

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

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

- I. Approval of June 14, 2022 Facilities Committee Meeting Minutes 1 - 35
- II. Review and Discussion of Proposed Changes to the Scope of the Pecan Campus Library Building F Expansion and Renovation Project 36
- III. Review and Recommend Action on Final Competition of the District Wide Automatic Door Openers Phase IV..... 37 - 41
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- V. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects..... 45 - 50

Approval of Facilities Committee Meeting Minutes

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

1. June 14, 2022 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
June 14, 2022

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, June 14, 2022 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, June 14, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:22 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mrs. Dalinda Gonzalez-Alcantar, Mr. Rene Guajardo, and Mr. Danny Guzman

Members absent: Mr. Paul R. Rodriguez

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Mr. Matthew Hebbard, Dr. Rodney Rodriguez, Mr. Ricardo De La Garza, Mr. George McCaleb, Dr. Jesus Campos, Mr. Arturo Solano, Ms. Sara Lozano, Mr. Daniel Cortez, Dr. Christopher Nelson, Mr. Joel Jason Rodriguez, Mr. Martin Villarreal, Mr. Sam Saldana, Dr. Sylvia Flores, Mr. Jose Vela, Mr. Ricardo Martinez, Mr. Adam Alvarez, Jr., Ms. Luz Ibarra, Ms. Angela Hernandez, Mr. Andre D., Mr. Eli Ochoa, Mr. Ricardo Martinez, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Minutes for the May 10, 2022 Facilities Committee meetings were approved as written. The motion carried.

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 was 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 was scheduled as an educational space improvement to construct a facility for Kinesiology program instruction.

Background

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

- Design and construction of the structure to included:
 - 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 was \$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 were 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 would be required in FY 2022-2023 to complete the projects and would be requested at a later date. The budget was developed in June 2021 and would need to be reevaluated and adjusted in the FY 2022-2023 budget due to price escalation.

Reviewers

The proposals were 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 was 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 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 Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the contracting of architectural services with Boultinghouse Simpson Gates Architects for the Pecan Campus Kinesiology Building Phase I project as presented. The motion carried.

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 was 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 was 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 consisted 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 was \$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 were 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 would be required in FY 2022-2023 to complete the projects and would be requested at a later date. The budget was developed in June 2021 and would need to be reevaluated and adjusted in the FY 2022-2023 budget due to price escalation.

Reviewers

The proposals were 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 was 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 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 Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract 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. The motion carried.

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

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 were requested by College Administration and the Academic Division of Business, Public Safety, & Technology. They were 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 were 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 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 consisted of constructing an expansion and renovation to provide accommodation for multiple classes at one time, including Traditional, Dual Credit, and Continuing Education classes, and would 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 consisted 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 consisted 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 were 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. estimated 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 were 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 was projected to last until October 2022, with construction to commence in February 2023 and Substantial Completion in October 2023.

Enclosed Documents

PBK Architects, Inc. developed a schematic presentation describing the proposed designs. The packet included 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. attended the Facilities Committee meeting to present the schematic designs of the projects.

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

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Workforce Program Projects

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

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

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 was requested by the Construction and Building Technologies Program. 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 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 consisted 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 were 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 were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund. The total construction budget was \$88,200. SAMES, Inc. 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 was 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 was projected to last until July 2022, with construction to commence in October 2022 and Substantial Completion in December 2022.

Enclosed Documents

SAMES, Inc. developed a schematic presentation describing the proposed design. The packet included drawings of the site plans, a floor plan, exterior views, and fact sheet.

Presenters

Representatives from SAMES, Inc. attended the Facilities Committee meeting to present the schematic design of the project.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design of the Technology Campus Exterior Solar Panels Structures project as presented. The motion carried.

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board authorization to proceed with the solicitation of construction services for the Technology Campus Exterior Solar Panels Structures project as presented. The motion carried.

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

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 worked with College staff to develop a schematic design to meet the program's current needs.

The project consisted 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 were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund. The total construction budget was \$1,250,000. Martinez Architects 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 was 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 was projected to last until October 2022, with construction to commence in January 2023 and Substantial Completion in September 2023.

Enclosed Documents

Martinez Architects developed a schematic presentation describing the proposed design. The packet included drawings of the site plans, floor plans, exterior views, and fact sheet.

Presenters

Representatives from Martinez Architects attended the Facilities Committee meeting to present the schematic design of the project.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented. The motion carried.

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 estimated 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 was \$1,581,250 and itemized in the table below:

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

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.

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 Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented. The motion carried.

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

Justification

Approval of the proposed changes to the scope were 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 was 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 was 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 had 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 was 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 developed a presentation outlining the reduced scope as requested by College staff. The layouts indicated 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 was \$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 also provided an option to include additional construction upgrades totaling \$7,526,000 which was described in the architect’s presentation. This option was 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 would be necessary. The architect’s fee percentage would be reduced, considering that the Library staff had already prepared the preliminary layout for the revised scope. Approval from the Board would 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 were 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 would be budgeted for the remainder of the project in subsequent fiscal years.

Reviewers

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

Enclosed Documents

The packet included the revised scope of work for the Committee's review and information.

Presenters

Representatives from ERO Architects attended the Facilities Committee meeting to present and respond to any questions. Mr. Eli Ochoa discussed the strategy used to reduce the scope of the project, while still addressing the learning resources needs identified by staff, based upon prior assessments.

Administration recommended that the reduced scope focus on the need to improve learning resources including study areas, collaborative areas, and other items to support the success of student learning, and consistent with the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) accrediting standards.

The Facilities Committee reviewed this item, but did not make a recommendation for Board action.

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 would provide for construction services necessary for the project.

Scheduling Priority

This project was part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance and Facilities Planning & Construction departments. It was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and Administration. It was 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 were budgeted in the FY 2021-2022 Renewals & Replacements Fund in the amount of \$535,000 for construction.

Reviewers

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

Estimated Project Timeline

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

Enclosed Documents

Site plans of the project were 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 Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract 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. The motion carried.

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 were provided for the Committee’s review and information.

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

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 was reviewed by the Facilities Planning & Construction and Facilities Operations and Maintenance departments, the President’s Cabinet, and the Coordinated Operations

Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as a routine improvement to replace flooring in buildings district wide as necessary.

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

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

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 Contractor: Diaz Floors & Interiors	Substantial Completion	April 5, 2022
	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 was reviewed by the Facilities Planning & Construction and Facilities Operations and Maintenance departments, the President's Cabinet, and the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as a routine improvement to replace flooring in buildings district wide as necessary.

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

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

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 was 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 was 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 were provided for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of substantial completion of the District Wide Automatic Door Openers Phase IV as presented. The motion carried.

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

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was 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 were provided for the Committee's review and information.

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

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 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.

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 were provided for the Committee’s review and information.

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

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 was requested to renew the current facility lease agreement for use by the fire science program.

Justification

The continuation of the lease of this facility was 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 expressed interest in continuing to lease this space. Staff recommended 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 were budgeted in the Facilities Lease budget for FY 2021-2022.

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

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 was 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 was needed to accommodate classes being offered by South Texas College.

Background

The College would utilize 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 would be used for Cosmetology classrooms, labs, and related facilities.

Staff recommended approval of the facility lease agreement for the term of August 12, 2022 to August 16, 2024. The lease payment would 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 were budgeted in the Facilities Lease budget for FY 2022-2023.

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

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 was 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 allowed 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 were budgeted for inclusion in the Facilities Lease budget for FY 2022 - 2023.

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

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 would 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, attended the meeting 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 was provided for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for FY 2022 - 2023. The motion carried.

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 was provided for the Committee's review and information.

Funding Source

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

Presenters

Mary Elizondo and Ricardo de la Garza attended the meeting to address questions related to the proposed projects and budget.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for FY 2022 - 2023. 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 5:25 p.m.

I certify that the foregoing are the true and correct minutes of the June 14, 2022 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

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

Plans for the proposed changes to the scope of Pecan Campus Library Building F Expansion and Renovation project will be reviewed and discussed at the July 12, 2022 Facilities Committee Meeting.

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 a revision of the proposed project and an increase in the construction budget, proposed design changes from Administration and College staff. The estimated cost of the Pecan Campus Library Building F Renovation and Expansion exceeded available funding and current construction priorities for the College.

College staff has proposed a substantial reduction of the scope of the project. Revisions are necessary due to reevaluated needs of the College and construction cost reduction. Administration recommended that the reduced scope focus on the need to improve learning resources including study areas, collaborative areas, and other items to support the success of student learning, and consistent with the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) accrediting standards.

Accordingly, staff proposes that the project proceed as a series of smaller capital improvement and internal space modification projects over the next few years beginning with those deficiencies in the existing building that limit the adequacy and appropriateness of the facility to meet user needs. This targeted and phased approach addressing key improvement needs will help ensure ongoing compliance with SACSCOC requirements while at the same time providing substantial savings to the College.

No action is requested. This information is presented to the Facilities Committee for discussion and feedback.

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

Approval of final completion of the District Wide Automatic Door Openers Phase IV will be requested at the July 26, 2022 Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Automatic Door Openers Phase IV Project No. 2020-019C Engineer: Ethos Engineering Contractor: R. E. Friedrichs Company	Final Completion Recommended	July 7, 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.

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 R. E. Friedrichs Company be approved. 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	\$43,225	\$9,775

On July 7, 2022, Ethos Engineering 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 July 26, 2022 Board meeting, final completion and release of final payment of \$9,775 to R. E. Friedrichs Company for the District Wide Automatic Door Openers Phase IV as presented.

District Wide Automatic Door Openers Ph IV



Pecan Campus Building M



Starr County Campus Building C



1126 South Commerce St.
Harlingen, TX 78550
Off: (956) 230-3435
Fax: (956) 720-0830
www.ethoseng.net

July 07, 2022

Attn: Sam Saldana
South Texas College
3201 W Pecan Blvd., Bldg. N
McAllen, TX 78501
Project: STC DW Auto Doors Phase IV

RE: Final Completion Letter Executed by Engineer

Mr. Saldana:





To the best of my knowledge, experience, information, and based on our multiple onsite visits, REFCO has completed the scope of work on the project referenced above and was conducted in accordance with the construction documents.

Please let us know should you have any questions.

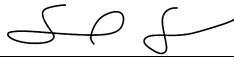
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "G. Quintanilla", written in a cursive style.

Guillermo Quintanilla
Principal
Ethos Engineering, Inc.
C (956) 564.2811
O (956) 230.3435
gquin@ethoseng.net

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>Total Actual</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>To Date</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>Expenditures</u>
Construction:	\$ 85,000.00	\$ -	\$ 85,000.00	\$ -	\$ 60,000.00	\$ 43,225.00	\$ 43,225.00
Design	8,500.00	-	8,500.00	5,567.50	2,000.00	2,000.00	5,567.50
Miscellaneous:	2,500.00	879.00	1,621.00	1,620.00	-	-	879.00
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
Total:	\$ 96,000.00	\$ 879.00	\$ 95,121.00	\$ 5,567.50	\$ 62,000.00	\$ 43,225.00	\$ 49,671.50
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	10/29/2019			Board Approval of Schematic Design	NA		
Architect/Engineer:	Ethos Engineering, LLC			Substantial Completion	5/5/2022		
Contractor:	R.E. Friedrich Co.			Board Acceptance	6/28/2022		
STC FPC Project Manager:	Samuel Saldana			Final Completion	TBD		
Project Description				Project Scope			
Provide automatic door openers district wide to main entrances to assist with easier accessibility for students and staff.				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	43,225.00	-	-	-	-	\$ 43,225.00	
Project Total	\$ 43,225.00	\$ 5,567.50	\$ 879.00	\$ -	\$ -	\$ 49,671.50	
Current Agenda Item							
07/12/2022 Facilities Committee Meeting: Review and Recommend Action on Approval of Final Completion for the District Wide Automatic Doors Phase IV.							
		Mid-Valley				Nursing & Allied Health	
		Pecan Campus				Starr County Campus	

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Proposed FY 2022 – 2023 Committee Meeting Schedule

The Facilities Committee is asked to review the following proposed schedule and recommend amendment or approval as appropriate.

The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2022 - 2023 at the July 26, 2022 Regular Board Meeting.

The proposed meeting schedule for the Facilities Committee is as follows:

Weekday	Date	Meeting Time
Tuesday	September 13, 2022	4:00 p.m.
Tuesday	October 11, 2022	4:00 p.m.
Tuesday	November 8, 2022	4:00 p.m.
Tuesday	December 6, 2022	4:00 p.m.
Tuesday	January 17, 2023	4:00 p.m.
Tuesday	February 14, 2023	4:00 p.m.
Tuesday	March 7, 2023	4:00 p.m.
Tuesday	April 11, 2023	4:00 p.m.
Tuesday	May 9, 2023	4:00 p.m.
Tuesday	June 13, 2023	4:00 p.m.
Tuesday	July 11, 2023	4:00 p.m.
Tuesday	August 8, 2023	4:00 p.m.
Tuesday	September 12, 2023	4:00 p.m.

Facilities Committee Meetings are generally scheduled for the second Tuesday of each month, and are proposed for a starting time of 4:00 p.m. There may be some deviation based upon scheduling conflicts, and any adjustments will be communicated with as much early notification as practical.

The Committee meetings scheduled for December 2022 and January and March 2023 do not fall on the second Tuesday of their respective months, to allow staff adequate time to prepare for Committee meetings around College closures for Winter Break and Spring Break.

A full calendar view of the proposed Committee and Board meeting schedule follows in the packet for the Committee's information.

The Facilities Committee is asked to recommend Board approval of the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars.



Board Meeting Committee Meeting Calendar

FY 2022 - 2023

September 2022						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2022						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 2022						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December 2022						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

January 2023						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2023						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2023						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2023						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2023						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2023						
S	M	T	W	TH	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 2023						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2023						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2023						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

- Regular Board Meeting
- Graduation Ceremonies
- Holiday/Professional Dev. Day, College Closed

- Committee Meetings -
 - Education & Workforce Development
 - Facilities
 - Finance, Audit, & Human Resources

- * Education & Workforce Development Committee: 2nd Tuesday of the month, 3:30 p.m.
- * Facilities Committee: 2nd Tuesday of the month, 4:30 p.m.
- * Finance, Audit, & Human Resources Committee: 2nd Tuesday of the month, 5:30 p.m.
- * Board Meetings: 4th Tuesday of the month, 5:30 p.m.

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
 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	TBD	TBD	ERO Architects
4	New Continuing Education Building	TBD		●								\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	July 2022	Approval to Solicit for Architectural Services	TBD
5	Ann Richards Administration Building A Renovation of Administration Offices	DV			●							\$ 660,000	\$ 1,199	\$ 658,801	\$ 660,000	Low	August 2022	Approval of Construction Services	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 Schematic Design	Able City, LLC
7	Pecan Campus Kinesiology Building Phase I	SS			●							\$ 3,240,000	\$ 446	\$ 3,239,554	\$ 3,240,000	Low	November 2022	Approval of Schematic Design	Boultinghouse Simpson Gates Architects
8	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV			●							\$ 4,536,000	\$ 456	\$ 4,535,544	\$ 4,536,000	Low	November 2022	Approval of Schematic Design	DRW Architects
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	December 2022	Approval of Construction Services	PBK Architects
13	Workforce Center Building D Automotive Lab Expansion	MV				●						\$ 208,350	\$ 5,316	\$ 203,034	\$ 208,350	High	December 2023	Approval of Construction Services	PBK Architects
14	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV				●						\$ 124,000	\$ 2,475	\$ 121,525	\$ 124,000	High	December 2024	Approval of Construction Services	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	\$ 41,602	\$ 516,093	\$ 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	August 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	\$ 1,184	\$ 101,916	\$ 103,100	High	August 2022	Approval of Construction Services	SAMES, Inc	TBD
Technology Campus Subtotal												\$ 591,595	\$ 13,640	\$ 577,955	\$ 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	September 2022	Approval of Construction Services	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	\$ 27,467	\$ 111,533	\$ 139,000	High	August 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
23	Workforce Building D Automotive Expansion	MV				●						\$ 243,100	\$ 8,655	\$ 234,445	\$ 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	\$ 1,390	\$ 30,310	\$ 31,700	High	August 2022	Approval of Construction Services	Able City, LLC	TBD
Starr County Campus Subtotal												\$ 413,800	\$ 37,511	\$ 376,289	\$ 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	September 2022	Approval of Construction Services	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	AR		●								\$ 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	\$ 49,401	\$ 18,167	\$ 62,000	High	July 2022	Approval of Final Completion	Ethos Engineering, LLC	R.E. Friedrichs Company
40	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A		N/A	TBD
41	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A		N/A	TBD
District Wide Subtotal												\$ 4,527,218	\$ 49,684	\$ 4,477,534	\$ 4,521,650					
Totals			12	3	6	0	8	1	0	0	5	\$ 15,458,400	\$ 1,976,394	\$ 13,495,319	\$ 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	N/A	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	\$ 109	\$ 149,891	\$ 150,000	High	TBD	Approval of Construction Services	TBD	Noble Texas Builders
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	\$ 10,599	\$ 14,401	\$ 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	\$ 177,966	\$ 729,538	\$ 894,250					
Pecan Plaza																				
10	Stucco Repainting	SS				•						\$ 30,500	\$ 109	\$ 30,391	\$ 30,500	High	TBD	Approval of Construction Services	TBD	Noble Texas Builders
Pecan Plaza Subtotal												\$ 30,500	\$ 109	\$ 30,391	\$ 30,500					
Mid Valley Campus																				
11	Roofing Deferred Maintenance	MV									•	\$ 805,309	\$ 737,975	\$ 67,334	\$ 573,872	Completed	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	\$ 109	\$ 199,891	\$ 200,000	Low	TBD	Approval of Construction Services	TBD	Terra Fuerte, LLC
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	\$ 933,217	\$ 1,619,792	\$ 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	Completed	N/A	BEAM Professionals	American Contracting USA	
18	NAH East Building A Exterior Stair Repairs and Replacement	SS					●					\$ 283,000	\$ 15,237	\$ 267,763	\$ 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	August 2022	Approval of Construction Services	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 1,256,077	\$ 256,999	\$ 999,078	\$ 1,173,991					
Starr County Campus																				
20	Stucco Repainting	SS				●						\$ 223,000	\$ 109	\$ 222,891	\$ 223,000	High	TBD	Approval of Construction Services	TBD	Terra Fuerte, LLC
21	Roofing Deferred Maintenance	MV									●	\$ 702,320	\$ 860,050	\$ (157,730)	\$ 661,255	Completed	N/A	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	\$ 860,159	\$ 245,161	\$ 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									●	\$ 756,380	\$ 203,552	\$ 552,828	\$ 504,000	Medium	N/A		N/A	Terra Fuerte, LLC Diaz Flooring, Inc.
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	1	4	2	0	0	0	4	\$ 9,380,146	\$ 2,432,003	\$ 6,948,143	\$ 7,576,568					