Renewals and Replacements Fund

Personnel from the College's Facilities Operations and Maintenance Department and the Facilities Planning & Construction Department work together to identify deferred maintenance projects. These efforts result in a five-year plan which is updated on an annual basis and includes capital renewal and replacement construction projects needed at each campus. Using this five-year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year.

Enclosed Documents

A report summarizing the proposed Renewals and Replacements projects and budgets proposed for FY 2022 - 2023 is enclosed for the Committee's review and information.

Funding Source

Upon Board approval, the proposed projects will be included in the Renewals and Replacements Plant Fund budget for use FY 2022 - 2023.

Presenters

Mary Elizondo and Ricardo de la Garza will be present to address questions related to the proposed projects and budget.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2022 Board meeting, the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for FY 2022 - 2023.

South Texas College
Unexpended Plant Fund - Renewals and Replacements Projects
FY23 Proposed Projects and Budget

#	Project Name	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Carryover Projects		New Proposed		20% Cost Escalation	FY23 Total Budget
								FY23 Continued Projects	FY23 On Hold Projects	New FY23 Projects	Comprehensive Operation Plan (COP) Projects		
A. Pecan Campus													
1	Student Activities Center Building H Data Cabling Infrastructure Replacement Replace existing data cabling at Student Activities Center Building H with new upgraded cabling to meet current standards.	\$ 150,000	\$ -	-	-	-	-	\$ 150,000	\$ -	\$ -	\$ -	\$ 30,000	\$ 180,000
2	Reseeding and Regrading of Athletic Fields Evaluate and repair any issues on the existing athletic field, including reseeding and regrading.	50,000	-	-	-	-	-	50,000	-	-	-	10,000	60,000
3	Stucco Repainting Repainting of existing exterior stucco walls Cooper Center For Performing Arts Building L, Information Technology Building M, Institutional Support Services Building N,	130,000	-	7,000	-	-	-	137,000	-	-	-	-	137,000
4	Resurfacing of East Drive Resurface existing east drive located at the 29th street east entrance and east of Student Services Building K.	70,000	5,000	9,000	-	-	-	84,000	-	-	-	16,800	100,800
5	South Academic Building J Generator Replacement Replacement of the existing generator at South Academic Building J with a new generator.	250,000	13,813	6,250	-	-	-	270,063	-	-	-	54,013	324,076
6	Library Building F Exterior Building Envelope Remediation Remediation of existing building envelope.	100,000	10,000	15,000	-	-	-	-	-	125,000	-	25,000	150,000
Pecan Campus Subtotal		\$ 750,000	\$ 28,813	\$ 37,250	\$ -	\$ -	\$ -	\$ 691,063	\$ -	\$ 125,000	\$ -	\$ 135,813	\$ 951,876
B. Pecan Plaza													
7	Stucco Repainting Repainting of existing exterior stucco at Human Resources Building A.	\$ 9,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Pecan Plaza Campus Subtotal		\$ 9,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000

**South Texas College
Unexpended Plant Fund - Renewals and Replacements Projects
FY23 Proposed Projects and Budget**

#	Project Name	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Carryover Projects		New Proposed		20% Cost Escalation	FY23 Total Budget
								FY23 Continued Projects	FY23 On Hold Projects	New FY23 Projects	Comprehensive Operation Plan (COP) Projects		
C. Mid Valley Campus													
8	Stucco Repainting and Exterior Upgrades Repainting of existing exterior stucco at Library Building E, Student Union Building F, Business and Science Building G, and South Academic Building H.	\$ 320,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 323,000	\$ -	\$ -	\$ -	\$ -	\$ 323,000
9	South Academic Building H Repair of Damaged Roof and Interior Areas Repair damaged roof and interior areas of the South Academic Building H.	630,000	40,163	25,000	-	-	-	695,163	-	-	-	139,033	834,196
10	North Academic Bldg. G Analog to Digital Conversion Ph II Replace all existing audio visual equipment with new upgraded cabling inside North Academic Building G to meet current standards.	\$ 695,000	\$ -		\$ 25,000			-		720,000			720,000
11	North Academic Bldg. G Data Cabling Infrastructure Replacement Replace all existing audio visual equipment with new upgraded cabling inside North Academic Building G to meet current standards.	425,000			-			-		425,000			425,000
Mid Valley Campus Subtotal		\$ 2,070,000	\$ 40,163	\$ 28,000	\$ 25,000	\$ -	\$ -	\$ 1,018,163	\$ -	\$ 1,145,000	\$ -	\$ 139,033	\$ 2,302,196
D. Nursing & Allied Health Campus													
12	NAH East Building A West Side Window Waterproofing Provide proper waterproofing for windows on west side of NAH East Building A to prevent water infiltration.	\$ 65,000	\$ 15,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 18,000	\$ 108,000
13	NAH East Building A Westside Elevators Refurbishment Upgrade of existing elevator and cab inside NAH East Building A.	250,000	-	-	-	-	-	250,000	-	-	-	50,000	300,000
14	NAH East Building A Stair Repairs and Replacement Repair and replace existing stairs of the NAH East Building A.	15,250	600	-	-	-	-	15,850	-	-	-	-	15,850
15	NAH East Building A Generator Replacements Replacement of the two (2) existing generators at East Building A with new generators.	375,000	20,719	9,500	-	-	-	405,219	-	-	-	81,044	486,263
Nursing and Allied Health Campus Subtotal		\$ 705,250	\$ 36,319	\$ 19,500	\$ -	\$ -	\$ -	\$ 761,069	\$ -	\$ -	\$ -	\$ 149,044	\$ 910,113
E. Technology Campus													
16	Emerging Technologies Bldg. A Analog to Digital Conversion Replace all existing audio visual equipment with new upgraded cabling inside Emerging Technologies Building A to meet current standards.	\$ 490,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 515,000	\$ -	\$ -	\$ 515,000
17	Advanced Technical Careers Bldg. B Atrium Repainting Repainting of existing interior areas inside the Advanced Technical Careers Building B.	60,000	-	-	-	-	-	-	-	60,000	-	12,000	72,000
Technology Campus Subtotal		\$ 550,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 575,000	\$ -	\$ 12,000	\$ 587,000

**South Texas College
Unexpended Plant Fund - Renewals and Replacements Projects
FY23 Proposed Projects and Budget**

#	Project Name	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Carryover Projects		New Proposed		20% Cost Escalation	FY23 Total Budget
								FY23 Continued Projects	FY23 On Hold Projects	New FY23 Projects	Comprehensive Operation Plan (COP) Projects		
F. Starr County Campus													
18	Stucco Repainting Repainting of existing exterior stucco walls on Buildings D , E, G, H, L, K, P	\$ 250,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 253,000	\$ -	\$ -	\$ -	\$ -	\$ 253,000
19	Administration/Bookstore Building A Data Cabling Infrastructure Replacement Replace existing data cabling at Administration/Bookstore Building A with new upgraded cabling to meet current standards.	60,000	-	-	-	-	-	60,000	-	-	-	-	60,000
20	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement Replace existing data cabling at Center for Learning Excellence Building B with new upgraded cabling to meet current standards.	60,000	-	-	-	-	-	60,000	-	-	-	-	60,000
21	North Academic Building C Data Cabling Infrastructure Replacement Replace existing data cabling at North Academic Building C with new upgraded cabling to meet current standards.	60,000	-	-	-	-	-	60,000	-	-	-	-	60,000
Starr County Campus Subtotal		\$ 430,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 433,000	\$ -	\$ -	\$ -	\$ -	\$ 433,000
G. District Wide													
22	Renewals and Replacements Replace/Renew any miscellaneous equipment, material, etc. for all campuses.	\$ 150,000	\$ 1,000	-	-	-	-	\$ 151,000	\$ -	\$ -	\$ -	\$ -	\$ 151,000
23	Fire Alarm Panel Replacement/Upgrade Replace/Upgrade existing fire alarm panels for all campuses.	100,000	-	2,500	-	-	-	102,500	-	-	-	20,500	123,000
24	Interior LED Lighting Upgrade Upgrade of existing interior light fixtures to LED for all campuses.	110,000	-	-	-	-	-	110,000	-	-	-	22,000	132,000
25	Exterior Walkway LED Lighting Upgrade Upgrade of existing exterior light fixtures to LED for all campuses.	50,000	-	-	-	-	-	50,000	-	-	-	10,000	60,000
26	Building Automation Systems Upgrade Upgrade of existing building systems controls for all campuses.	75,000	-	1,500	-	-	-	76,500	-	-	-	15,300	91,800
27	Flooring Replacement Replacement of existing flooring for all campuses.	500,000	-	4,000	-	-	-	504,000	-	-	-	-	504,000
28	HVAC Replacement and Upgrade Replace/Upgrade of existing HVAC equipment for all campuses.	300,000	25,000	-	-	-	-	325,000	-	-	-	65,000	390,000
29	Exterior Lighting Upgrade Upgrade of existing exterior light fixtures for all campuses.	250,000	25,000	4,000	-	-	-	279,000	-	-	-	55,800	334,800
30	Water Tower Logo Replacements Replace/Renew College Logo on existing City of McAllen Water Towers.	80,000	-	-	-	-	-	80,000	-	-	-	16,000	96,000
31	Outdoor Furniture Replace existing outdoor furniture district wide.	25,000	-	-	-	-	-	25,000	-	-	-	-	25,000
District Wide Subtotal		\$ 1,640,000	\$ 51,000	\$ 12,000	\$ -	\$ -	\$ -	\$ 1,703,000	\$ -	\$ -	\$ -	\$ 204,600	\$ 1,907,600
FY23 Proposed Project Budget Totals		\$ 6,154,250	\$ 156,295	\$ 102,750	\$ 50,000	\$ -	\$ -	\$ 4,618,295	\$ -	\$ 1,845,000	\$ -	\$ 640,489	\$ 7,103,784

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 June 9, 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 - May 2022	(7,989,944)	(3,029,813)
Proposed Projects for the Month of June 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 June 9, 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 June 9, 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	\$ 857,318	\$ 3,431,869	\$ 3,778,000	High	June 2022	Approval of Proposed Changes to Project Scope	ERO Architects
4	New Continuing Education Building	TBD		●								\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD
5	Ann Richards Administration Building A Renovation of Administration Offices	DV			●							\$ 660,000	\$ 1,199	\$ 658,801	\$ 660,000	Low	July 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	\$ 456	\$ 1,033,654	\$ 1,034,110	Low	August 2022	Approval on Contracting Schematic Design	Able City, LLC
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	\$ 1,036,468	\$ 5,550,866	\$ 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	\$ 2,289	\$ 112,311	\$ 114,600	High	June 2022	Approval of Schematic Design	PBK Architects
13	Workforce Center Building D Automotive Lab Expansion	MV			●							\$ 208,350	\$ 3,544	\$ 204,806	\$ 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	\$ 2,475	\$ 121,525	\$ 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	\$ 31,522	\$ 79,223	\$ 110,745	High	December 2022	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects
Mid Valley Campus Subtotal												\$ 557,695	\$ 39,830	\$ 517,865	\$ 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	July 2022	Approval of Schematic Design	EGV Architects	TBD
18	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									\$ 200,500	\$ -	\$ 200,500	\$ 200,500	Low	TBD	TBD	Ethos Engineering, LLC	TBD
19	Exterior Solar Panels Structure	SS			●							\$ 103,100	\$ 446	\$ 102,654	\$ 103,100	High	June 2022	Approval of Schematic Design	SAMES, Inc	TBD
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	TBD	TBD	Negrete & Kolar Architects, LLP	TBD
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	\$ 1,892	\$ 137,108	\$ 139,000	High	July 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
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	TBD
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	TBD
Starr County Campus Subtotal												\$ 413,800	\$ 11,846	\$ 401,954	\$ 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	\$ 1,828	\$ 79,764	\$ 79,833	High	August 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
27	Canopy for Students/Instructors	DV			●							\$ 67,424	\$ 3,497	\$ 67,264	\$ 67,333	High	August 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
28	Chiller Installation	MV				●						\$ 170,000	\$ 13,788	\$ 157,262	\$ 158,250	High	August 2022	Approval of Substantial Completion	Half Associates, Inc	Johnson Controls
29	Fire Training Area	DV			●							\$ 97,524	\$ 3,497	\$ 97,364	\$ 97,433	High	August 2022	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 EVOC Lighting	SS			●							\$ 342,000	\$ 4,388	\$ 341,532	\$ 342,000	High	July 2022	Approval of Construction Services	DBR	TBD
33	Two-Story Residential Fire Training Structure	SS			●							\$ 381,250	\$ 195	\$ 381,055	\$ 381,250	Medium	June 2022	Approval of Schematic Design	Martinez Architects	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 255,912	\$ 2,190,035	\$ 2,313,479					
District Wide																				
34	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Completed	N/A		N/A	TBD
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 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	5	\$ 15,458,400	\$ 1,904,994	\$ 13,566,718	\$ 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	\$ 148,259	\$ 20,995	\$ 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	\$ 46	\$ 149,954	\$ 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	July 2022	Approval of Construction Services	DBR	TBD
Pecan Campus Subtotal												\$ 907,504	\$ 167,304	\$ 740,200	\$ 894,250					
Pecan Plaza																				
10	Stucco Repainting	SS				●						\$ 30,500	\$ 46	\$ 30,454	\$ 30,500	High	June 2022	Approval of Construction Services	TBD	TBD
Pecan Plaza Subtotal												\$ 30,500	\$ 46	\$ 30,454	\$ 30,500					
Mid Valley Campus																				
11	Roofing Deferred Maintenance	MV									●	\$ 805,309	\$ 738,431	\$ 66,878	\$ 573,872	High	N/A		Beam Professionals	Argio Roofing
12	North Academic Building G Analog to Digital Conversion	RC					●					\$ 562,000	\$ 194,677	\$ 367,323	\$ 562,000	Low	TBD	TBD	TBD	TBD
13	Stucco Repainting and Exterior Upgrades	SS				●						\$ 200,000	\$ 46	\$ 199,954	\$ 200,000	Low	June 2022	Approval of Construction Services	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	\$ 933,610	\$ 1,619,399	\$ 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	\$ 13,437	\$ 269,563	\$ 280,000	High	July 2022	Approval of Substantial Completion	Chanin Engineering, LLC	5 Star GC Construction, LLC
19	NAH East Building A Generator Replacements	SS			●							\$ 422,000	\$ 228	\$ 421,772	\$ 422,000	Low	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 1,256,077	\$ 255,199	\$ 1,000,878	\$ 1,173,991					
Starr County Campus																				
20	Stucco Repainting	SS				●						\$ 223,000	\$ 46	\$ 222,954	\$ 223,000	High	June 2022	Approval of Construction Services	TBD	TBD
21	Roofing Deferred Maintenance	MV							●			\$ 702,320	\$ 823,370	\$ (121,050)	\$ 661,255	High	June 2022	Approval of Final 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	\$ 823,416	\$ 281,904	\$ 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	\$ 203,552	\$ 552,828	\$ 504,000	Medium	June 2022	Approval of Substantial and Final 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	\$ 203,552	\$ 3,324,184	\$ 2,092,000					
Totals		0	4	6	2	3	2	0	3	0	1	\$ 9,380,146	\$ 2,383,127	\$ 6,997,019	\$ 7,576,568					