

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, August 9, 2022  
@ 3:30 PM  
McAllen, Texas

"At any time 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 July 12, 2022 Facilities Committee Meeting Minutes ..... 1 - 7
- II. Review and Recommend Action on Vendor Registration on the Electronic Bids and Proposals System for Receiving Notification of College Solicitations ..... 8 - 9
- III. Review and Recommend Action on Authorization to Proceed with Solicitation of Civil Engineering Services for a Subdivision Plat for the Pecan Campus West Property ..... 10 - 11
- IV. Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services and Selection of a Location for the Pecan Campus Continuing Education Building ..... 12 - 21
- V. Review and Update on Project Scope Location for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity ..... 22 - 28
- VI. Review and Update on Proposed Modifications and Phases for the Pecan Campus Library Building F ..... 29 - 38
- VII. Review and Recommend Action to Terminate the Architectural Services Contract with ERO Architects and Cancellation of the Pecan Campus Library Building F Renovation and Expansion ..... 39 - 41
- VIII. Review and Recommend Action on Approval of Schematic Design of the Technology Campus Master Plan Phase I Welding Lab Building F ..... 42 - 52
- IX. Review and Recommend Action on Contracting Construction Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion ..... 53 - 61
- X. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects ..... 62 - 67

## **Approval of Facilities Committee Meeting Minutes**

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

1. July 12, 2022 Facilities Committee Meeting

**Meeting Minutes**  
**Facilities Committee Meeting**  
**July 12, 2022**

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

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, July 12, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 5:01 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas, Jr., Ms. Rose Benavidez, and Mr. Paul R. Rodriguez

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

Members absent: None

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Mr. Javier Villalobos, Mr. Ricardo De La Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Dr. Jesus Campos, Mrs. Myriam Lopez, Mrs. Alicia Gomez, Ms. Sara Lozano, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. Sam Saldana, Dr. Sylvia Flores, Mrs. Gardenia Perez, and Mr. Andrew Fish.

**Approval of Facilities Committee Meeting Minutes**

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee approved the Minutes for the June 14, 2022 Facilities Committee meeting as presented. The motion carried.

**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 were reviewed 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 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 proposed 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 would help ensure ongoing compliance with SACSCOC requirements while at the same time providing substantial savings to the College.

The Committee requested that administration return with a detailed plan to address library renovations when the plan is ready, and administration agreed.

No action was requested. This information was 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:

	<b>Project</b>	<b>Completion Recommended</b>	<b>Date Received</b>
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 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.

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 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 were enclosed for the Committee's review and information.

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

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

The Facilities Committee was 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 was as follows:

<b>Weekday</b>	<b>Date</b>	<b>Meeting Time</b>
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 were 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 would be communicated with as much early notification as practical.

The Committee meetings scheduled for December 2022 and January and March 2023 would 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 was provided in the packet for the Committee's information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars. 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 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 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 5:17 p.m.

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

---

Dr. Alejo Salinas, Jr., Presiding



## **Review and Recommend Action on Vendor Registration on the Electronic Bids and Proposals System for Receiving Notification of College Solicitations**

Approval of vendor registration on the Electronic Bids and Proposals System for receiving notification of College Solicitations will be requested at the August 23, 2022 Board of Trustees meeting.

### **Purpose**

To allow vendors the option to register on the College's Electronic Bids and Proposal System, Bonfire, to receive notifications of College solicitations. Vendors will be notified via email when solicitations of the services or products they are registered for are available. Vendors also receive due date reminders via email from the System.

### **Justification**

The College's Bonfire Electronic Bids and Proposal System that is currently used for the online evaluation of bids and proposals by the evaluation committee and to store and manage contracts electronically, may also be used as an option to notify registered vendors of College solicitations, such as Request for Proposals (RFPs) or Request for Qualifications (RFQs).

### **Background**

On May 10, 2022, the Facilities Committee members instructed Administration to discontinue the practice of using vendor information previously gathered entirely and solely rely on the legally required public advertisement for issuing bids, proposals, and qualifications.

Due to the recent decline in vendor responses to College solicitations, Administration is requesting that in addition to the required advertisement, vendors be granted the option to register online in the College's Bonfire system to receive email notifications of the solicitations. Once registered in the system, vendors will receive email notifications of solicitations related to their selected commodities.

The Purchasing Department purchased the Bonfire system in November 2020 to receive bids and proposals electronically, conduct committee online evaluations, and maintain and manage contracts. The system is not currently used to receive bids and proposals electronically.

The vendors that do not wish to register online, may submit a hard copy of the registration information to the Purchasing Department via mail or in person.

**Presenters**

Mary Elizondo, Vice President for Finance and Administrative Services, Becky Cavazos, Director of Purchasing, Rick De La Garza, Director of Facilities Planning and Construction will be present at the Committee meeting to address any questions by the Committee.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2022 Board meeting, vendor registration on the Electronic Bids and Proposals System for receiving notification of College Solicitations as presented.

## **Review and Recommend Action on Authorization to Proceed with Solicitation of Civil Engineering Services for a Subdivision Plat for the Pecan Campus West Property**

Approval of authorization to proceed with the solicitation of a Request for Qualifications (RFQ) for civil engineering services for a subdivision plat for the Pecan Campus West Property will be requested at the August 23, 2022 Board meeting.

### **Purpose**

The Facilities Committee is asked to recommend approval of the solicitation of civil engineering services for the development of a subdivision plat.

### **Justification**

In order for the City of McAllen to authorize future construction projects on the Pecan Campus West Property, a subdivision plat must be prepared and recorded with the County of Hidalgo. Solicitation of Request for Qualifications (RFQ) for civil engineering services is necessary to procure a design team to prepare the subdivision plat. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an engineer to the Facilities Committee at a later date.

### **Background**

On August 23, 2022, the Board of Trustees will be asked to approve the solicitation of architectural services for a new Continuing Education Building to be constructed at the Pecan Campus West Property. The West Property has not previously been platted and therefore a subdivision plat is required before new construction can proceed.

The estimated cost for these civil engineering services is \$35,000.

### **Funding Source**

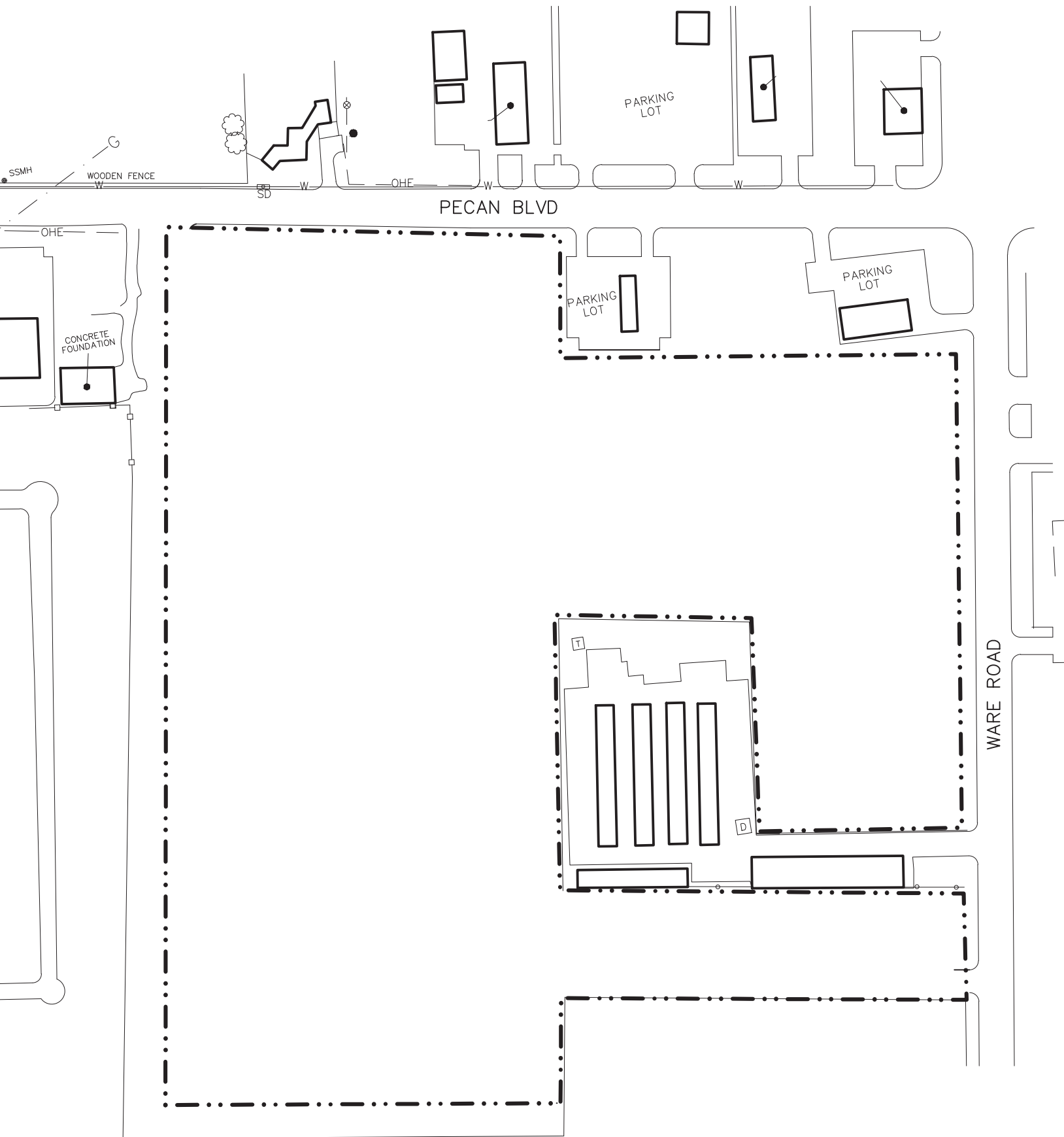
Funds are available in the FY 2022-2023 Unexpended Plant Fund.

### **Enclosed Documents**

A property map is enclosed for the Committee's review and information.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2022 Board meeting, the solicitation of civil engineering services for a subdivision plat for the Pecan Campus West Property project as presented.



WEST PECAN - SITE PLAN 



 PROPERTY LINE

## **Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services and Selection of a Location for the Pecan Campus Continuing Education Building**

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Pecan Campus Continuing Education Building, contingent upon execution of a grant award contract with the Economic Development Administration (EDA), and the selection of a location option will be requested at the August 23, 2022 Board meeting.

### **Purpose**

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for a new Continuing Education building at the Pecan Campus – West Property.

### **Justification**

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

### **Scheduling Priority**

This project was requested by the Continuing Education Department. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project is scheduled as an educational improvement to construct a new facility for the Continuing Education Program.

### **Background**

The Continuing Education (CE) Program was awarded a grant by the EDA to partially fund the construction of a 10,000 square foot facility for CE instruction and training. The CE Program has since requested to add an additional 10,000 square feet to the building due to the College's intention to vacate staff from their current location at Pecan Plaza. The approval of the grant and the plan to relocate CE from Pecan Plaza have prompted the prioritization of the project.

The proposed Continuing Education Building would be located at the Pecan Campus – West Property, which is a currently undeveloped property located west of Ware Road and south of Pecan Boulevard. It would provide the following spaces:

- Nine (9) classrooms
- Seven (7) labs
- Ten (10) offices
- Storage spaces
- Administrative work areas
- Conference room
- Cashier space
- Student lounge
- Breakroom
- Registration space
- Trainer space
- Support spaces

The Testing Center will also be relocated from Pecan Plaza and included as part of the proposed Continuing Education Building. The Testing Center area would contain the following spaces:

- Two (2) testing labs
- Three (3) offices
- Administrative work area
- Waiting area
- Storage space

The proposed scope of work is summarized as follows:

- Design and construction of the Continuing Education Building
- Sitework: Parking, drives, utilities, and infrastructure
- Approximate square feet: 24,500 s.f.

The total project budget is \$8,684,718 and itemized in the table below:

<b>Pecan Campus Continuing Education Building Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$6,257,850
Design	625,785
Miscellaneous	167,361
FFE	495,855
Technology	512,082
Owner Contingency	625,785
<b>Total Project Budget</b>	<b>\$8,684,718</b>

### **Funding Source**

Funds for the Pecan Campus Continuing Education Building Project 2021-002C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2021-2022.

Of the \$8,684,718 total project budget, the College has budgeted \$7,184,718 in the Unexpended Construction Plant Fund as part of the Capital Improvement Proposal (CIP) and funds in the amount of \$1,500,000 from an Economic Development Administration (EDA) grant will be included as part of the project budget. The EDA grant was awarded to the College and accepted by the Board on July 26, 2022 and is pending execution of the grant award contract.

### **Estimated Project Timeline**

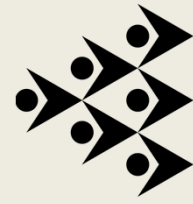
The project design phase, which includes the approval of a design firm, is projected to last until August 2023, with construction to commence in November 2023 and Substantial Completion in September 2024.

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2022 Board meeting, the solicitation of architectural services for the Pecan Campus Continuing Education Building, contingent upon execution of a grant award contract with the Economic Development Administration (EDA), and the selection of a location option for the building as presented.

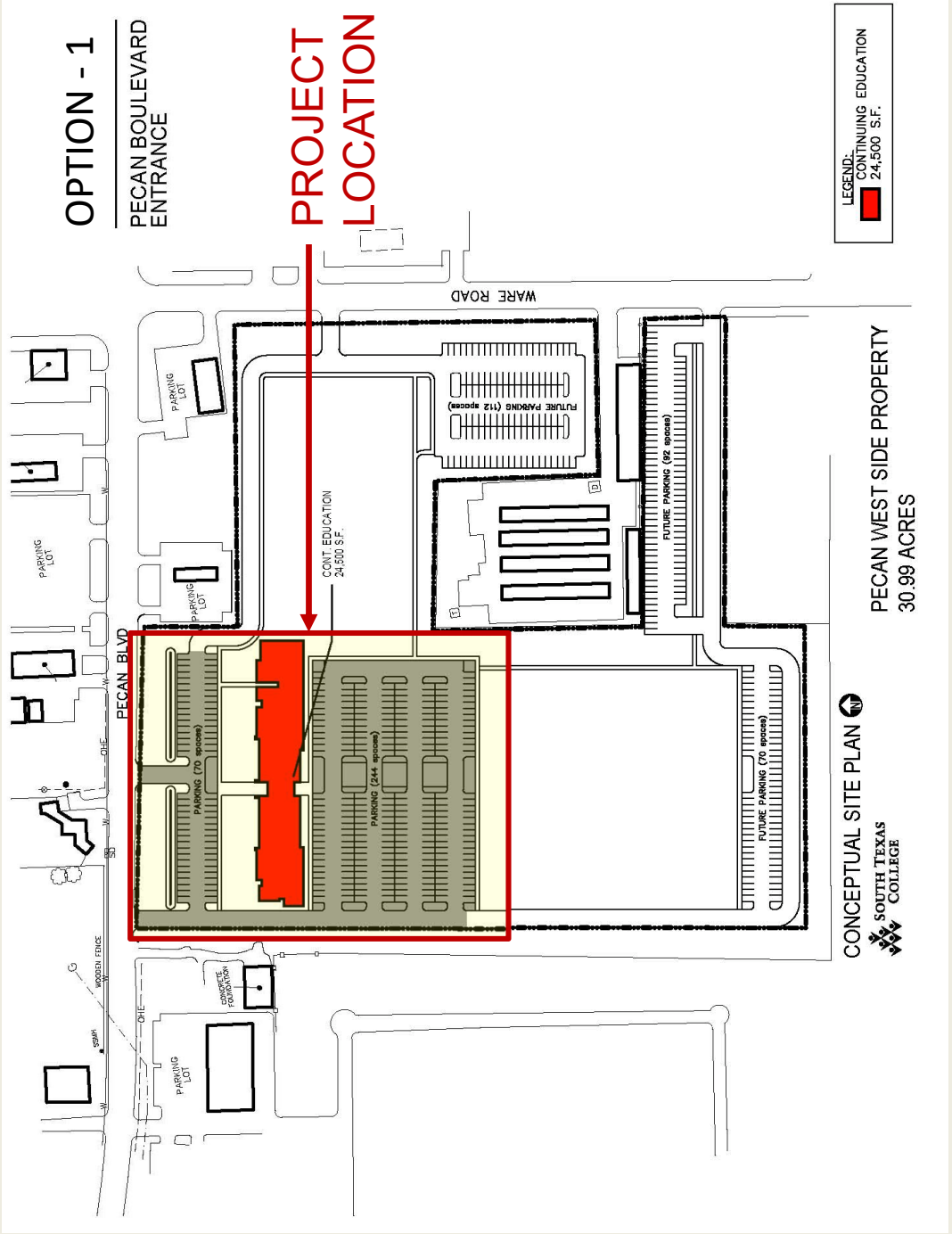


**SOUTH TEXAS  
COLLEGE**

# **Proposed Pecan West Property Continuing Education Building**



# Proposed Pecan West Property Continuing Education Building Proposed Project Location



**Proposed Pecan West Property  
Continuing Education Building  
Proposed Project Location**

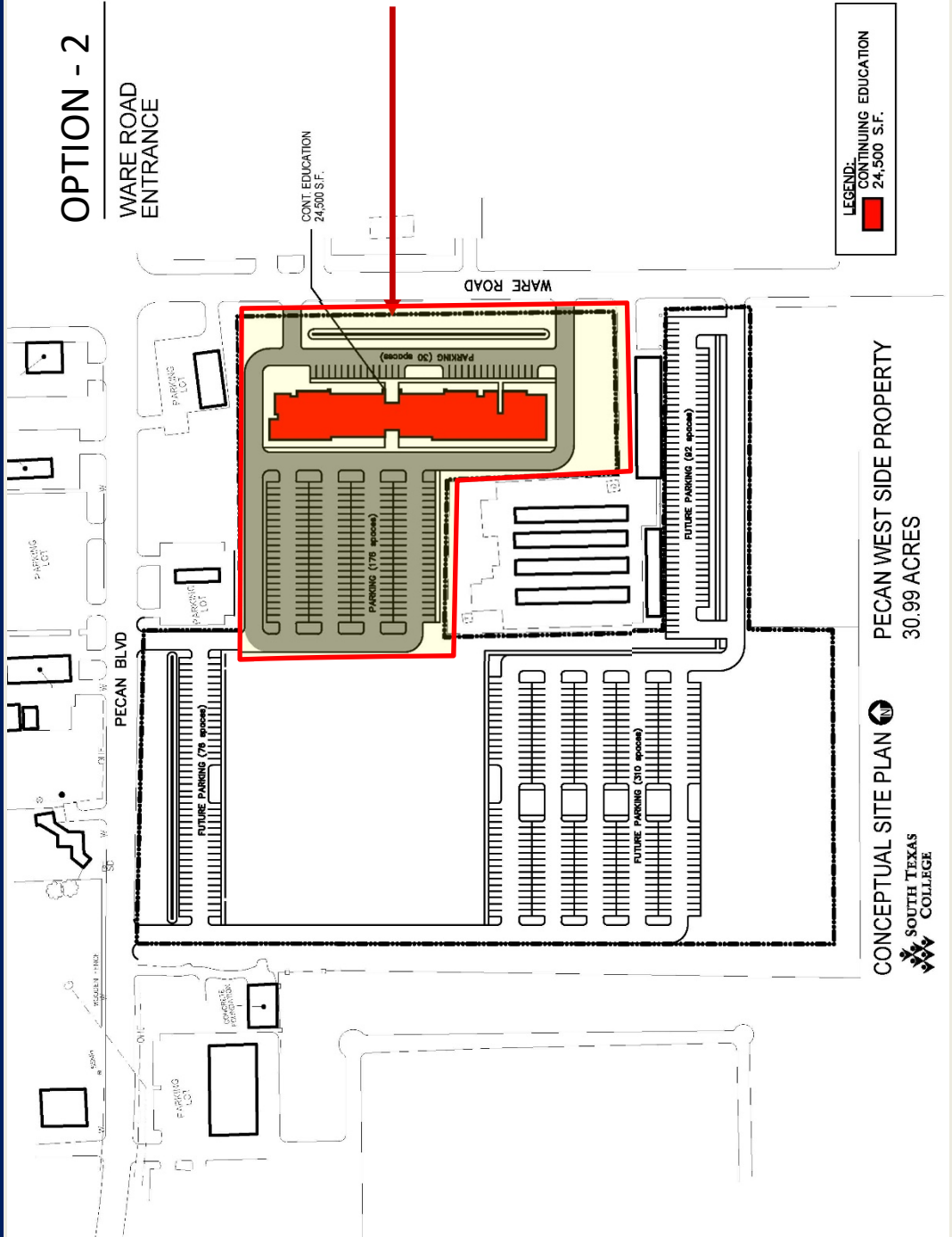


**View Looking South from Pecan Boulevard**

# Proposed Pecan West Property Continuing Education Building Proposed Project Location



## PROJECT LOCATION



**Proposed Pecan West Property  
Continuing Education Building  
Proposed Project Location**



**SOUTH TEXAS  
COLLEGE**



**View Looking West from Ware Road**

# Proposed Pecan West Property Continuing Education Building Proposed Scope & Budget



## Scope of Work

Design and Construction of a new Continuing Education Building for the Continuing Education program with classrooms, training labs, computer labs, staff & faculty offices, and support spaces.

Total Square Feet Area = 24,500 s.f.

Estimated Construction Cost per Square Foot = \$225/sq.ft.

## Estimated Total Project Budget

Construction	\$ 6,257,850
Design	625,785
Miscellaneous	167,361
FFE	495,855
Technology	512,082
<u>Contingency 10%</u>	<u>625,785</u>
Total Project Budget	\$ 8,684,718

Project Fact Sheet  
8/3/2022

<b>Project Name:</b> Pecan Campus - Continuing Education Building		<b>Project No.:</b> 2021-002C																
<b>Funding Source(s):</b> Unexpended Plant Fund																		
		<b>FY 21-22</b>		<b>FY 22-23*</b>														
	<b>Total</b>	<b>FY 21-22</b>		<b>FY 22-23</b>														
	<b>Project Budget</b>	<b>Actual</b>		<b>Actual</b>														
		<b>Variance of</b>		<b>Variance of</b>														
		<b>Project Budget</b>		<b>Project Budget</b>														
		<b>vs. Actual</b>		<b>vs. Actual</b>														
		<b>Expenditures</b>		<b>Expenditures</b>														
Construction:	\$ 6,257,850.00	\$ -	\$ -	\$ -	\$ -	\$ -												
Site Work:	-	-	-	-	-	-												
Design:	625,785.00	355,500.00	-	355,500.00	42,660.00	-												
Miscellaneous:	167,361.00	42,660.00	-	42,660.00	-	480,630.00												
FFE:	495,855.00	-	-	-	-	-												
Technology:	512,082.00	-	-	-	-	-												
<b>Total:</b>	<b>\$ 8,058,933.00</b>	<b>\$ 398,160.00</b>	<b>\$ -</b>	<b>\$ 398,160.00</b>	<b>\$ 523,290.00</b>	<b>\$ 523,290.00</b>												
*Pending Board Approval of FY23 Budget																		
		<b>FY 23-24</b>		<b>FY 23-24</b>														
		<b>Actual</b>		<b>Actual</b>														
		<b>Variance of</b>		<b>Variance of</b>														
		<b>Project Budget</b>		<b>Project Budget</b>														
		<b>vs. Actual</b>		<b>vs. Actual</b>														
		<b>Expenditures</b>		<b>Expenditures</b>														
Construction:		\$ 5,031,870.00	\$ -	\$ 5,031,870.00		\$ -												
Site Work:		745,350.00	-	745,350.00		-												
Design:		583,125.00	-	583,125.00		-												
Miscellaneous:		167,361.00	-	167,361.00		-												
FFE:		495,855.00	-	495,855.00		-												
Technology:		512,082.00	-	512,082.00		-												
<b>Total:</b>		<b>\$ 7,535,643.00</b>	<b>\$ -</b>	<b>\$ 7,535,643.00</b>		<b>\$ -</b>												
<b>Project Team</b>			<b>Board Status</b>															
<b>Approval to Solicit Architect/Engineer:</b>	TBD	<b>Board Approval of Schematic Design</b>		TBD	<table border="1"> <thead> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> </thead> <tbody> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </tbody> </table>		Vendor	Contract Amount	Actual Expenditures	Variance	TBD	\$ -	\$ -	\$ -	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount			Actual Expenditures			Variance											
TBD	\$ -			\$ -			\$ -											
TBD	\$ -	\$ -	\$ -															
<b>Architect/Engineer:</b>	TBD																	
<b>Contractor:</b>	TBD																	
<b>STC FPC Project Manager:</b> David Valdez			<b>Substantial Completion</b>		TBD	<b>Board Acceptance</b>	TBD											
			<b>Final Completion</b>		TBD	<b>Board Acceptance</b>	TBD											
<b>Project Description</b>			<b>Project Scope</b>															
Design and construction of a new facility for Continuing Education.			Design and construction of a new 20,000 square foot facility to provide classroom and office space for the programs serviced by Continuing Education.															
<b>Projected Timeline</b>																		
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In											
8/23/2022	10/25/2022	TBD	TBD	TBD	TBD	TBD	TBD											
<b>Project Calendar of Expenditures by Fiscal Year</b>																		
<b>Fiscal Year</b>	<b>Construction</b>	<b>Site Work</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Contingency</b>	<b>Project Total</b>										
2021-22	-	-	-	-	-	-	-	\$ -										
2022-23	-	-	-	-	-	-	-	\$ -										
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>										
<b>Current Agenda Item</b>																		
<p><b>08/09/2022 Facilities Committee Meeting:</b> Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Campus Continuing Education Building</p> <p><b>08/09/2022 Facilities Committee Meeting:</b> Review and Recommend Action on Authorization to Proceed with Solicitation of Civil Engineering Services for a Subdivision Plat for the Pecan Campus West Property</p>																		

FPC Project Manager David A. Valdez

FPC Asst. Director Rita Cella

FPC Director RDA

**Review and Update on Project Scope Location for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity**

An update on the project scope location for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance (ARC) Department and the Office of Institutional Equity (OIE) will be discussed at the August 9, 2022 Facilities Committee meeting.

**Purpose**

College Administration is requesting approval to change the scope location of the project from the west side to the east side of the Pecan Campus North Academic Humanities Building P.

**Justification**

A change in scope is required to reorient the design of the project due to a change in department relocation needs.

**Background**

On May 26, 2022, the Board of Trustees approved contracting architectural services with Able City, LLC. The project scope included the renovation of the Pecan Campus North Academic Humanities Building P for the relocation of staff from Pecan Campus Ann Richards Administration Building D.

Staff from the ARC department and the OIE will be relocated to the east side of the third floor of Building P in lieu of the west side as originally planned to accommodate Academic Affairs needs. The existing classrooms have been identified as available for office conversion by the Academic Affairs Division.

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 4,551 sf.

The total revised budget is itemized in the table below:

<b>Pecan Campus North Academic Humanities Building P Renovation for the ARC and the OIE Total Revised Project Budget</b>	
<b>Budget Item</b>	<b>Revised Project Budget</b>
Construction	\$455,100
Design	45,510
Miscellaneous	5,000
FFE	90,000
Technology	50,000
Contingency	91,020
<b>Total</b>	<b>\$736,630</b>

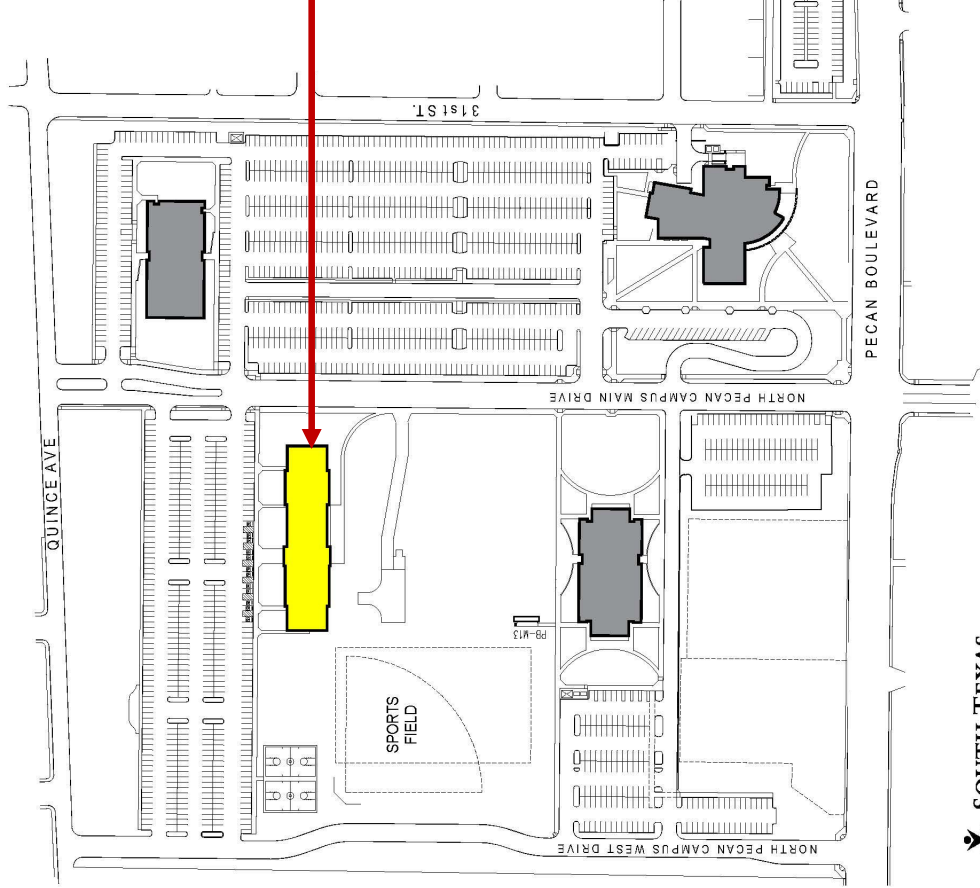
**Enclosed Documents**

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

This item is presented for the Committee's information only. No action is requested.



# Pecan Campus North Academic Humanities Building P Proposed ARC and OIE



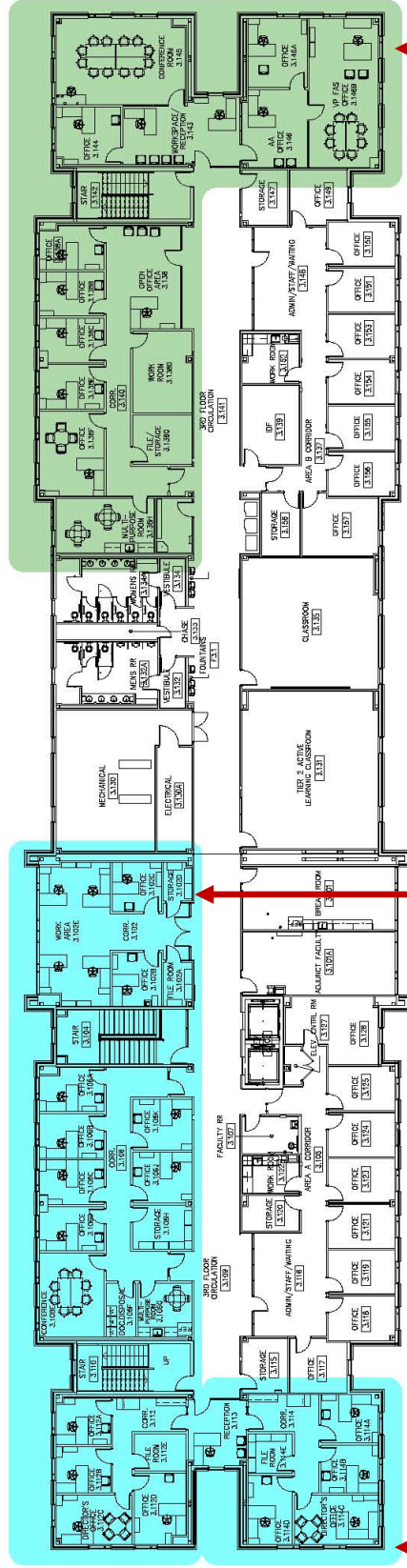
NORTH ACADEMIC  
HUMANITIES  
BUILDING P





SOUTH TEXAS  
COLLEGE

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

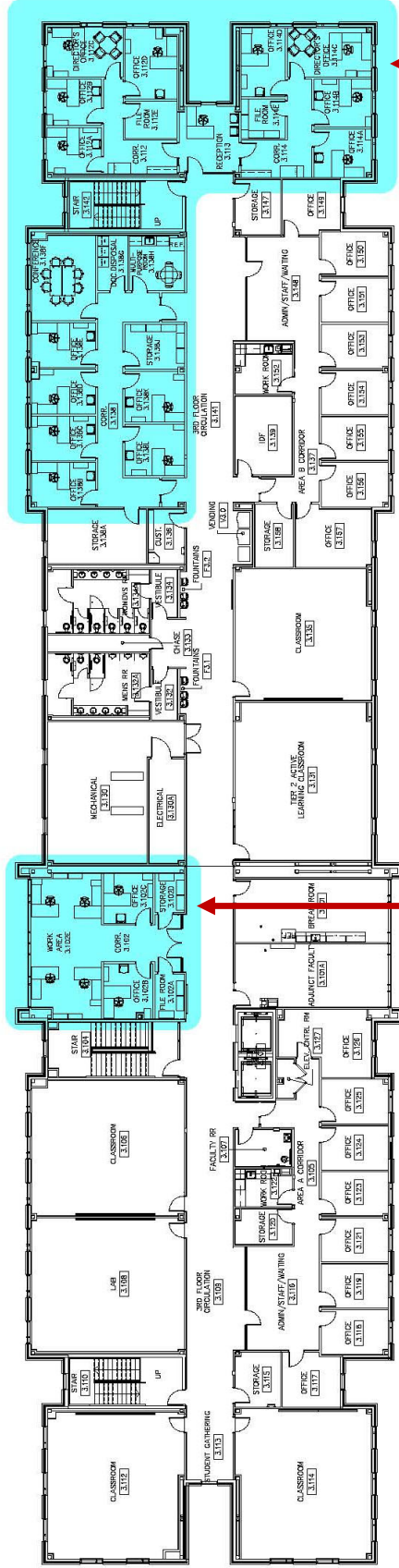


ACCOUNTABILITY, RISK &  
COMPLIANCE AND OFFICE OF  
INSTITUTIONAL EQUITY

OFFICE OF VICE PRESIDENT FOR  
FINANCE & ADMINISTRATIVE  
SERVICES

NORTH ACADEMIC HUMANITIES BUILDING P – 3<sup>RD</sup> FLOOR PLAN  
ORIGINAL FLOOR PLAN

**Pecan Campus  
North Academic Humanities Building P  
Proposed ARC and OIE**



**PECAN BLDG. P 3RD FLOOR**  
OVERALL FLOOR PLAN

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

**NORTH ACADEMIC HUMANITIES BUILDING P – 3<sup>RD</sup> FLOOR PLAN  
REVISED FLOOR PLAN**

**Pecan Campus  
North Academic Humanities Building P  
Proposed ARC and OIE**

**Requested By**  
Administration

**Scope of Work**  
Renovation of approximately 4,551 square feet of four (4) Classrooms in Pecan Campus North Academic Humanities Building P for the Accountability, Risk, & Compliance, and Office of Institutional Equity.

<b><u>Estimated Total Project Budget</u></b>	
Construction	\$ 455,100
Design	45,510
Miscellaneous	5,000
FFE	90,000
Technology	50,000
Contingency	91,020
<b>Total Project Budget</b>	<b>\$ 736,630</b>

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

**Funding Source(s):** Unexpended Plant Fund

	Total Project Budget	FY 21-22			FY 22-23*			Total Actual Expenditures To Date
		Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 790,100.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ -	\$ 630,000.00	\$ -
Design	79,010.00	11,900.00	-	11,900.00	71,100.00	-	71,100.00	-
Miscellaneous:	5,000.00	2,500.00	456.12	2,043.88	4,500.00	-	4,500.00	456.12
FFE:	110,000.00	-	-	-	110,000.00	-	110,000.00	-
Technology:	50,000.00	-	-	-	50,000.00	-	50,000.00	-
<b>Total:</b>	<b>\$ 1,034,110.00</b>	<b>\$ 14,400.00</b>	<b>\$ 456.12</b>	<b>\$ 13,943.88</b>	<b>\$ 865,600.00</b>	<b>\$ -</b>	<b>\$ 865,600.00</b>	<b>\$ 456.12</b>

\*Pending Board Approval of FY23 Budget

	FY 23-24			Total Actual Expenditures To Date
	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 160,100.00	\$ -	\$ 160,100.00	\$ -
Design	7,910.00	-	7,910.00	-
Miscellaneous:	500.00	-	500.00	456.12
FFE:	-	-	-	-
Technology:	-	-	-	-
<b>Total:</b>	<b>\$ 168,510.00</b>	<b>\$ -</b>	<b>\$ 168,510.00</b>	<b>\$ 456.12</b>

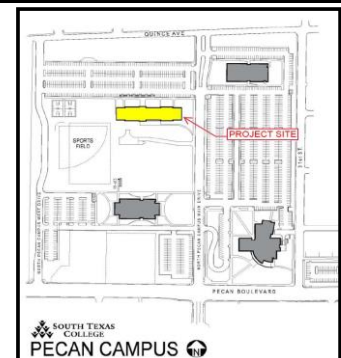
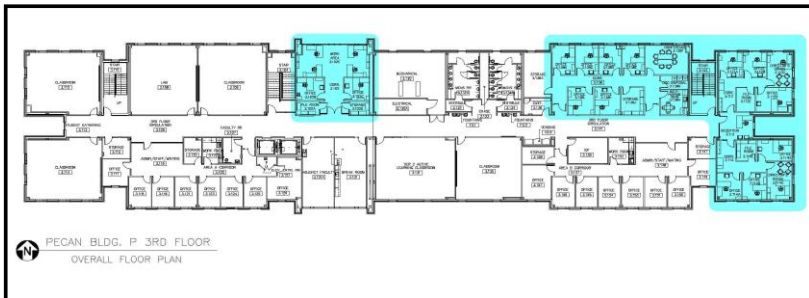
Project Team		Board Status					
<b>Approval to Solicit Architect/Engineer:</b>	3/29/2022	<b>Board Approval of Schematic Design</b>	TBD	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>
<b>Architect/Engineer:</b>	Able City Architects		Able City Architects	\$ -	\$ -	\$ -	
<b>Contractor:</b>	TBD		TBD	\$ -	\$ -	\$ -	
<b>STC FPC Project Manager:</b>	David Valdez	<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD		
		<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD		

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

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Final Completion Date	FFE Completion of Move In
3/29/2022	6/26/2022	8/23/2022	2/28/2023	3/28/2023	9/28/2023	10/28/2023	9/28/2023

Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	-	-	456.12	-	-	\$ 456.12
2022-23	-	-	-	-	-	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456.12</b>

**Current Agenda Item**  
08/09/2022 Facilities Committee Meeting: Review and Recommend Action on Approval to Change Scope of Architectural Services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity



FPC Project Manager *David A. Valdez*

FPC Asst. Director

*Rita Geller*

FPC Director

*RMA*

## **Review and Update on Proposed Modifications and Phases for the Pecan Campus Library Building F**

Plans for the proposed modifications and phases for the Pecan Campus Library Building F Expansion and Renovation project will be reviewed and discussed at the August 9, 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.

As discussed at the July 12, 2022 Facilities Committee meeting, College staff proposes that the project proceed as a series of internal space modification projects and possible smaller capital improvement 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 the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) requirements while at the same time providing substantial savings to the College. The Facilities Committee requested for staff to provide more information about the plan. The planned phases and timeline are as follows:

### **Phase I – FY 2022-2023:**

- Create silent study area on 2<sup>nd</sup> floor
- Build two (2) staff offices on 2<sup>nd</sup> floor
- Convert two (2) staff offices on 1<sup>st</sup> floor into group study rooms
- Enhance capacity of extended hours room as a self-service open computer lab
- Convert a room into a multipurpose training, meeting, and event room
- Repaint the Open Lab on the 1<sup>st</sup> floor

### **Phase II – FY 2023-2024:**

- Create seven group study rooms on 1<sup>st</sup> floor by relocating one of three compact shelving systems to the Technology Campus Library and consolidating operations of two 1<sup>st</sup> floor service desks
- Create a Center for Learning Excellence (CLE) communications studio and an adjoining study room along the north wall of the 1<sup>st</sup> floor
- Add power to CLE writing center area
- Repaint Educational Technologies spaces

**Phase III – FY 2024-2025:**

- Create a staff office within the Learning Commons and Open Labs administrative area
- Convert a room into a CLE Writing Center huddle room
- Remodel instructional lab, staff office, and door placement along administrative area walkway to improve staff workspace capacity and improve operational workflow
- Create a makerspace to provide resources and services aligned with evolving curriculum needs

**Funding Source**

Funds are available in the FY 2022-2023 Unexpended Plant Fund for proposed Phase I.

**Enclosed Documents**

A presentation of the proposed modifications and phases is enclosed for the Committee's review and information.

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



# PECAN CAMPUS LIBRARY PHASED RENOVATION PROPOSAL AUGUST 2, 2022



# Project Objectives

- Update the functionality of the space to keep up with changes in the types of spaces that are conducive to student learning:
  - Study Rooms
  - Silent study area
  - Emerging technology spaces including AR/VR, 3-D printing, and other;
- Improve the adjacency and flow of functions, among other things, to minimize unnecessary flow of traffic and noise through study areas;
- Provide an adequate library facility that appropriately supports the College's educational and mission-related activities in compliance with SACSCOC standard 13.7;
- Increase the number of students the facility can accommodate.

# Phase I – Period: FY2022 - 2023

- Create silent study area on 2<sup>nd</sup> floor (F-224) by adding a wall (either a glass wall or a wall with large windows) to create a vestibule in front of the elevators and stairs and a door leading into the silent study area.
- Build two staff offices on 2<sup>nd</sup> floor adjacent F-235, move staff from rooms F-116 and F-118 on first floor, and convert F-116 and F-118 into group study rooms
- Enhance capacity of extended hours room (F-134) as a self-service open computer lab
- Convert room F-102 into a multipurpose training, meeting, and event room
- Repaint Open Lab F-130

## Phase II – Period: FY2023 - 2024

- Create seven group study rooms on 1<sup>st</sup> floor by relocating one of three compact shelving systems to the Technology Campus Library and consolidating operations of two 1<sup>st</sup> floor service desks
- Create a CLE communications studio and an adjoining study room along the north wall of the 1<sup>st</sup> floor
- Add power to CLE writing center area
- Repaint Educational Technologies spaces

## Phase III – Period: FY2024 - 2025

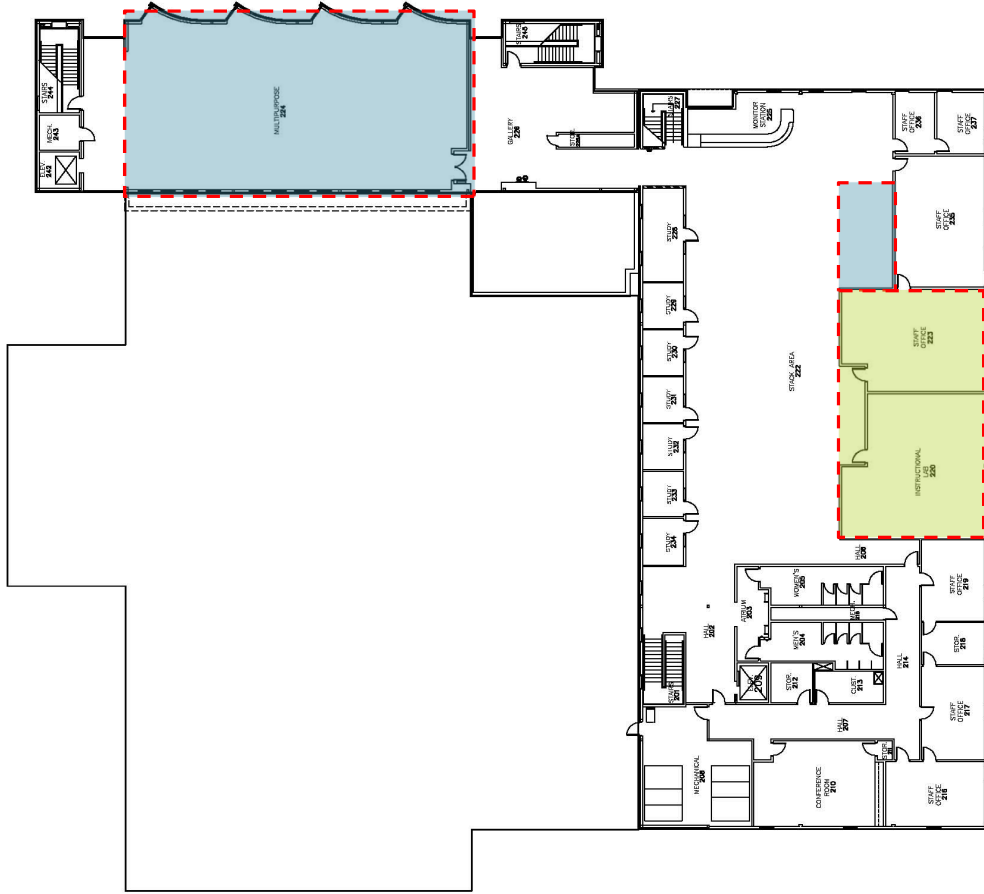
- Create a staff office within the Learning Commons and Open Labs administrative area (F-173)
- Modify room F-183 into a CLE Writing Center huddle room
- Remodel F-220, F-223, and door placement along administrative area walkway to improve staff workspace capacity and improve operational workflow
- Create a makerspace in F-130 to provide resources and services aligned with evolving curriculum needs

- FY2022-2023
- FY2023-2024
- FY2024-2025



# Pecan Campus Library Building F – 1<sup>st</sup> Floor Highlights

- FY2022-2023
- FY2023-2024
- FY2024-2025



Pecan Campus Library  
Building F – 2nd Floor Highlights

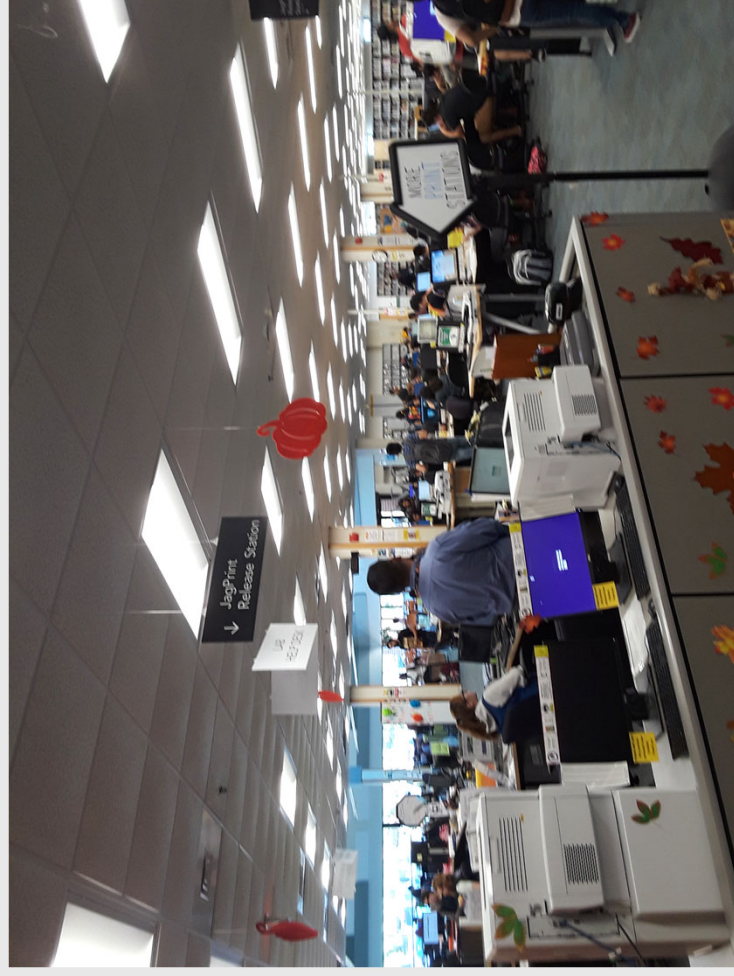
# Questions and Discussion

Contacts:

Mr. Ricardo De La Garza,  
Director of Facilities  
Planning & Construction

Dr. Jesús Campos, Dean of  
Library & Learning Support  
Services

*Thank you*



Pecan Campus Library 1<sup>st</sup> Floor, Fall 2019

**Review and Recommend Action to Terminate the Architectural Services Contract with ERO Architects and Cancellation of the Pecan Campus Library Building F Renovation and Expansion**

Approval to terminate the architectural services contract with ERO Architects, Inc. and cancel the Pecan Campus Library Building F Renovation and Expansion project will be requested at the August 23, 2022 Board meeting.

**Purpose**

College Administration is requesting that the Board officially terminate any contractual obligations with ERO Architects regarding Pecan Campus Library Building F Renovation and Expansion Project 2016-018C and cancel the project.

**Justification**

Approval of the termination is necessary because the services of the architect will no longer be needed due to the Library and Learning Support Services Department's and Administration's proposal to cancel the project after an evaluation of College and student needs.

**Background**

On June 25, 2019, the Board approved contracting architectural design services with ERO Architects to serve as the architect of record for this project. The College has reevaluated the scope needed for this project, and determined the College would benefit more greatly from canceling the project and moving forward instead with a series of internal space modification projects and possible smaller capital improvement projects.

The total project budget for the Pecan Campus Library Building F Renovation and Expansion Project was \$17,015,000.00. The remaining project budget is \$16,114,339.99. The expenditures in the amount of \$857,318.04 were for design, testing, and advertising services. An additional \$43,341.97 is still owed to the architect for design services performed. The architect will not be paid for the construction administration services phase. No further expenditures or encumbrances are expected.

The remaining budgets for the project are summarized in the table below:

<b>Pecan Campus Library Building F Renovation and Expansion</b>				
<b>Item</b>	<b>Total Project Budget</b>	<b>Expenses</b>	<b>Pending Payments</b>	<b>Balance of Project Budget</b>
Construction	\$12,400,000.00	\$0.00	\$0.00	\$12,400,000.00
Design	1,240,000.00	840,584.33	43,341.97	356,073.70
Miscellaneous	345,000.00	16,733.71	0.00	328,266.29
FFE	1,095,000.00	0.00	0.00	1,095,000.00
Technology	1,335,000.00	0.00	0.00	1,335,000.00
Contingency	600,000.00	0.00	0.00	600,000.00
<b>Total</b>	<b>\$17,015,000.00</b>	<b>\$857,318.04</b>	<b>\$43,341.97</b>	<b>\$16,114,339.99</b>



**Enclosed Documents**



A fact sheet is enclosed for the Committee's review and information.

**Funding Source**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2022 Board meeting, the termination of the architectural services contract with ERO Architects and the cancellation of the Pecan Campus Library Building F Renovation and Expansion project as presented.

Project Name: Pecan Campus - Library Building F Renovation				Project No. 2016-018C						
Funding Source(s): Unexpended Plant Fund										
		FY 18-19		FY19-20			FY 20-21			
		FY 18-19		FY 19-20			FY 20-21			
	* REVISED	Actual		Actual			Actual			
	Project Budget	Expenditures		Expenditures			Expenditures			
Construction:	\$ 12,400,000.00	\$ -	\$ -	\$ 500,000.00	\$ -	\$ 500,000.00	\$ 500,000.00	\$ -	\$ 500,000.00	
Design:	1,150,000.00	495,000.00	-	847,500.00	129,077.87	718,422.13	842,266.00	337,207.96	505,058.04	
Miscellaneous:	345,000.00	1,032.80	703.20	101,000.00	-	101,000.00	100,000.00	15,715.80	84,284.20	
FFE:	920,000.00	-	-	-	-	-	-	-	-	
Technology:	1,035,000.00	-	-	-	-	-	-	-	-	
<b>Total:</b>	<b>\$ 15,850,000.00</b>	<b>\$ 496,032.80</b>	<b>\$ 703.20</b>	<b>\$ 1,448,500.00</b>	<b>\$ 129,077.87</b>	<b>\$ 1,319,422.13</b>	<b>\$ 1,442,266.00</b>	<b>\$ 352,923.76</b>	<b>\$ 1,089,342.24</b>	
		* FY21-22		FY22-23*			FY23-24			
		FY 21-22		FY 22-23			FY 23-24		Total Actual	
		Budget vs. Actual		Budget vs. Actual			Budget vs. Actual		Expenditures To	
	Project Budget	Actual Expenditures	Expenditures	Project Budget	Expenditures	Expenditures	Project Budget	Expenditures	Expenditures	
Construction:	\$ 3,375,000.00	\$ -	\$ 3,375,000.00	\$ 2,191,707.00	\$ -	\$ 2,191,707.00	\$ 575,000.00	\$ -	\$ 575,000.00	\$ -
Design:	323,000.00	374,298.50	(51,298.50)	315,606.00	-	315,606.00	57,500.00	-	57,500.00	840,584.33
Miscellaneous:	80,000.00	314.71	79,685.29	50,000.00	-	50,000.00	17,250.00	-	17,250.00	16,733.71
FFE:	-	-	-	-	-	-	46,000.00	-	46,000.00	-
Technology:	-	-	-	-	-	-	51,750.00	-	51,750.00	-
<b>Total:</b>	<b>\$ 3,778,000.00</b>	<b>\$ 374,613.21</b>	<b>\$ 3,403,386.79</b>	<b>\$ 2,557,313.00</b>	<b>\$ -</b>	<b>\$ 2,557,313.00</b>	<b>\$ 747,500.00</b>	<b>\$ -</b>	<b>\$ 747,500.00</b>	<b>\$ 857,318.04</b>
* Construction Estimate revised and approved by the Board on 9/28/21 to \$12.4 Million				*Pending Board Approval of FY23 Budget						
Project Team				Board Status						
Approval to Solicit Architect/Engineer:	4/23/2019	Board Approval of Feasibility Study		9/22/2020		Vendor		Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	ERO Architects	Board Approval of Schematic Design		2/23/2021		goERO International, LLC		\$ 958,835.00	\$ 840,584.33	\$ 118,250.67
Contractor:	TBD	Substantial Completion		TBD		Board Approval of South Façade		3/30/2021		
STC FPC Project Manager:	David Valdez	Final Completion		TBD		Board Acceptance		TBD		
Project Description				Project Scope						
Renovation and expansion of the existing Pecan Campus Library.				Project includes the complete renovation of the existing facility with a proposed expansion to the South.						
Projected Timeline										
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In			
4/23/2019	11/26/2019	2/23/2021	8/29/2022	09/2022	10/2023-04/2024	11/2023-05/2024	12/2023-06/2024			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2018-19	\$ -	\$ -	703.20	\$ -	\$ -	\$ 703.20				
2019-20	-	129,077.87	-	-	-	\$ 129,077.87				
2020-21	-	337,207.96	15,715.80	-	-	\$ 352,923.76				
2021-22	-	374,298.50	314.71	-	-	\$ 374,613.21				
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 840,584.33</b>	<b>\$ 16,733.71</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 857,318.04</b>				
Current Agenda Item										
08/09/2022 Facilities Committee Meeting: Review and Recommend Action to Terminate the Architectural Services Contract with ERO Architects and Cancellation of the Pecan Campus Library Building F Renovation and Expansion										
										

FPC Project Manager David Valdez

FPC Asst. Director Rita Cullen

FPC Director R. D. A.

## **Review and Recommend Action on Schematic Design of the Technology Campus Master Plan Phase I Welding Lab Expansion Building F**

Approval of schematic design prepared by EGV Architects, Inc. for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project will be requested at the August 23, 2022 Board meeting.

### **Purpose**

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

### **Scheduling Priority**

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

### **Justification**

Once schematic design is approved, EGV 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 February 22, 2022, the Board of Trustees approved contracting architectural services with EGV Architects, Inc. for this project. The architect has worked with College staff to develop a schematic design to meet the program's current needs.

The project consists of constructing a new facility that will provide sixty (60) additional welding stations, storage space, office space, and support space.

- Square feet: 6,413 s.f.

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

<b>Technology Campus Master Plan Phase I Welding Lab Expansion Building F Construction Budget and Estimated Cost</b>		
<b>Construction Budget</b>	<b>Estimated Construction Cost</b>	<b>Variance</b>
\$1,204,000	\$1,795,640	(\$591,640)

### **Funding Source**

Funds for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F Project 2022-036C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund. The total construction budget is \$1,204,000. EGV Architects, Inc. has estimated the construction costs to be \$1,795,640. Additional funds are available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the estimated shortfall, in the form of budget transfers from funds available in other projects.

### **Reviewers**

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

### **Estimated Project Timeline**

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

### **Enclosed Documents**

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

### **Presenters**

Representatives from EGV Architects, Inc. will attend the Facilities Committee meeting to present the schematic design of the project.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2022 Board meeting, the proposed schematic design of the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project as presented.

# SOUTH TEXAS COLLEGE

TECHNOLOGY CAMPUS

WELDING LAB

BUILDING F

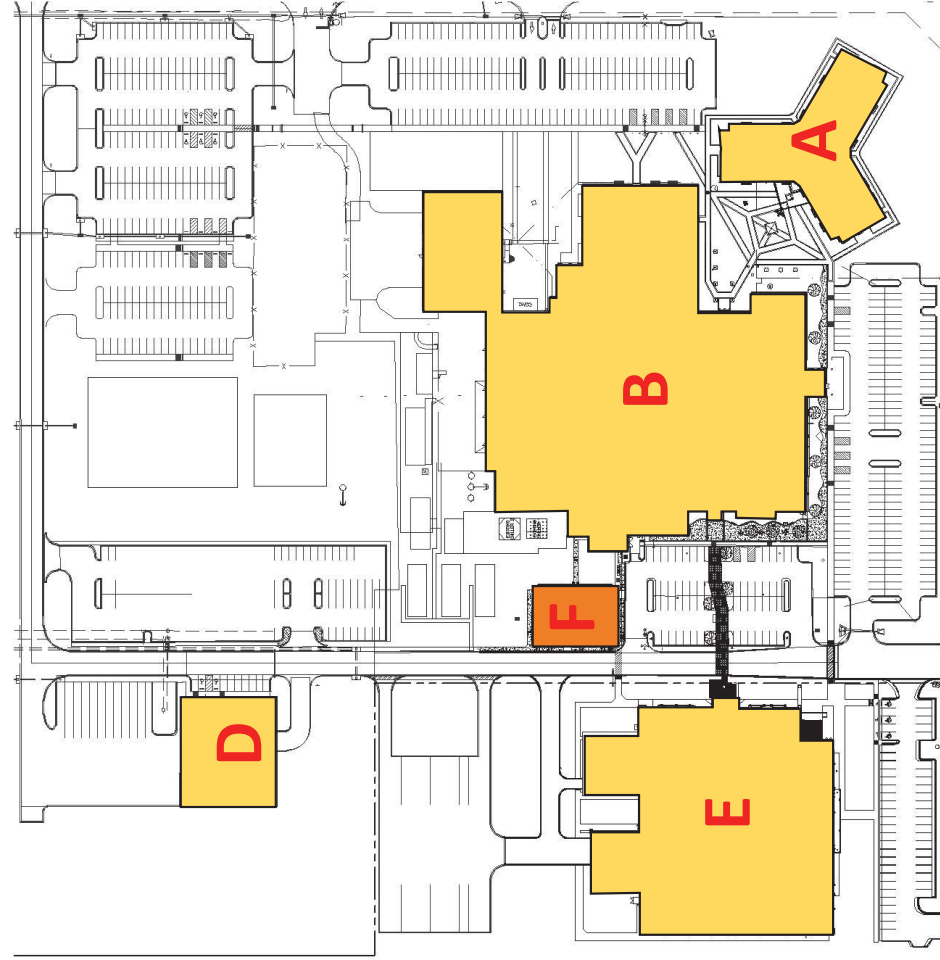
AUGUST 09, 2022



SOUTH TEXAS  
COLLEGE



ARCHITECTS, INC.



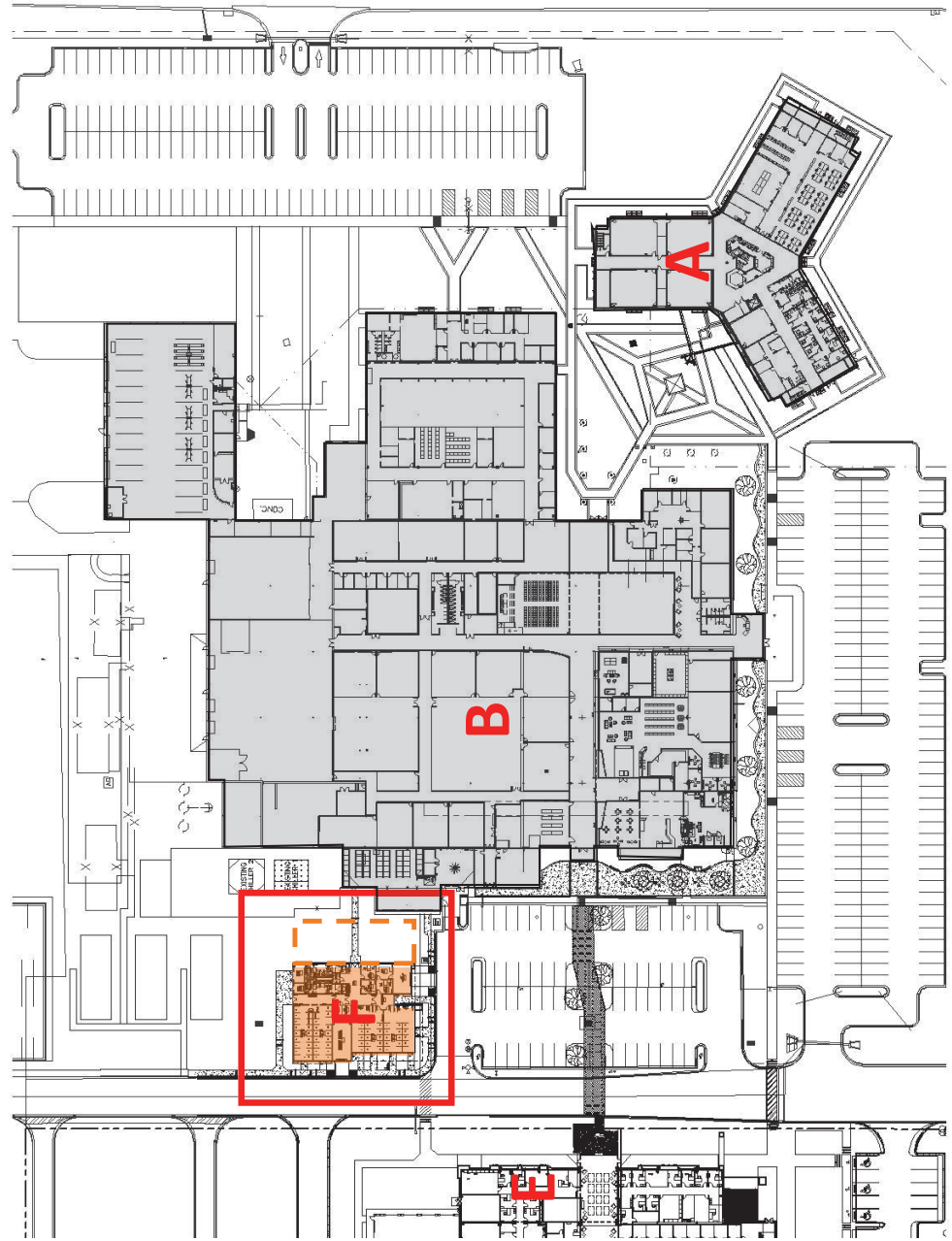
LEGEND	
<b>A</b>	EMERGING TECHNOLOGIES
<b>B</b>	ADVANCED TECHNICAL CAREERS
<b>D</b>	SHIPPING AND RECEIVING
<b>E</b>	INSTITUTE FOR ADVANCED MANUFACTURING
<b>F</b>	PROPOSED WELDING BUILDING F



OVERALL SITE PLAN









**LEGEND**

-  PROPOSED WELDING LAB BUILDING F
-  FUTURE WELDING EXPANSION



**SITE PLAN: WELDING**

## LEGEND

	PROPOSED WELDING LABS
	PROPOSED RESTROOMS
	PROPOSED OFFICES
	PROPOSED MEP ROOMS
	PROPOSED STORAGE
	PROPOSED IT ROOM
	PROPOSED HALL
	FUTURE WELDING EXPANSION

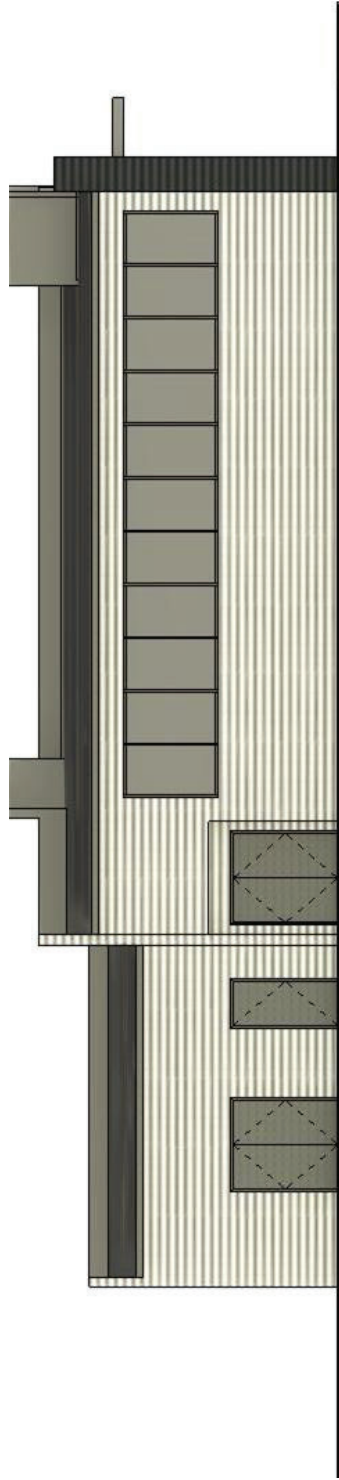
**BUILDING SQUARE FEET 6,413**

**PRELIMINARY COST ESTIMATE:  
\$1,795,640 WELDING**

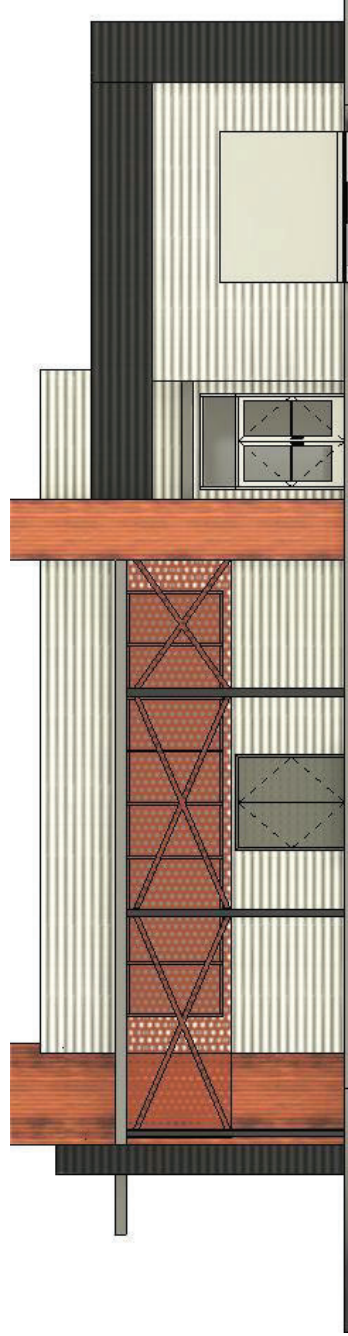


**PROPOSED FLOOR PLAN:** 





NORTH ELEVATION

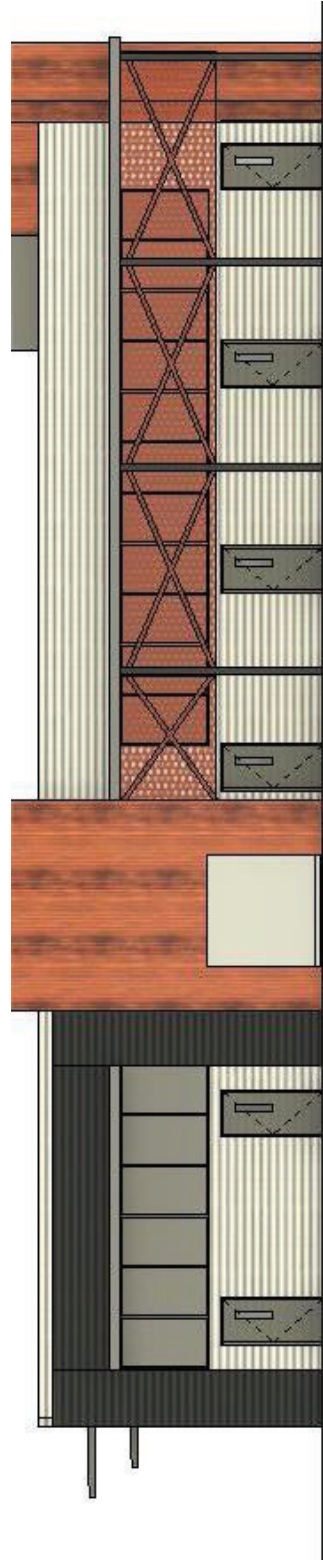


SOUTH ELEVATION

PROPOSED ELEVATIONS:



**EAST ELEVATION**



**WEST ELEVATION**

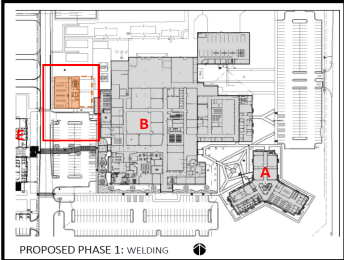
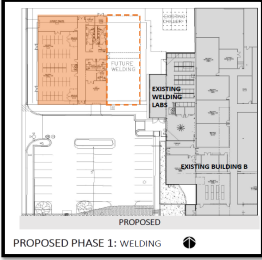

**PROPOSED ELEVATIONS:**

# WEST VIEW



# SOUTH VIEW



<b>Project Name:</b> Technology Campus Phase I Welding Lab Expansion Building				<b>Project No.</b> 2022-036C				
<b>Funding Source</b> Unexpended Plant Fund								
		<b>FY 21-22</b>			<b>*FY 22-23</b>			
	<b>Total</b>		<b>FY 21-22 Actual</b>	<b>Variance of Project</b>		<b>FY 22-23 Actual</b>	<b>Variance of Project</b>	<b>Total Actual</b>
	<b>Project Budget</b>	<b>Project Budget</b>	<b>Expenditures</b>	<b>Budget vs. Actual</b>	<b>Project Budget</b>	<b>Expenditures</b>	<b>Budget vs. Actual</b>	<b>Expenditures To</b>
								<b>Date</b>
Construction:	\$ 1,204,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design:	\$ 120,400.00	105,000.00	-	-	\$ 100,400.00	\$ -	\$ -	-
Miscellaneous:	\$ 30,100.00	22,500.00	456.12	-	\$ 22,000.00	\$ -	\$ -	456.12
FFE:	\$ 102,340.00	-	-	-	\$ -	\$ -	\$ -	-
Technology:	\$ 102,340.00	-	-	-	\$ -	\$ -	\$ -	-
<b>Total:</b>	<b>\$ 1,559,180.00</b>	<b>\$ 127,500.00</b>	<b>\$ 456.12</b>	<b>\$ -</b>	<b>\$ 122,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456.12</b>
<b>Project Team</b>				<b>Board Status</b>				
<b>Approval to Solicit Architect/Engineer:</b> 9/28/2021		<b>Board Approval of Schematic Design</b> TBD		<b>Vendor</b>		<b>Contract Amount</b>		<b>Actual Expenditures</b>
<b>Architect/Engineer:</b> EGV Architects				EGV Architects		\$ 75,250.00		\$ -
<b>Contractor:</b> TBD		<b>Substantial Completion</b> TBD		<b>Board Acceptance</b>		TBD		\$ -
<b>STC FPC Project Manager:</b> Samuel Saldana		<b>Final Completion</b> TBD		<b>Board Acceptance</b>		TBD		\$ -
<b>Project Description</b>				<b>Project Scope</b>				
New Building for the welding program to the west of Building B. 60 new welding stations, outdoor storage area, indoor ATF storage area, offices and restrooms				Development of a new building for the welding program to include welding lab for 60 new welding stations, restrooms, offices, indoor and outdoor storage areas				
<b>Projected Timeline</b>								
Board Approval to Solicit Architect/Engineer	Board Approval of Architect / Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Constuction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion Date of Move In	
9/28/21	2/22/22	8/23/22	3/28/23	5/1/23	2/27/24	3/27/24	4/27/24	
<b>Project Calendar of Expenditures by Fiscal Year</b>								
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>		
2022-22	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ 456.12		
2021-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456.12</b>		
<b>Current Agenda Item</b>								
8/09/2022 - Facilities Committee - Review and Recommend Action on Approval of Schematic Design of the Technology Campus Master Plan Phase I Welding Lab Building F								
								

FPC Project Manager SPF

FPC Asst. Director Rita Geller

FPC Director RADA

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

Approval to contract construction services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the August 23, 2022 Board meeting.

**Purpose**

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

**Scheduling Priority**

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

**Background**

On November 23, 2021, the Board approved the schematic design of this project as prepared by Gignac & Associates, LLP.

Solicitation of competitive sealed proposals for this project began on June 15, 2022. A total of four (4) sets of construction documents were issued to plan rooms and a vendor. A total of one (1) proposal was received on July 28, 2022.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
June 15, 2022	Solicitation of competitive sealed proposals began.
July 28, 2022	One (1) proposal was received.

**Highest Ranked Vendor**

College staff reviewed and evaluated the competitive sealed proposal and recommend **Kimber 1985** as the highest ranked in the amount of \$1,070,000.

**Funding Source**

<b>Source of Funding</b>	<b>Original Construction Budget</b>	<b>Highest Ranked Proposal Kimber 1985</b>	<b>Original Budget Variance</b>
Unexpended Construction Plant Fund	\$355,200	\$1,070,000	(\$714,800)
<b>Total Amount</b>	<b>\$355,200</b>	<b>\$1,070,000</b>	<b>(\$714,800)</b>

Funds for the Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2022-006C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2021-2022 in the amount of \$355,200 for construction. Additional funds are available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall, in the form of budget transfers from funds available in other projects.

### **Reviewers**

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

### **Estimated Project Timeline**

Construction for this project is to commence in September 2022 and Substantial Completion in July 2023.

### **Enclosed Documents**

A presentation of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2022 Board meeting, contracting construction services with Kimber 1985 in the amount of \$1,070,000 for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented.



SOUTH TEXAS  
COLLEGE

# **SCHEMATIC DESIGN STARR COUNTY CAMPUS WELDING LAB EXPANSION**

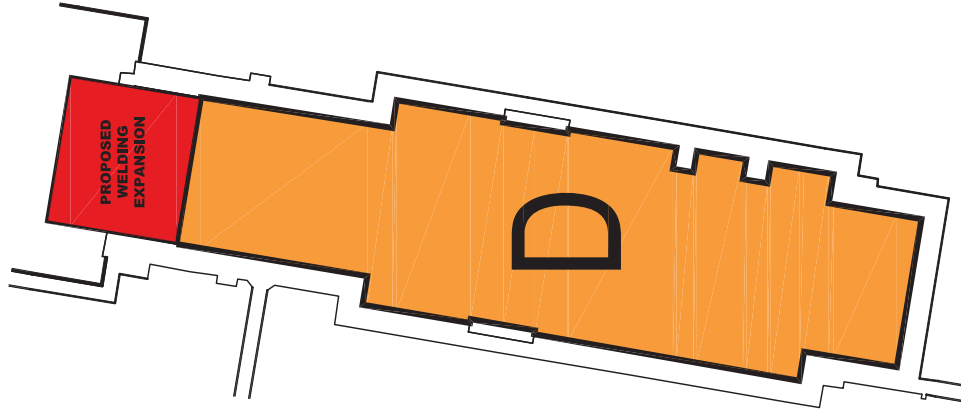
**NOVEMBER 2, 2021**





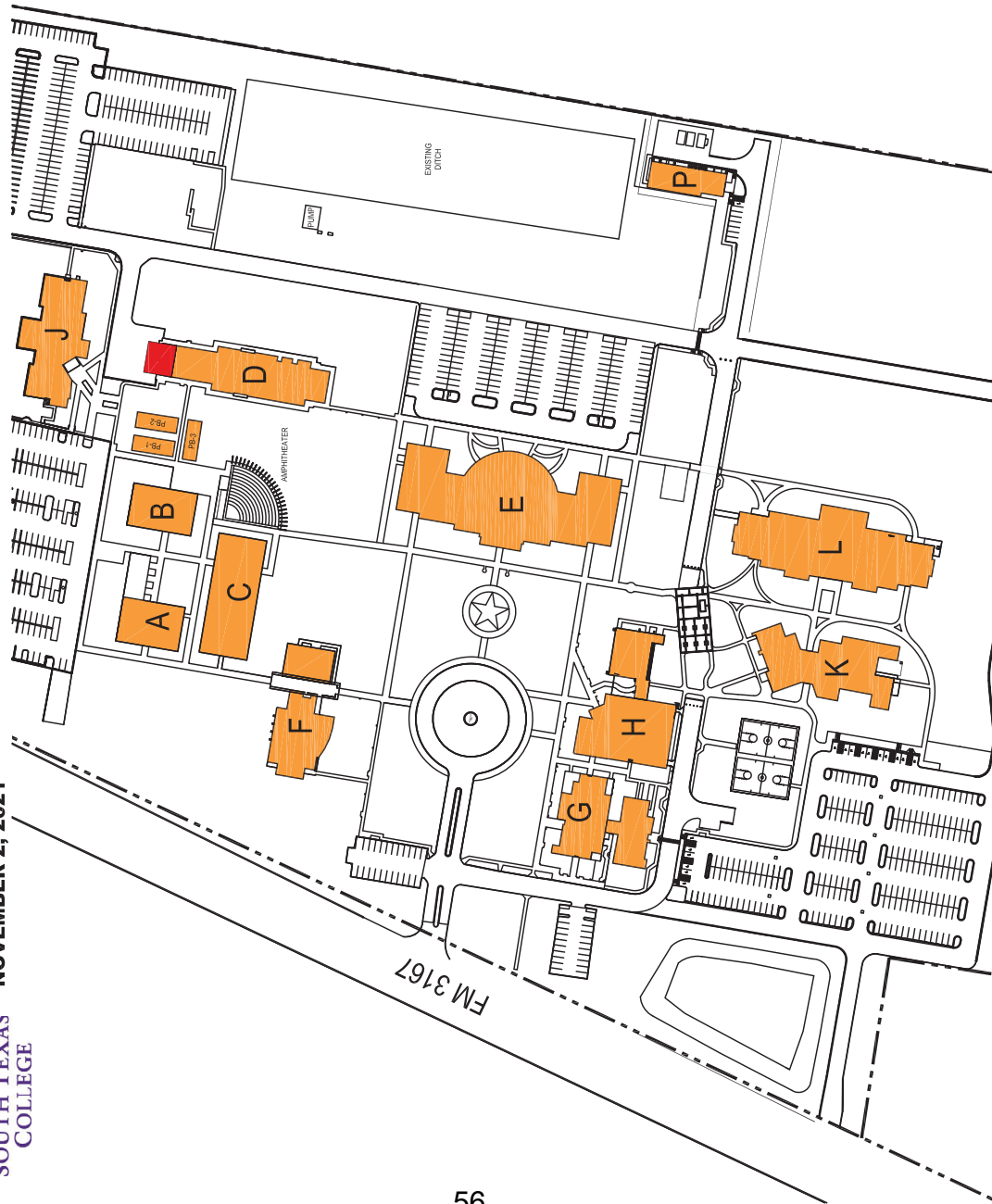
# STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021



2

**ENLARGED SITE PLAN**  
NOT TO SCALE



1

**CAMPUS SITE PLAN**  
NOT TO SCALE

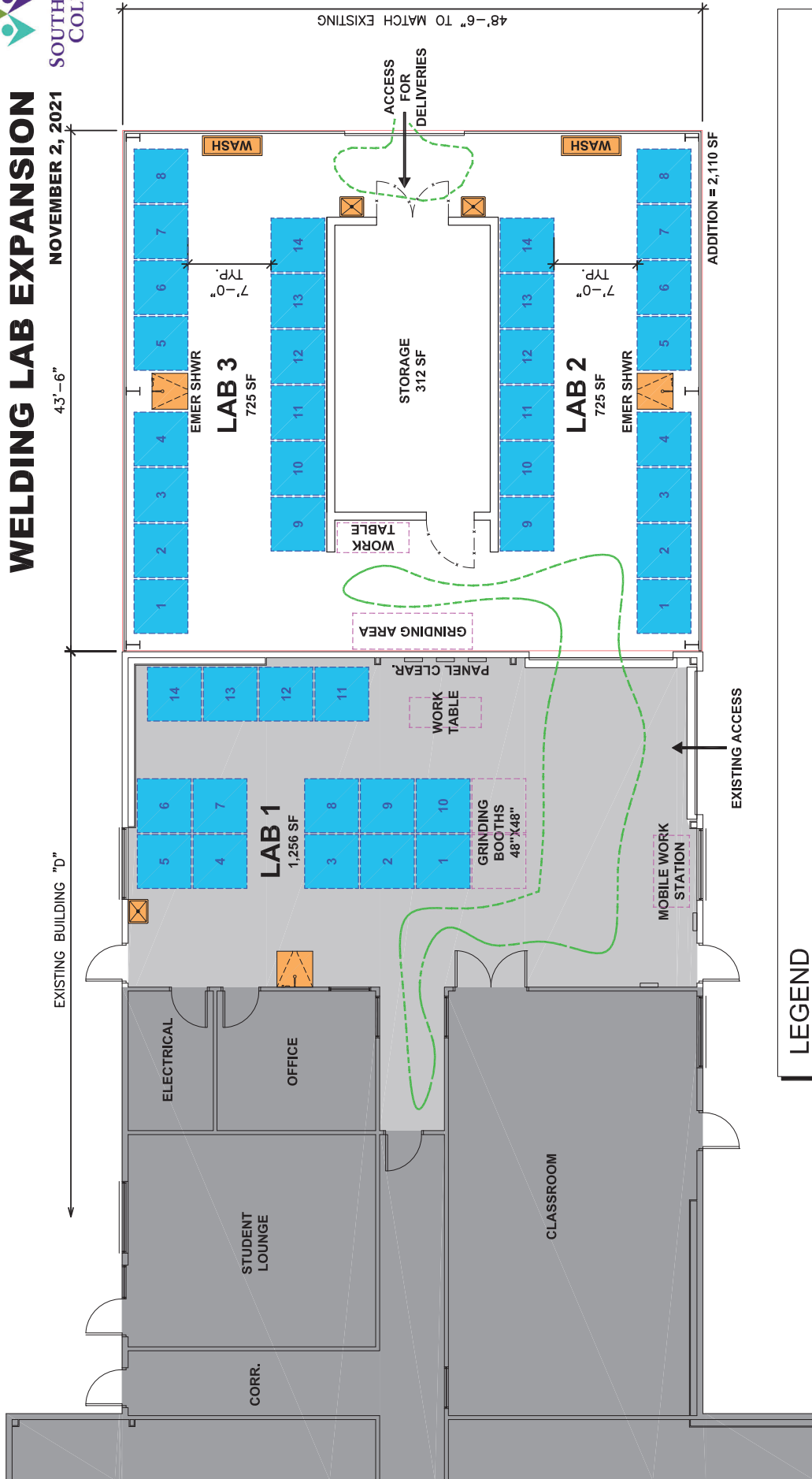


GIGNAC | ARCHITECTS



# STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021



**LEGEND**

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

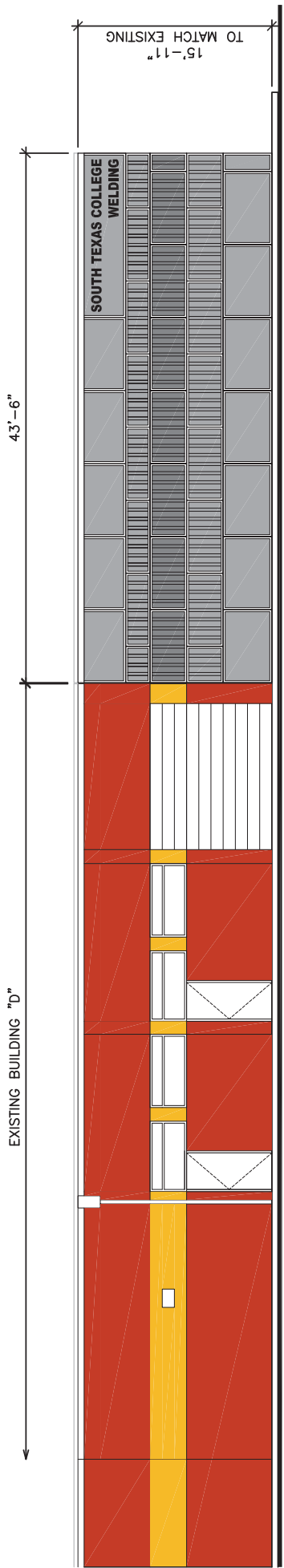
1  
 PROPOSED PLAN  
 NOT TO SCALE  
 TRUE NORTH



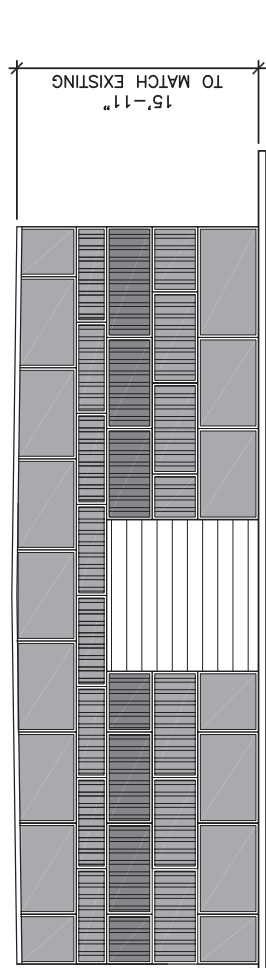
# STC STARR COUNTY CAMPUS WELDING LAB EXPANSION

NOVEMBER 2, 2021

SOUTH TEXAS  
COLLEGE



2 EAST ELEVATION  
NOT TO SCALE



1 NORTH ELEVATION  
NOT TO SCALE

**SOUTH TEXAS COLLEGE  
STARR COUNTY CAMPUS WELDING LAB EXPANSION  
PROJECT NO. 21-22-1072**




<b>NAME</b>		Kimber 1985
<b>ADDRESS</b>		302 S Taylor Rd
<b>CITY/STATE/ZIP</b>		Mission, TX 78572
<b>PHONE</b>		956-606-4436
<b>FAX</b>		956-715-3356
<b>CONTACT</b>		Joshua Belgum
<b>#</b>	<b>Description</b>	<b>Proposed</b>
1	<b>Base Bid:</b> Starr County Campus Welding Lab Expansion	\$ 1,070,000.00
2	Alternate 1: Deduct - Proposal Ruskin Company Wind Driven Rain Resistant Stationary Louver Model EME220DD	\$ (10,000.00)
3	Alternate 2: Add - Proposal Ruskin ELM6WD Drainable Adjustable Warehouse Louver Extruded Aluminum	\$ 70,000.00
4	Begin Work Within	14 Working Days
5	Completion of Work Within	220 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 1,070,000.00
<b>TOTAL EVALUATION POINTS</b>		89.5
<b>RANKING</b>		1

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

**SOUTH TEXAS COLLEGE  
STARR COUNTY CAMPUS WELDING LAB EXPANSION  
PROJECT NO. 21-22-1072  
EVALUATION SUMMARY**

<b>VENDOR</b>		Kimber 1985	
<b>ADDRESS</b>		302 S Taylor Rd	
<b>CITY/STATE/ZIP</b>		Mission, TX 78572	
<b>PHONE</b>		956-606-4436	
<b>FAX</b>		956-715-3356	
<b>CONTACT</b>		Joshua Belgum	
1	The Respondent's price proposal. (up to 45 points)	45	45
		45	
		45	
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points)	7	7.2
		8	
		5	
		8	
		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	7	7.7
		8.5	
		7	
		8	
		8	
4	The Respondent's safety record (up to 5 points)	4	4
		4	
		4	
		4	
		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.8
		7	
		7	
		6	
		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	7
		7	
		7	
		7	
		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.8
		5	
		5	
		5	
		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7
		7	
		7	
		7	
		7	
<b>TOTAL EVALUATION POINTS</b>		89.5	
<b>RANKING</b>		1	

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

Project Name: Starr County Campus - Workforce Building D Welding Lab Expansion				Project No. 2022-006C						
Funding Source(s): Unexpended Plant Fund										
		FY 19-20			FY 20-21			FY 21-22		
			Variance of			Variance of			Variance of	
			Project Budget			Project Budget			Project Budget	
			Actual			Actual			Actual	
			vs. Actual			vs. Actual			vs. Actual	
			Expenditures			Expenditures			Expenditures	
Construction:	\$ 355,200.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 75,000.00	\$ -	\$ 75,000.00
Other Construction Costs										
Design	35,520.00	15,000.00	-	15,000.00	15,000.00	-	15,000.00	30,000.00	25,574.40	4,425.60
Miscellaneous:	15,000.00	3,200.00	820.40	2,379.60	5,000.00	-	5,000.00	11,000.00	1,438.01	9,561.99
FFE:	165,000.00	50,000.00	-	50,000.00	50,000.00	-	50,000.00	15,000.00	-	15,000.00
Technology:	10,000.00	10,000.00	-	10,000.00	10,000.00	-	10,000.00	8,000.00	-	8,000.00
<b>Total:</b>	<b>\$ 580,720.00</b>	<b>\$ 228,200.00</b>	<b>\$ 820.40</b>	<b>\$ 227,379.60</b>	<b>\$ 230,000.00</b>	<b>\$ -</b>	<b>\$ 230,000.00</b>	<b>\$ 139,000.00</b>	<b>\$ 27,012.41</b>	<b>\$ 111,987.59</b>
		FY 22-23*								
			Variance of							
			Project Budget							
			Actual							
			vs. Actual							
			Expenditures							
Construction:	\$ 355,200.00	\$ -	\$ -	\$ 355,200.00						
Design	6,394.00	-	-	6,394.00						25,574.40
Miscellaneous:	11,000.00	-	-	11,000.00						2,258.41
FFE:	15,000.00	-	-	15,000.00						-
Technology:	8,000.00	-	-	8,000.00						-
<b>Total:</b>	<b>\$ 395,594.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 395,594.00</b>						<b>\$ 27,832.81</b>
*Pending Board Approval of FY23 Budget										
Project Team					Board Status					
Approval to Solicit Architect/Engineer:	9/24/2019				Board Approval of Schematic Design	11/23/2021	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Gignac Associates						Gignac	\$ 31,968.00	\$ 25,574.40	\$ 6,393.60
Contractor:	TBD				Substantial Completion	TBD	TBD			
STC FPC Project Manager:	Martin Villarreal				Final Completion	TBD	Board Acceptance	TBD		
Project Description					Project Scope					
Renovation of Room D1.128 and outdoor welding labs.					Original Scope: Expansion of existing welding lab to add approximately 1,000 sq ft to accommodate ten (10) more welding stations. The existing space will be renovated to incorporate automotive lab space and welding lab space. Revised Scope: Design and Construction of Welding lab Expansion for Additional (22) Welding Stations, storage room, mobile work station area, wash basin work area, and grinding station area.					
Projected Timeline										
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In			
9/24/2019	12/10/2019	11/23/2021	9/27/2022	9/28/2022	9/26/2023	10/24/2023	9/26/2023			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
2020-21	-	-	-	-	-	\$ -				
2021-22	-	-	1,438.01	-	-	\$ 1,438.01				
2022-23	-	-	-	-	-	\$ -				
Project Total	\$ -	\$ -	\$ 1,438.01	\$ -	\$ -	\$ 1,438.01				
Current Agenda Item										
N/A										
  										

FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Cella

FPC Director RDA

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

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

South Texas College  
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
<b>Pecan Campus</b>																			
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	August 2022	Review and Update Proposed Modifications; Approval to Terminate Architectural Services	ERO Architects
4	New Continuing Education Building	TBD		●								\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	August 2022	Approval to Solicit for Architectural Services	TBD
5	Ann Richards Administration Building A Renovation of Administration Offices	DV			●							\$ 660,000	\$ 7,476	\$ 652,524	\$ 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	October 2022	Approval of 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
<b>Pecan Campus Subtotal</b>												\$ 6,587,334	\$ 1,042,746	\$ 5,544,588	\$ 5,910,920				
<b>Pecan Plaza</b>																			
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
<b>Pecan Plaza Subtotal</b>												\$ 274,199	\$ 213,488	\$ 60,711	\$ 111,250				
<b>Mid-Valley Campus</b>																			
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	\$ 6,733	\$ 201,617	\$ 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 2023	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	\$ 88,871	\$ 21,874	\$ 110,745	High	December 2022	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects
<b>Mid Valley Campus Subtotal</b>												\$ 557,695	\$ 100,368	\$ 457,327	\$ 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	
<b>Technology Campus</b>																				
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	October 2022	Approval of Construction Services	SAMES, Inc	TBD
<b>Technology Campus Subtotal</b>												\$ 591,595	\$ 13,640	\$ 577,955	\$ 546,900					
<b>Nursing and Allied Health Campus Subtotal</b>																				
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	\$ 4,551	\$ 68,949	\$ 73,500	High	September 2022	Approval of Construction Services	Negrete & Kolar Architects, LLP	TBD
<b>Nursing and Allied Health Campus Subtotal</b>												\$ 73,925	\$ 332,183	\$ (258,258)	\$ 73,925					
<b>Starr County Campus</b>																				
22	Workforce Center Building D Welding Expansion	MV				●						\$ 139,000	\$ 27,903	\$ 111,097	\$ 139,000	High	August 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
23	Workforce Building D Automotive Expansion	MV				●						\$ 243,100	\$ 8,747	\$ 234,353	\$ 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	\$ 1,481	\$ 30,219	\$ 31,700	High	August 2022	Approval of Construction Services	Able City, LLC	TBD
<b>Starr County Campus Subtotal</b>												\$ 413,800	\$ 38,131	\$ 375,669	\$ 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	
<b>Regional Center for Public Safety Excellence</b>																				
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	September 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
27	Canopy for Students/Instructors	DV				●						\$ 67,424	\$ 3,497	\$ 67,264	\$ 67,333	High	September 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
28	Chiller Installation	MV					●					\$ 170,000	\$ 13,788	\$ 157,262	\$ 158,250	High	September 2022	Approval of Substantial Completion	Half Associates, Inc	Johnson Controls
29	Fire Training Area	DV				●						\$ 97,524	\$ 3,497	\$ 97,364	\$ 97,433	High	September 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	\$ 12,473	\$ 341,532	\$ 342,000	High	September 2022	Approval of Construction Services	DBR	TBD
33	Two-Story Residential Fire Training Structure	SS			●							\$ 381,250	\$ 195	\$ 381,055	\$ 381,250	Medium	November 2022	Approval of Construction Services	Martinez Architects	TBD
<b>Regional Center for Public Safety Excellence Subtotal</b>												\$ 2,432,634	\$ 263,997	\$ 2,190,035	\$ 2,313,479					
<b>District Wide</b>																				
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	\$ 2,135	\$ 47,865	\$ 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
<b>District Wide Subtotal</b>												\$ 4,527,218	\$ 51,819	\$ 4,475,399	\$ 4,521,650					
<b>Totals</b>			12	3	6	0	8	1	0	0	5	\$ 15,458,400	\$ 2,056,372	\$ 13,423,425	\$ 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	
<b>Pecan Campus</b>																				
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	\$ 156,054	\$ 13,200	\$ 156,000	High	N/A	Half Associates, Inc	Metro Electric, Inc.	
5	Reseeding and Regrading of Athletic Fields	DV				●						\$ 125,000	\$ 409	\$ 124,591	\$ 125,000	High	TBD	TBD	TBD	TBD
6	Stucco Repainting	SS					●					\$ 150,000	\$ 109	\$ 149,891	\$ 150,000	High	TBD	Approval of Substantial Completion	TBD	Noble Texas Builders
7	Resurfacing of East Drive	SS			●							\$ 92,000	\$ 456	\$ 91,544	\$ 92,000	High	November 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	September 2022	Approval of Construction Services	DBR	TBD
<b>Pecan Campus Subtotal</b>												<b>\$ 907,504</b>	<b>\$ 186,170</b>	<b>\$ 721,334</b>	<b>\$ 894,250</b>					
<b>Pecan Plaza</b>																				
10	Stucco Repainting	SS					●					\$ 30,500	\$ 109	\$ 30,391	\$ 30,500	High	TBD	Approval of Substantial Completion	TBD	Noble Texas Builders
<b>Pecan Plaza Subtotal</b>												<b>\$ 30,500</b>	<b>\$ 109</b>	<b>\$ 30,391</b>	<b>\$ 30,500</b>					
<b>Mid Valley Campus</b>																				
11	Roofing Deferred Maintenance	MV									●	\$ 805,309	\$ 776,639	\$ 28,670	\$ 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 Substantial Completion	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
<b>Mid Valley Campus Subtotal</b>												<b>\$ 2,553,009</b>	<b>\$ 971,881</b>	<b>\$ 1,581,128</b>	<b>\$ 2,321,572</b>					

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	
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																				
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	\$ 259,412	\$ 26,665	\$ 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	September 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	September 2022	Approval of Construction Services	TBD	TBD
<b>Nursing and Allied Health Campus Subtotal</b>												<b>\$ 1,256,077</b>	<b>\$ 274,877</b>	<b>\$ 981,200</b>	<b>\$ 1,173,991</b>					
<b>Starr County Campus</b>																				
20	Stucco Repainting	SS					●					\$ 223,000	\$ 109	\$ 222,891	\$ 223,000	High	TBD	Approval of Substantial Completion	TBD	Terra Fuerte, LLC
21	Roofing Deferred Maintenance	MV									●	\$ 702,320	\$ 860,858	\$ (158,538)	\$ 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
<b>Starr County Campus Subtotal</b>												<b>\$ 1,105,320</b>	<b>\$ 860,967</b>	<b>\$ 244,353</b>	<b>\$ 1,064,255</b>					
<b>District Wide</b>																				
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	\$ 17,416	\$ 81,027	\$ 49,000	Low	N/A		N/A	TBD
30	Building Automation Systems Upgrade	RC/O&M		●								\$ 174,048	\$ 11,577	\$ 162,471	\$ 76,500	Low	N/A		N/A	TBD
31	Flooring Replacement	DV									●	\$ 756,380	\$ 368,142	\$ 388,238	\$ 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
<b>District Wide Subtotal</b>												<b>\$ 3,527,736</b>	<b>\$ 397,135</b>	<b>\$ 3,130,601</b>	<b>\$ 2,092,000</b>					
<b>Totals</b>		<b>0</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>\$ 9,380,146</b>	<b>\$ 2,691,139</b>	<b>\$ 6,689,007</b>	<b>\$ 7,576,568</b>					