

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building A
Conference Room A 142
Tuesday, April 9, 2024
@ 4:00 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 any time during the course of this meeting, the Board of Trustees may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.”

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Approval of Facilities Committee Meeting Minutes

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

1. March 5, 2024 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
March 5, 2024

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, March 5, 2024 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, March 5, 2024 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:05 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: Mr. Rene Guajardo and Mr. Danny Guzman, with Mrs. Dalinda Gonzalez-Alcantar attending via teleconference.

Members absent: None

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. Anahid Petrosian, Dr. Jesus Campos, Dr. Brett Millan, Mr. Ricardo De La Garza, Mr. George McCaleb, Ms. Deyadira Leal, Dr. Christopher Nelson, Mr. Robert Vela, Mr. Robert Cuellar, Mr. David Valdez, Mr. Sam Saldana, Mr. Martin Villarreal, Mr. Daniel Montez, Ms. Lynda Lopez, Mr. Joel Jason Rodriguez, Mr. Daniel Cather, Mr. Andres Vela, Mr. Peyton Oakley, Mr. Craig Reynolds, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Facilities Committee approved the February 13, 2024 Facilities Committee Meeting Minutes as written. The motion carried.

Review and Update on Five Year Plan for the Unexpended Plant Fund Budget

Administration provided an update on the planned budget projections for five (5) years of the Unexpended Plant Fund budget.

Background

Administration and College staff develop plans for funding future and ongoing projects beyond the current fiscal year. The budget included proposed funding and budget transfers from other funds needed to meet the College's long-term construction plans.

Enclosed Documents

The packet included the budget plan for the Committee’s review and information.

This item was presented for the Committee’s information only. No action was requested.

Review and Recommend Action on Contracting Civil Engineering Services for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales

Approval to contract civil engineering services for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales project will be requested at the Board meeting.

Purpose

Civil engineering services were necessary for design and construction administration services for this project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was requested by Administration, and has been reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, and Administration. It was scheduled as a non-educational routine improvement.

Background

The existing Parking Lot 2 and existing drainage swales were constructed in 2004. The parking lot was in need of resurfacing and the swales needed to be regraded to allow for proper drainage flow.

The proposed scope of work is summarized as follows:

- Asphalt resurfacing and restriping of existing 147 parking spaces in the parking lot
- Regrading of the existing drainage swale along Military Highway.

Request for Qualifications (RFQ) - The solicitation process was as follows:

Advertised RFQ	January 24, 2024 and January 31, 2024
RFQ Responses Due	February 8, 2024
RFQ Issued To	Thirty-two (32) Vendors
Responses Received From	Six (6) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Perez Consulting Engineers, LLC.** was the highest ranked firm.

The total project estimated cost, including construction, design, and miscellaneous, was \$395,000 as itemized in the table below:

Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$350,000
Design	35,000
Miscellaneous	10,000
Total Estimated Project Budget	\$395,000

Funding Source

Funds for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales Project 2024-010R were budgeted in the Renewals & Replacements Fund for available use in FY 2023-2024.

Estimated Project Timeline

The project design phase was projected to last until June 2024, with construction to commence in July 2024 and Substantial Completion in October 2024.

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Committee recommended Board approval to contract civil engineering services with Perez Consulting Engineers, LLC. for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales project as presented. The motion carried.

Review and Recommend Action as Necessary on Contracting Architectural Services for the District Office Building Renovation

Approval of action as necessary to contract architectural services for the District Office Building Renovation project will be requested at the Board meeting.

Purpose

Architectural services were necessary for design and construction administration services for this project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Background

The project consisted of the renovation of the newly acquired facility on Vermont and McColl in McAllen, adjacent to the Nursing & Allied Health Campus. The proposed scope of work is summarized as follows:

- Design and renovation of the existing facility for use as a District Office including instructional spaces
- 22,950 s.f.

Selection of Most Highly-Qualified Firm

The Board of Trustees approved soliciting architectural services for this project on July 25, 2023. College staff evaluated the submissions from the architectural firms in Rounds 1 and 2 of the evaluation process.

On January 30, 2024, Dr. Ricardo J. Solis, College President, recommended that the Board of Trustees invite the top three ranked architectural firms for a Round 3 evaluation. Based upon that recommendation, the Board approved proceeding to Round 3 of the evaluation process to allow the top three ranked architectural firms to present their vision and concept for the project to the Board.

Dr. Solis instructed administration to propose a Round 3 evaluation process to help the Board determine best value among the invited firms.

In a follow-up conversation with Dr. Alejo Salinas, Facilities Committee Chairman, further guidance was provided that the Board's evaluation would focus only on the Board Room / Meeting spaces portion of the overall project, as per the Board's discussion on January 30, 2024. The Board would not include the remainder of the project space in their Round 3 evaluation.

Proposed Round 3 Evaluation Process

Administration proposed the following Round 3 evaluation procedure for the Board's consideration:

- Invite each firm to present at a future date as determined by the Board of Trustees for presentations to the Board.
- Each firm will be provided the previously completed preliminary conceptual design as the basis for their understanding of the overall project.
- The presentation will be focused on the Board Room / Work Space and adjoining conference room.
- The Board will evaluate each presentation according to the following criteria:
 1. How will your design support the space programming needs to meet the usage of this space, including flow of traffic, dynamic furniture options, and storage? **(0 – 20 points)**
 2. What technological considerations will you undertake to support the needs of the Board, administration, staff, and public guests? **(0 – 20 points)**
 3. What design elements will ensure the space delivers a strong, positive impact on visitors? **(0 – 20 points)**
 4. What steps will your firm undertake to contain costs and deliver the project within the proposed budget? **(0 – 20 points)**
 5. What examples can you provide of comparable projects designed by your team? **(0 – 20 points)**

- Each trustee will score the presentations according to the following rubric:
 - a. 20 points: Excellent
 - b. 15 points: Good
 - c. 10 points: Fair
 - d. 5 points: Poor
 - e. 0 points: Not addressed

Items for Trustees' Consideration

As per feedback from Dr. Alejo Salinas, Jr., Facilities Committee Chair, the proposed Round 3 Evaluation Process would focus the Board's evaluation on the scope of the Board Room /Meeting Space that would be significantly used by Board related activities. This space comprises approximately 1/7th of the total footprint of the District Office Renovation project, and the proposed Round 3 evaluation process would yield up to 100 points to each firm as evaluated by the Board.

When combining the Board's evaluation with the Round 2 evaluation scores, the final evaluation score would be based on 700 total possible points, with 1/7th (100/700) of those points attributed specifically to the Board Room / Meeting Space evaluation by the Board.

All evaluation documentation, including notes and evaluation sheets, will be archived with the Purchasing Department, and subject to Texas Public Information Act requests. The Committee deferred deliberation on this item for the Board's review and action.

On March 5, 2024, the Facilities Committee reviewed and revised the evaluation process developed by administration. Mr. Paul R. Rodriguez recommended approval of the process with the following changes:

- The scope of the presentation would include the entire renovation project, and
- The Round 3 evaluation scores would stand alone for the Board's consideration of the most highly-qualified firm.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Committee recommended Board approval and authorization of the proposed evaluation process for architectural services for the District Office Building Renovation project, including that the process include renderings of the entire facility and that the Round 3 evaluation will stand alone in determining the most highly-qualified firm. The motion carried.

Review and Recommend Action on Schematic Design of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase II

Approval of schematic design prepared by Brown Reynolds Watford Architects (BRW) of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Phase II project will be requested at the Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team and 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.

Once schematic design is approved, BRW would 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 would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On June 28, 2022, the Board of Trustees approved contracting architectural services with BRW for this project. On October 31, 2023, the Board approved a schematic design of Phase I of the project, which did not include the percussion area.

Administration has since identified available funds to cover the cost of the percussion area being included, and requested that it be added to the scope of the project. College staff designated the proposed percussion expansion as Phase II of the project due to its size and scope. On February 27, 2024, the Board approved amending the contract with BRW and a budget increase to include the percussion area in the project scope. The architect has worked with College staff to develop a schematic design that meets the needs of the Music department for a percussion area.

The scope of Phase II 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 for an additional 4,775 square feet for percussion instruction and includes the following spaces.

- **Phase II Percussion Area 4,775 sq.ft.**
 - Large Percussion Rehearsal Room, Small Percussion Rehearsal Room, Drum Line Room, Music Storage, Faculty Percussion Studio, Mechanical Room

The estimated total construction cost of Phase II of the project was \$2,750,000.

The expansions of Phase I (8,600 sq. ft.) and Phase II (4,775 sq. ft.) combined for a total of 13,375 sq. ft.

The revised project budget, including both Phase I and Phase II, as shown in the following table:

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Total Project Budget				
Budget Item	Original Project Budget	Phase I Project Budget	Phase II Percussion Area Budget	Total
Construction	\$3,360,000	\$4,800,000	\$2,750,000	\$7,550,000
Design (acoustical, civil engineering, landscape)	336,000	480,000	275,000	755,000
Miscellaneous	100,800	144,000	68,750	212,750
FFE	285,600	408,000	203,125	611,125
Technology	285,600	408,000	203,125	611,125
Total Project Budget	\$4,368,000	6,240,000	\$3,500,000	\$9,740,000

The total revised project budget was \$9,740,000, which included funds for construction, design, miscellaneous, furniture, fixtures, and equipment (FFE), and technology costs.

Funding Source

Funds for Phase II of 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 2023 – 2024.

Reviewers

The schematic design was reviewed by College staff from the Academic Affairs Division, Facilities Planning & Construction, Administration, and Coordinated Operations Council.

Estimated Project Timeline

The project design phase was projected to last until August 2024, with construction to commence in November 2024 and Substantial Completion in December 2025.

Enclosed Documents

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

Presenters

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of the proposed schematic design of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Phase II project as presented. The motion carried.

Review and Recommend Action on Additional Scope for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase I

Approval of the proposed changes to the scope of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Phase I project will be requested at the Board meeting.

Purpose and Justification

Administration proposed a revision of the scope of the project due to reevaluated needs of the Music department going forward. Approval of the proposed changes to the scope are necessary for the architect to redesign the plans and specifications for the proposed revised scope.

Background

On June 28, 2022, the Board of Trustees approved contracting architectural services with Brown Reynolds Watford Architects (BRW) for this project. On October 31, 2023, the Board approved a schematic design of Phase I of the project.

College staff and Administration have since reevaluated the needs of the expansion and recommend that a larger rehearsal space would be beneficial to the Music department and meet long-term needs for potential growth.

Additionally, the College was notified of interest from external organizations, such as the Valley Symphony Orchestra, to utilize the newly expanded music facilities. Potential additional funding from external sources could be available, should the rehearsal space be suitable for a wide range of musical activities.

It was proposed that the Large Rehearsal Classroom be expanded to provide more rehearsal space. The room would increase from 2,300 sq. ft. to 3,252 sq. ft. The overall Phase I expansion would increase from 8,600 sq. ft. to 9,750 sq. ft. The estimated construction cost of the additional scope was \$805,000, which would increase the total construction cost of Phase I to \$5,605,000.

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

- **Square Feet of Additional Scope**
 - Original Phase I Expansion 8,600 sf
 - Increase of Phase I Expansion 1,150 sf
 - **Total Square Feet** **9,750 sf**

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase I Project Budget			
Budget Item	Original Phase I Project Budget	Phase I Additional Scope Project Budget	Total
Construction	\$4,800,000	\$805,000	\$5,605,000
Design (acoustical, civil engineering, landscape)	480,000	60,375	540,375
Miscellaneous	144,000	24,150	168,150
FFE	408,000	68,425	476,425
Technology	408,000	68,425	476,425
Total Project Budget	\$6,240,000	\$1,026,375	\$7,266,375

The total combined project budget for Phase I, including the additional scope, and the Phase II Percussion Area, proposed in a separate item in the agenda, was \$10,766,375.

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase I and Phase II Total Project Budget			
Budget Item	Phase I Including Additional Scope Project Budget	Phase II Percussion Area Project Budget	Total
Construction	\$5,605,000	\$2,750,000	\$8,355,000
Design (acoustical, civil engineering, landscape)	540,375	275,000	815,375
Miscellaneous	168,150	68,750	236,900
FFE	476,425	203,125	679,550
Technology	476,425	203,125	679,550
Total Project Budget	\$7,266,375	\$3,500,000	\$10,766,375

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 2023 – 2024.

Reviewers

The proposed scope changes were reviewed by Administration and College staff.

Enclosed Documents

The architect developed a presentation of the additional scope for the Committee’s review and information.

Presenters

Representatives from BRW Architects attended the Facilities Committee meeting to present and respond to any questions.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommend Board approval of the proposed additional scope of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Phase I project as presented, and with a revised schematic design to be presented for Board approval. The motion carried.

Review and Recommend Action on Approval of Interior Color Selection Starr County Campus Workforce Center Automotive Lab Building Q Expansion

Approval of the interior color selection for the Starr County Campus Workforce Center Automotive Lab Building Q Expansion project will be requested at the Board meeting.

Background

On October 26, 2021, the Board approved contracting architectural services with Able City, LLC. On January 31, 2023, the Board approved contracting construction services with Triun, LLC. Able City, LLC. have prepared color boards for review by the Facilities Committee.

Enclosed Documents

The packet included the color board presentation by Able City, LLC.

Presenters

Representatives from Able City, LLC. attended the Facilities Committee meeting to provide and present the recommended color boards.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the interior color selections for the Starr County Campus Workforce Center Automotive Lab Building Q Expansion project as presented. The motion carried.

Review and Recommend Action on Proposed Change Order for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

Approval of a proposed change order with 5 Star GC Construction, LLC. for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project will be requested at the Board meeting.

Purpose and Justification.

The purpose of this change order was to request authorization to begin work on the proposed modifications to the construction scope. Modifications to the scope and the completion date were required due to necessary changes in scope and necessary delays.

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.

Background

On February 14, 2023, the Board approved contracting construction services with 5 Star GC Construction, LLC. A change order to the construction contract is needed to include a concrete pad for propane tanks to supply fuel to the live fire props. The change order would also add days to the substantial completion schedule due to time needed to approve the change order and to perform the work.

Below is a description of the proposed change order item.

Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure			
Proposed Change Order No.	Item Description and Justification	Cost	Days
3	<ul style="list-style-type: none"> Concrete pad - 20' wide x 25' long x 6" thick to support two (2) 2,000 gallon propane tanks 	\$11,971.50	55 days
Proposed Change Order No. 3 Total Amount		\$11,971.50	55 days

Below is a table summarizing the construction budget and the change order proposal.

Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Construction Budget with Change Order Proposal	
Construction Contract Amount	\$2,479,662.50
Change Order No. 3 Amount	11,971.50
Revised Construction Contract Amount	\$2,491,634.00

Revised Substantial Completion Date

Below is the revised substantial completion schedule authorized by this change order.

Substantial Completion date	March 7, 2024
Change Order #3 Extension	55 Days
Revised Substantial Completion Date	May 1, 2024

Funding Source

Funds for the for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Project 2022-015C were budgeted in the Unexpended Plant Fund for use in Fiscal Year 2023 – 2024.

Enclosed Documents

The proposed change order #3 was enclosed.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Committee recommended Board approval of the proposed change order with 5 Star GC Construction, LLC. for scope modifications in the amount of \$11,971.50 and an additional fifty-five (55) days for the 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 Substantial Completion of the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting

Approval of substantial completion of the Regional Center for Public Safety Excellence Skills Pad and Emergency Vehicle Operator Course (EVOC) Lighting project will be requested at the Board Meeting:

	Project	Completion Recommended	Date Received
1.	Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting Project 2022-010C Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Substantial Completion Recommended	February 22, 2024

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 lighting for night time training courses at the Skills Pad and EVOC training areas.

College staff and the Engineer visited the site and developed a construction punch list on February 22, 2024. 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 Metro Electric, Inc. The original cost approved for this project was \$331,731.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$294,000.00	\$331,731.00	\$0	\$331,731.00	\$301,220.86	\$30,510.14

Enclosed Documents

A copy of the Substantial Completion Certificate 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 Committee recommended Board approval of substantial completion of the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project as presented. The motion carried.

Review and Recommend Action on Final Completion of the Starr County Campus Workforce Center Building D Welding Lab Expansion

Approval of final completion and release of final payment for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the Board Meeting:

	Project	Completion Recommended	Date Received
1.	Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2022-006C Architect: Gignac & Associates, LLP Contractor: Kimber 1985	Final Completion Recommended	February 5, 2024

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 was scheduled as an educational space improvement to provide more welding stations for the existing Welding Lab.

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 by Kimber 1985. The original cost approved for this project was \$1,070,000.

The following table summarizes the current budget status:

Starr County Campus Workforce Center Building D Welding Lab Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$355,200.00	\$1,070,000.00	(\$30,271.00)	\$1,039,729.00	\$987,742.55	\$51,986.45

Enclosed Documents

A copy of the Final Completion Letter and photos were enclosed for the Committee’s review and information.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Committee recommended Board approval of final completion and release of final payment of \$51,986.45 to Kimber 1985 for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented. The motion carried.

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:38 p.m.

I certify that the foregoing are the true and correct minutes of the March 5, 2024 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Approval to Proceed with Solicitation of Architectural Services for the Following Projects:

- 1. Pecan Campus Student Services Building K Cashiers Renovation**
- 2. Pecan Campus Operations Support Center Building Z**
- 3. Pecan Plaza East Building B Cosmetology Renovation**

Approval of authorization to proceed with solicitation of architectural services for the following projects included on the 5-Year Capital Improvement Budget Plan will be requested at the Board meeting:

1. Pecan Campus Student Services Building K Cashiers Renovation
2. Pecan Campus Operations Support Center Building Z
3. Pecan Plaza East Building B Cosmetology Renovation

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

These projects were requested by Administration, and have been reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, Coordinated Operations Council and Administration. These projects are scheduled as educational and non-educational improvements.

Background

Pecan Campus Student Services Building K Cashiers Renovation

The project consists of renovating the existing Cashiers Area on the first floor of the Student Services Building K and the second floor of the existing Accounts Receivable Area on the second floor of the Student Services Building K.

The proposed scope of work is summarized as follows:

- Renovation of the Cashiers Area at 1st Floor – 4,720 sq. ft.
- Renovation of the Accounts Receivable Area at 2nd Floor -1508 sq. ft.
- Total Renovation Space 6228 sq. ft.
 - Spaces:
 - Staff Offices
 - Cubicle Spaces
 - Conference Room
 - Cashier Work Stations
 - Payment Lab
 - Break Room

The total project estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$2,615,760 and is itemized in the table below:

Pecan Campus Student Services Building K Cashiers Renovation Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$2,055,240
Design	186,840
Miscellaneous	56,052
FFE	158,814
Technology	158,814
Total Estimated Project Budget	\$2,615,760

Pecan Campus Operations Support Center Building Z

The project consists of constructing a new warehouse to be used as a support center for the Facilities Operations & Maintenance department.

The proposed scope of work is summarized as follows:

- Construction of an operations support facility
- 10,000 sq. ft.
 - Spaces:
 - Maintenance Warehouse
 - Custodial Warehouse
 - Mailroom and Copy Center
 - Storage
 - Offices
 - Restrooms and Support Spaces

The total project estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$5,000,000 and is itemized in the table below:

Pecan Campus Operations Support Center Building Z Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$4,000,000
Design	400,000
Miscellaneous	120,000
FFE	240,000
Technology	240,000
Total Estimated Project Budget	\$5,000,000

Pecan Plaza East Building B Cosmetology Renovation

The project consists of creating an area for the new Cosmetology program

The proposed scope of work is summarized as follows:

- Renovation to accommodate cosmetology classrooms and training
- Renovation for the Cosmetology Area – 9,916 sq. ft.

The total project estimated cost, including professional design services and construction services, is \$6,664,135 and is itemized in the table below:

Pecan Plaza East Building B Cosmetology Renovation Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$5,146,050
Design	514,605
Miscellaneous	128,652
FFE	437,414
Technology	437,414
Total Estimated Project Budget	\$6,664,135

Funding Source

Funds for these are available in the Unexpended Construction Plant Fund for use in FY 2023 – 2024.

Estimated Project Timeline

Pecan Campus Student Services Building K Cashiers Renovation

The project design phase is projected to last until January 2025, with construction to commence in May 2025 and Substantial Completion in October 2025.

Pecan Campus Operations Support Center Building Z

The project design phase is projected to last until July 2025, with construction to commence in November 2025 and Substantial Completion in October 2026.

Pecan Plaza East Building B Cosmetology Renovation

The project design phase is projected to last until March 2025, with construction to commence in November 2025 (4 months added prior to Solicitation of Proposal for Construction Services for Asbestos Abatement of Building) and Substantial Completion in June 2026.

Enclosed Documents

Following in the packet are presentations of the projects and site plans of the areas for the Committee's review and information.

Recommended Action

Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of architectural services for the projects as presented.



Pecan Campus Building K Cashiers Renovation 2021-001C



**SOUTH TEXAS
COLLEGE**

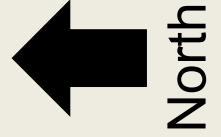


SOUTH TEXAS
COLLEGE

Project Site

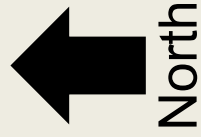
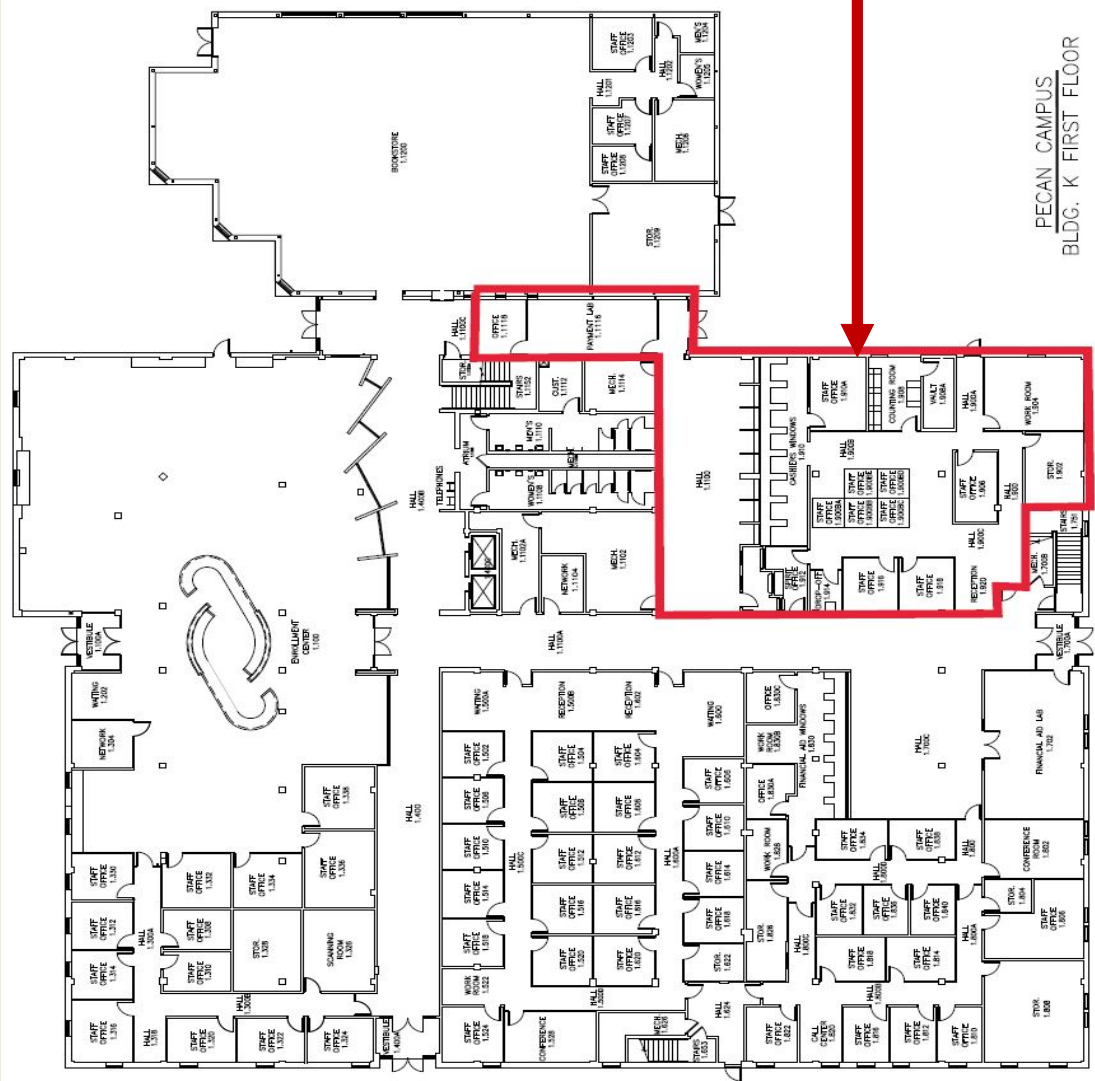


BUILDING K



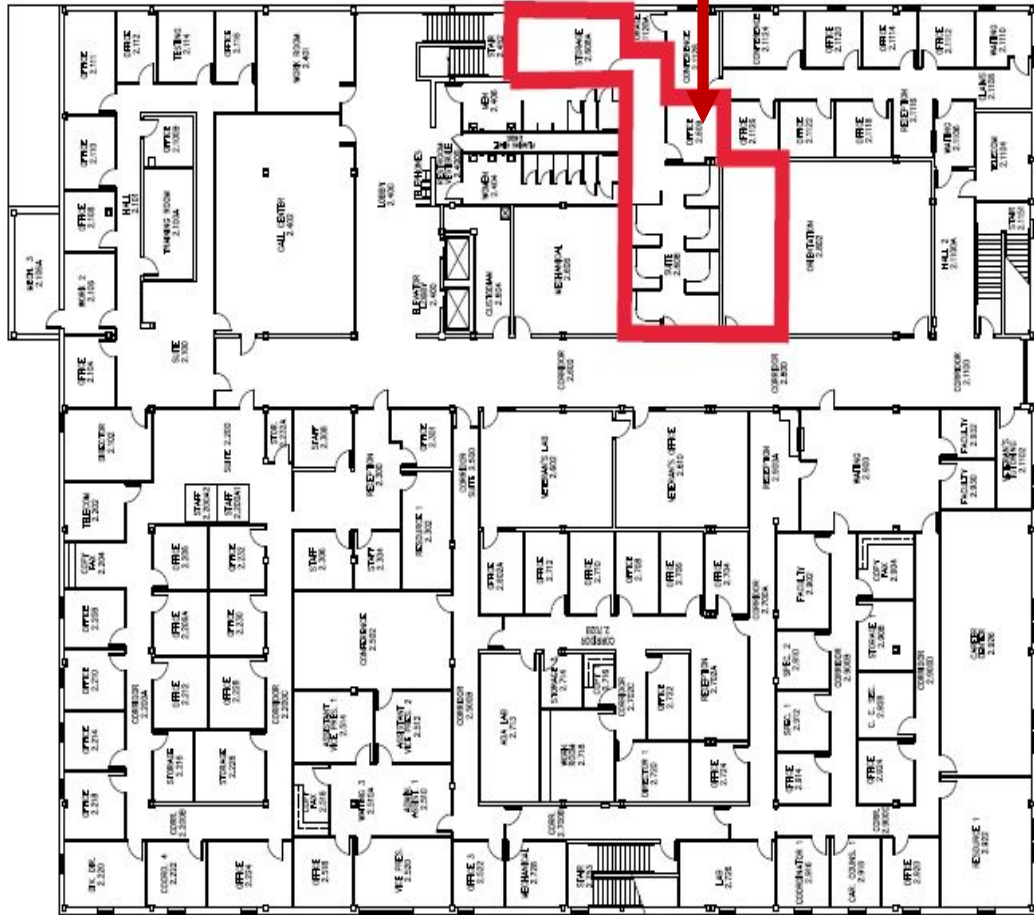
SOUTH TEXAS
COLLEGE
PECAN CAMPUS

Proposed Renovation Location

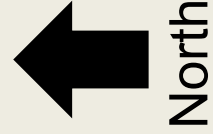


**1st FLOOR
CASHIER AREA**

Proposed Renovation Location



**2ND FLOOR
CASHIER AREA**



North

PECAN CAMPUS
BLDG. K SECOND FLOOR

Proposed Scope and Budget

Requested By

Norma Jimenez

Scope of Work

1. Design and Construction of a 4,720 SF existing Cashiers space on the first floor of Building K
2. Design and Construction of a 1,508 SF existing space and additional space in room 2.802 on the second floor of Building K.
3. Scope of work includes the following:
 1. 19 Staff Offices
 2. 1 Conference Room
 3. 1 Break Room / Lunch Room
 4. Reducing Cashier Space from 8 to 6 stations
 5. Queuing area with chairs for students
 6. Call center with individual spaces for staff
 7. Two offices in Payment lab and two work stations

Estimated Total Project Budget

Construction	\$ 2,055,240
Design	186,840
Miscellaneous	56,052
FFE	158,814
Tech	158,814
Total Project Budget	\$2,615,760



**SOUTH TEXAS
COLLEGE**

Pecan Campus Operations Support Center CIP 2024 – 004C

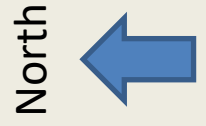


SOUTH TEXAS COLLEGE

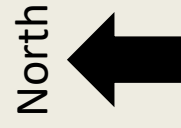
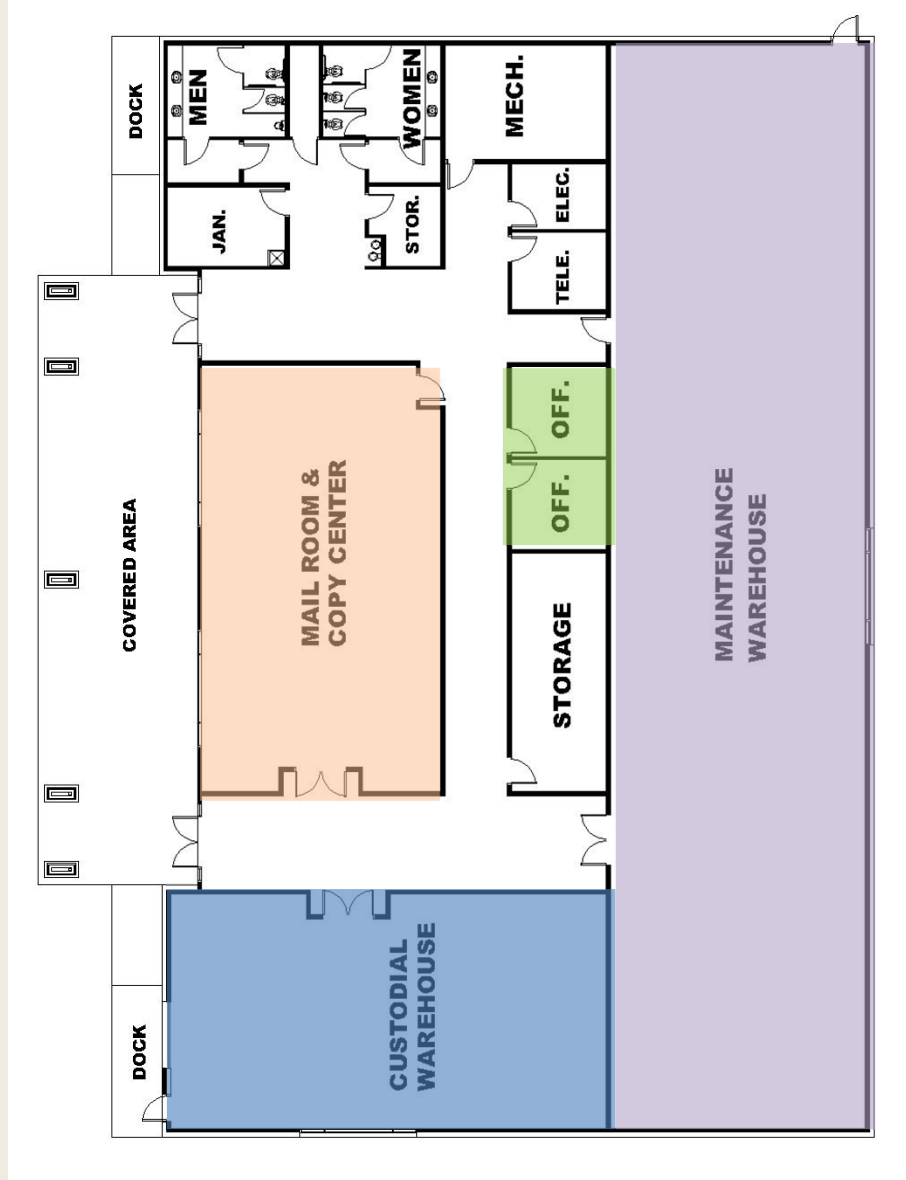
Project Site



**PROJECT
LOCATION**



Conceptual Floor Plan



Operations Support Center Building Z

10,000 s.f.

Proposed Scope and Budget



Scope of Work

New 10,000 s.f. facility for Maintenance Warehouse, Custodial and Mailroom to service the entire South Texas College.

Estimated Total Project Budget

Construction	\$4,000,000
Design	400,000
Miscellaneous	120,000
FFE	240,000
<u>Technology</u>	<u>240,000</u>
Total Project Budget	\$5,000,000

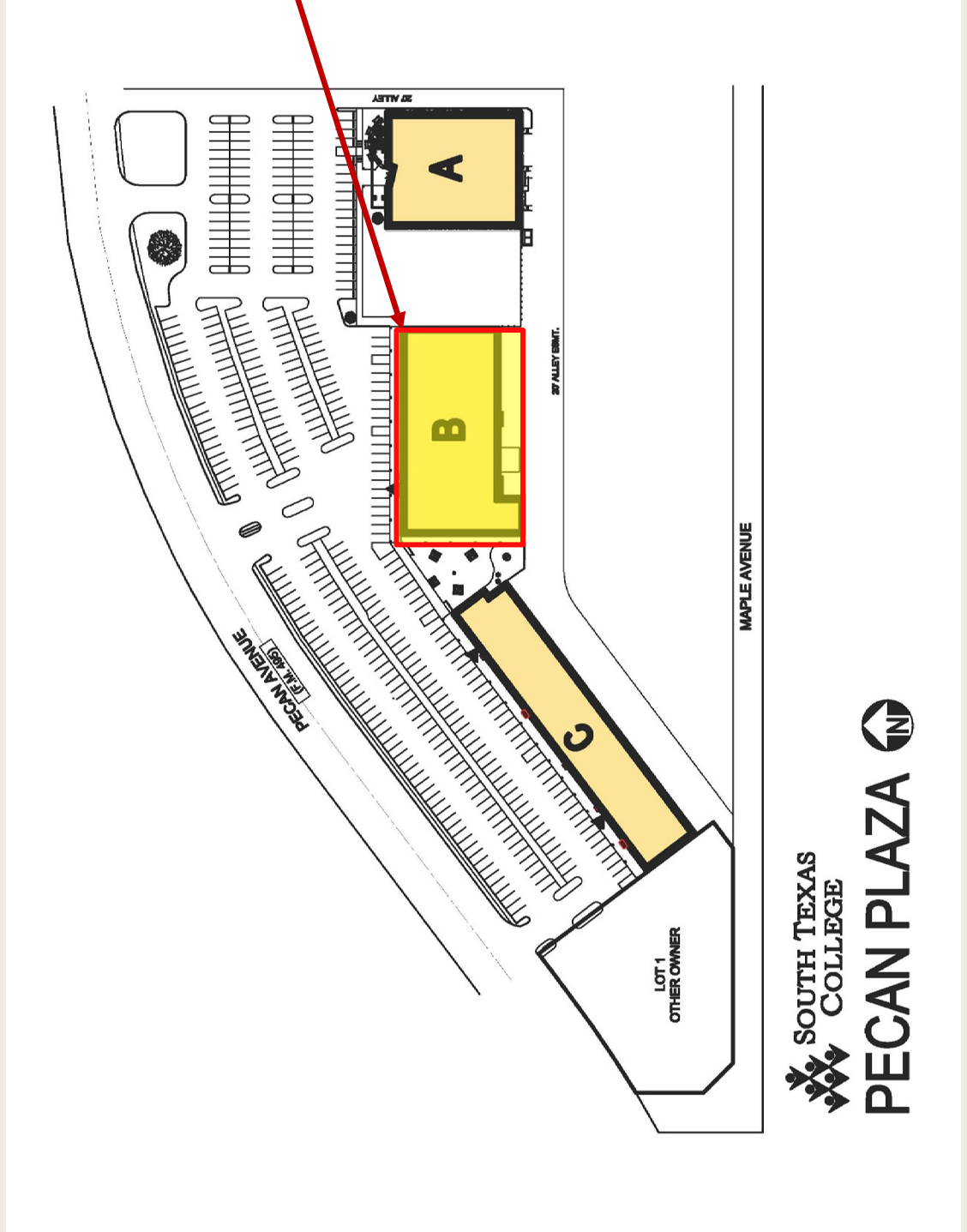


Pecan Plaza
Building B Renovation for Cosmetology Program,
Folklorico Dance Studio,
and Security Department



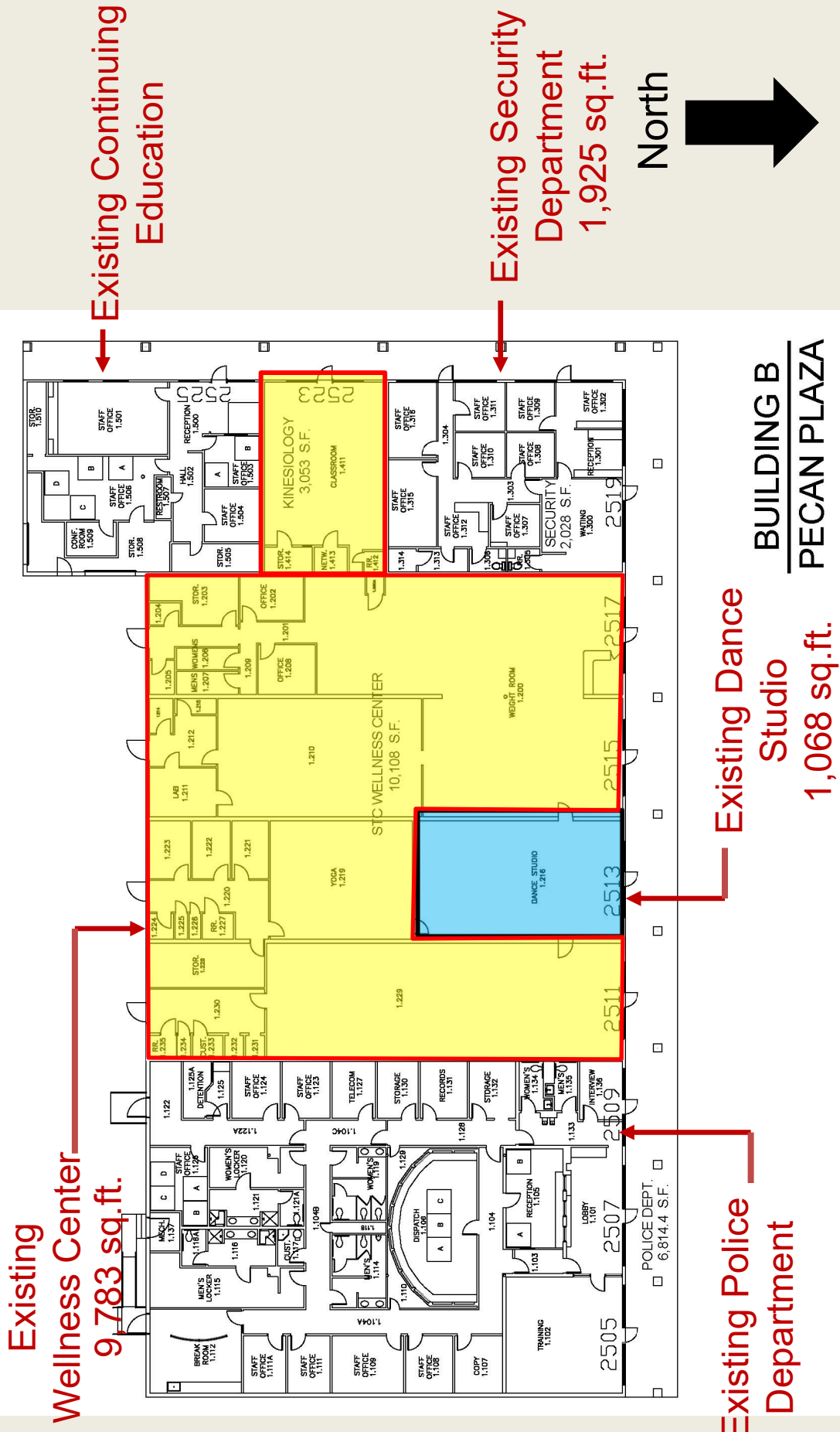
**SOUTH TEXAS
COLLEGE**

Building B Renovation for Cosmetology Program, Folklorico Dance Studio, and Security Department Proposed Site



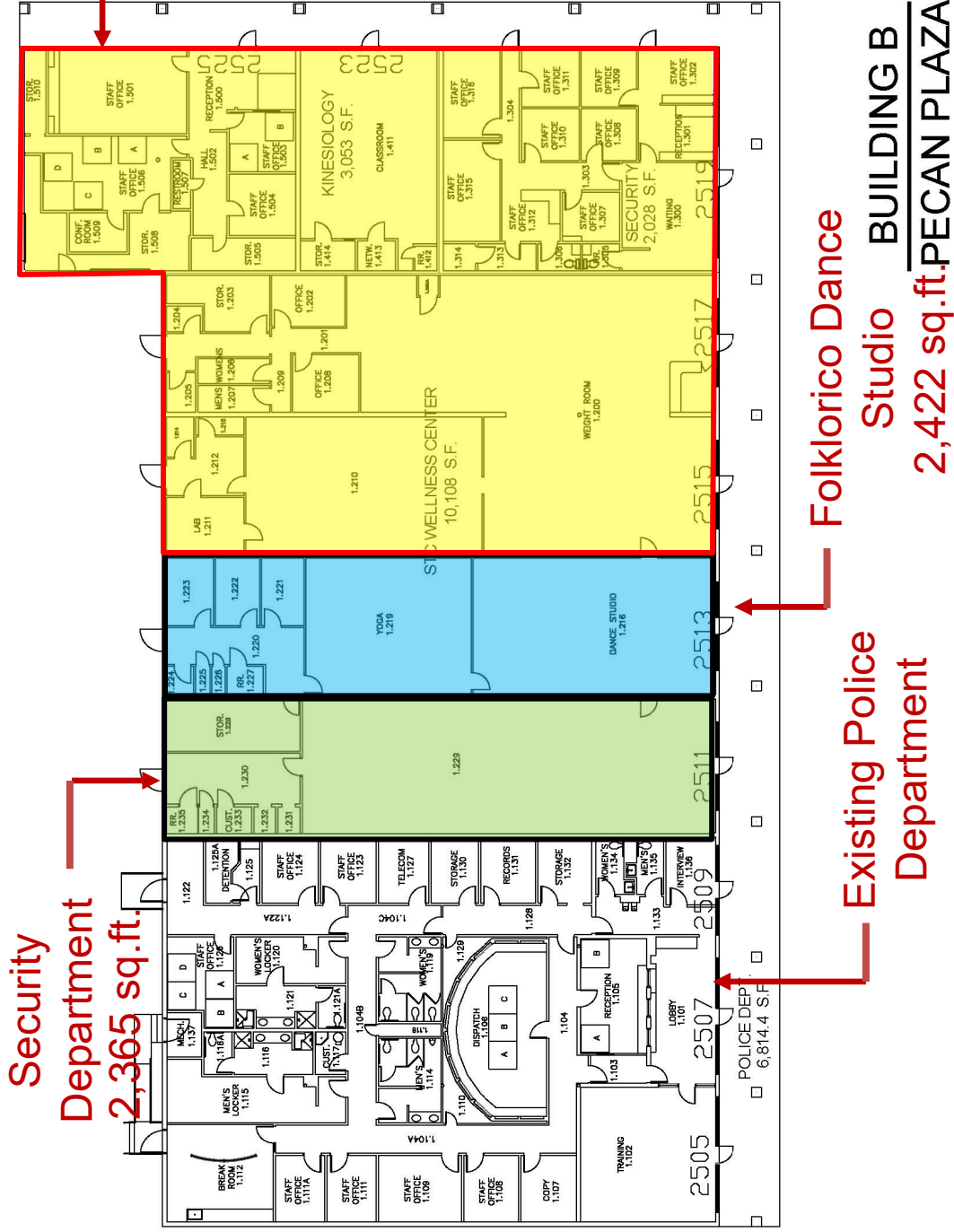
Building B Renovation for Cosmetology Program, Folklorico Dance Studio, and Security Department

Existing Wellness Center and Dance Studio Location



Building B Renovation for Cosmetology Program, Folklorico Dance Studio, and Security Department

Proposed Location



**Pecan Plaza Building B Renovation for Cosmetology Program,
Folklorico Dance Studio, and Security Department
Cosmetology Proposed Scope & Budget**



Requested By

Cosmetology and Dance Departments

Scope of Work

Design and Renovation of existing Kinesiology space to accommodate the proposed Cosmetology program and Security Department and existing dance studio, restrooms, and storage.

Total Square Feet Area = Cosmetology 9,916 sq.ft., Security 2,365 sq.ft., and Dance 2,422 sq.ft.,

Estimated Construction Cost per Square Foot = \$350/sq.ft.

Estimated Total Project Budget

Construction	\$ 5,146,050
Design	514,605
Miscellaneous	128,652
FFE	437,414
<u>Technology</u>	<u>437,414</u>
Total Project Budget	\$ 6,664,135

Review and Recommend Action on Water Tower Logo Replacement at the McColl and Vermont Location

Approval to fund the replacement of the College logo on the water tower at McColl Road and Vermont Avenue will be requested at the Board meeting.

Purpose

Signage and items that display the College logo should be updated with the new College logo.

Scheduling Priority

This project was requested by College Administration, and has been reviewed by the Public Relations and Administration. It is scheduled as a non-educational routine improvement.

Background

The new South Texas College logo was unveiled on September 29, 2023. Since that time, College staff has been replacing displays of the old logo in a gradual process. Some of the most prominent displays of the College logo are on the water towers in the region, which should reflect the current branding and iconography of the College.

The City of McAllen will contract the work to repaint the water tower with the current College logo, and the College will fund the project. The estimated cost of the repainting could range between \$80,000 and \$100,000, but final costs would not be known until the City of McAllen bids out the project.

The College's current budget for construction is \$80,000 and is itemized in the table below:

Water Tower Logo Replacement at the McColl and Vermont Location Total Estimated Project Budget	
Budget Item	Project Budget
Construction	\$80,000
Total Estimated Project Budget	\$80,000

Additional funding may be needed and will be available depending on actual bids received by the City of McAllen.

Funding Source

Funds for the Water Tower Logo Replacement at the McColl and Vermont Location Project 2022-035R are budgeted in the Renewals & Replacements Fund for available use in FY 2023-2024.

Estimated Project Timeline

The project design and bidding phases are projected to last until July 2024, with construction to commence in August 2024 and Substantial Completion in January 2025.

Enclosed Documents

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

Recommended Action

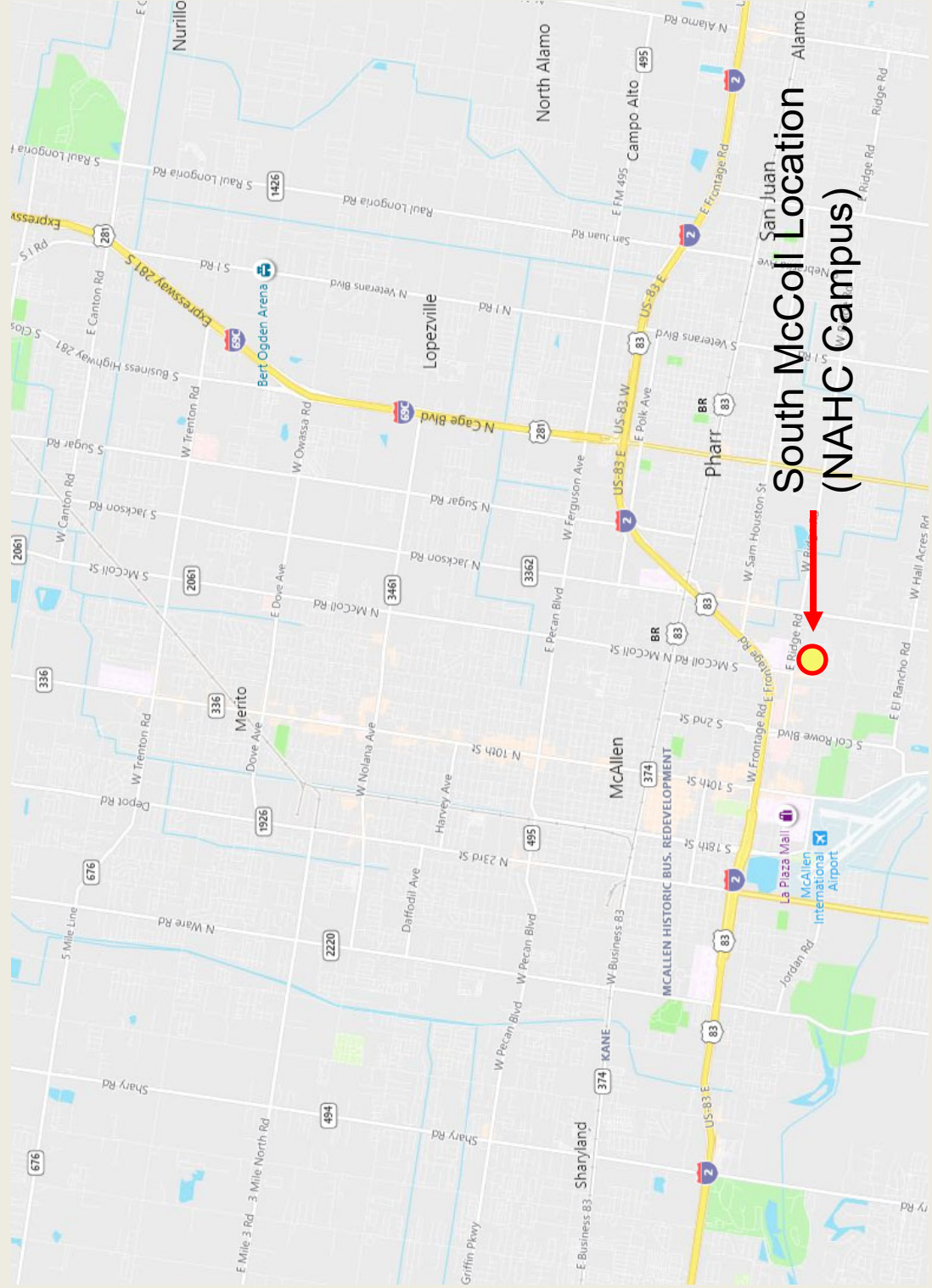
Administration requests the Committee recommend Board approval of funding the replacement of the College logo on the water tower at McColl Road and Vermont Avenue as presented.



**SOUTH TEXAS
COLLEGE**

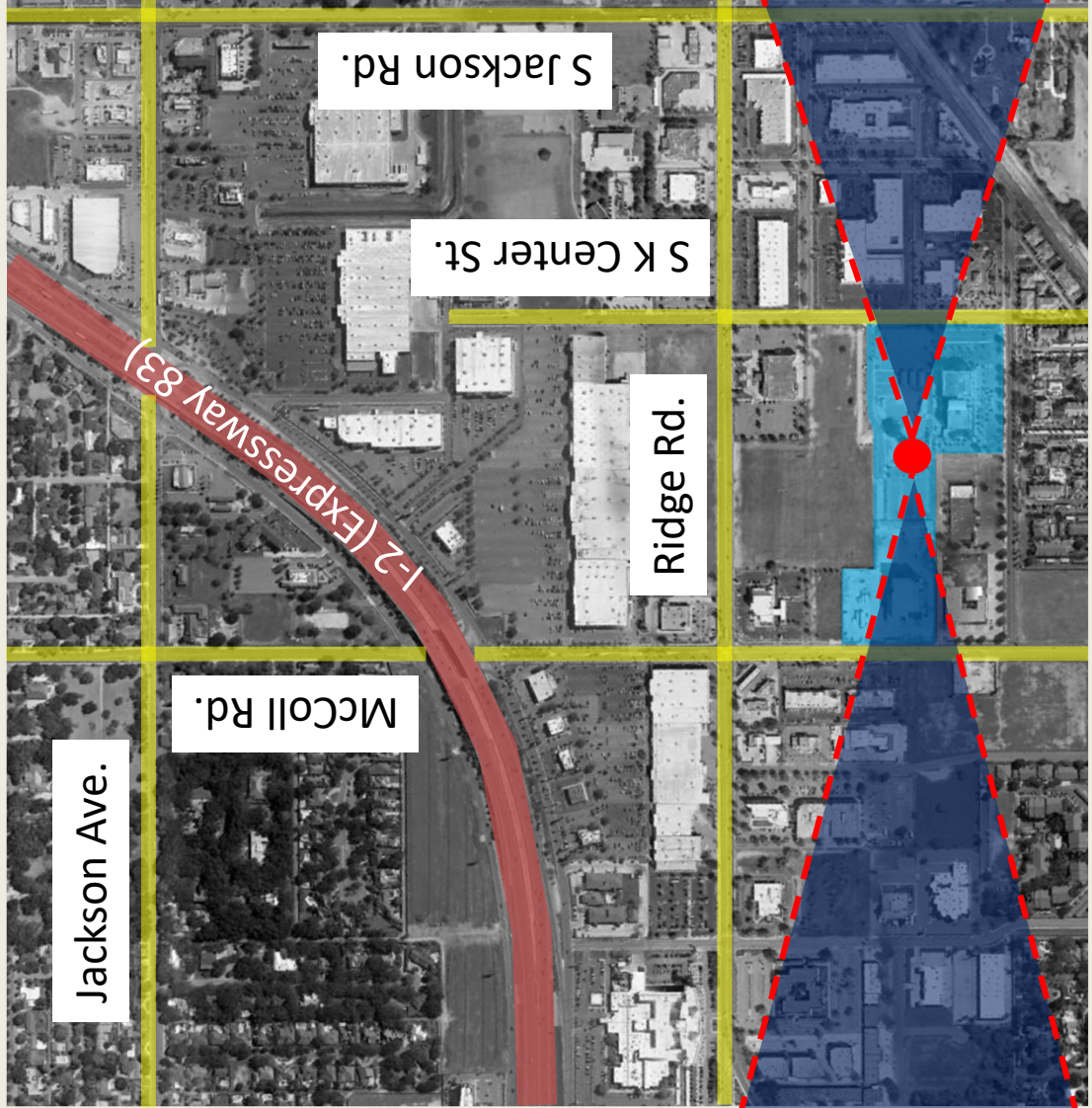
**City of McAllen Water Tower
College Logo Replacement**

Nursing and Allied Health McColl Rd. Water Tower Location



NURSING AND ALLIED HEALTH CAMPUS MCCOLL RD. WATER TOWER LOCATION

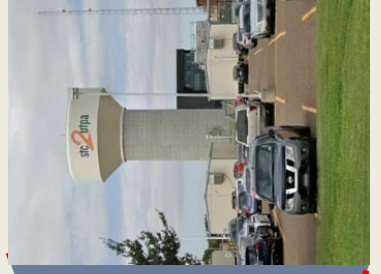
Nursing and Allied Health McColl Rd. Water Tower Existing Views



Existing West View



Existing East View



Nursing and Allied Health McColl Rd. Water Tower Proposed Option



FRONT

BACK

Renderings provided by South Texas College Public Relations Department

Nursing and Allied Health McColl Rd. Water Tower



Nursing and Allied Health Campus (McColl Rd.) Water Tower Location

- The repainting of the water tower to add the College's logo would require painting the horizontal face of the water tower to accept the new College logo.
- The cost of the repainting could range from \$80k - \$100k and final costs would be known when the work is bid out.
- Estimated time for the repainting work would be 4 to 6 months.
- The City of McAllen will bid the project, select the contractor, and oversee the water tower repainting. The College would reimburse the City.
- The College would have to pay for 100% of the work.
- The City would need the College's logo in order to bid the work. (rendering of the proposed logo and location)
- The City would begin to prepare an MOU with the College to outline the responsibilities of the project.
- The City has been informed that the College has adopted a new logo.
- South Texas College submitted a letter of intent to the City of McAllen requesting the water tower logos to be repainted.

Review and Recommend Action on Preliminary Design of the Pecan West Continuing Education Building A

Approval of the preliminary design of the Pecan West Continuing Education Building A project will be requested at the Board meeting.

Purpose

The preliminary design will provide a basis and general plan with which the design team may proceed with the schematic design phase.

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

On December 6, 2023, the Board of Trustees approved contracting architectural services with ERO Architects. A preliminary design, including an overall site layout, building program, space program, project schedule, and budget information, is included in the architect' scope for the project.

The project consists of the construction of new building on the Pecan West property for the Continuing Education program, and the preliminary design of the site layout.

- Space Program for the Continuing Education Building:
 - Classrooms, Courtyard, Lobby, Testing Center, Administrative Spaces, Mechanical and Electrical Rooms
 - Total Square Feet = 21,469

The architect has included a probable cost of construction as part of the presentation per the table below:

Pecan West Continuing Education Building A Total Project Budget and Architect's Estimated Cost			
Budget Item	Current Budget Amount	Budget Amount Based on ERO Estimate	Variance
Construction	\$7,150,325	\$7,515,000	(\$364,175)
Design	715,033	751,500	(36,467)
Miscellaneous	166,535	187,875	(21,340)
FFE	491,706	638,775	(147,069)
Technology	564,084	638,775	(74,691)
Total Project Budget	\$9,087,683	\$9,731,925	(\$644,242)

However, Administration and College staff have proposed increasing the square footage of the building by 2,031, for a total area of 23,500 sq. ft., to accommodate more staff offices and classroom spaces, which would increase the total project budget.

The total current project budget is \$9,087,683, and the total proposed budget is \$10,651,375. The amounts are itemized in the table below:

Pecan West Continuing Education Building A Current Project Budget and Proposed Project Budget			
Budget Item	Current Budget Amount	Proposed Budget Amount Based on 23,500 at \$350/sq. ft.	Variance
Construction	\$7,150,325	\$8,225,000	(\$1,074,675)
Design	715,033	822,500	(107,467)
Miscellaneous	166,535	205,625	(39,090)
FFE	491,706	699,125	(207,419)
Technology	564,084	699,125	(135,041)
Total Project Budget	\$9,087,683	\$10,651,375	(\$1,563,692)

Funding Source

Funds for the Pecan West Continuing Education Building A Project 2021-002C are budgeted in the Unexpended Construction Plant Fund in FY 2023-2024. The project will require a future transfer of funds from the Unrestricted Fund Balance if the proposed increase in scope is approved as presented.

Estimated Project Timeline

The project design phase is projected to last until December 2024, with construction to commence in April 2025 and Substantial Completion in March 2026.

Enclosed Documents

A presentation of the preliminary design is enclosed.

Recommended Action

Administration requests the Committee recommend Board approval of the preliminary design of the Pecan West Continuing Education Building A project as presented.



ERO
ARCHITECTS

PECAN WEST CONTINUING EDUCATION & TESTING CENTER BUILDING

PHASE I: PRELIMINARY DESIGN

APRIL 04, 2024

TABLE OF CONTENTS

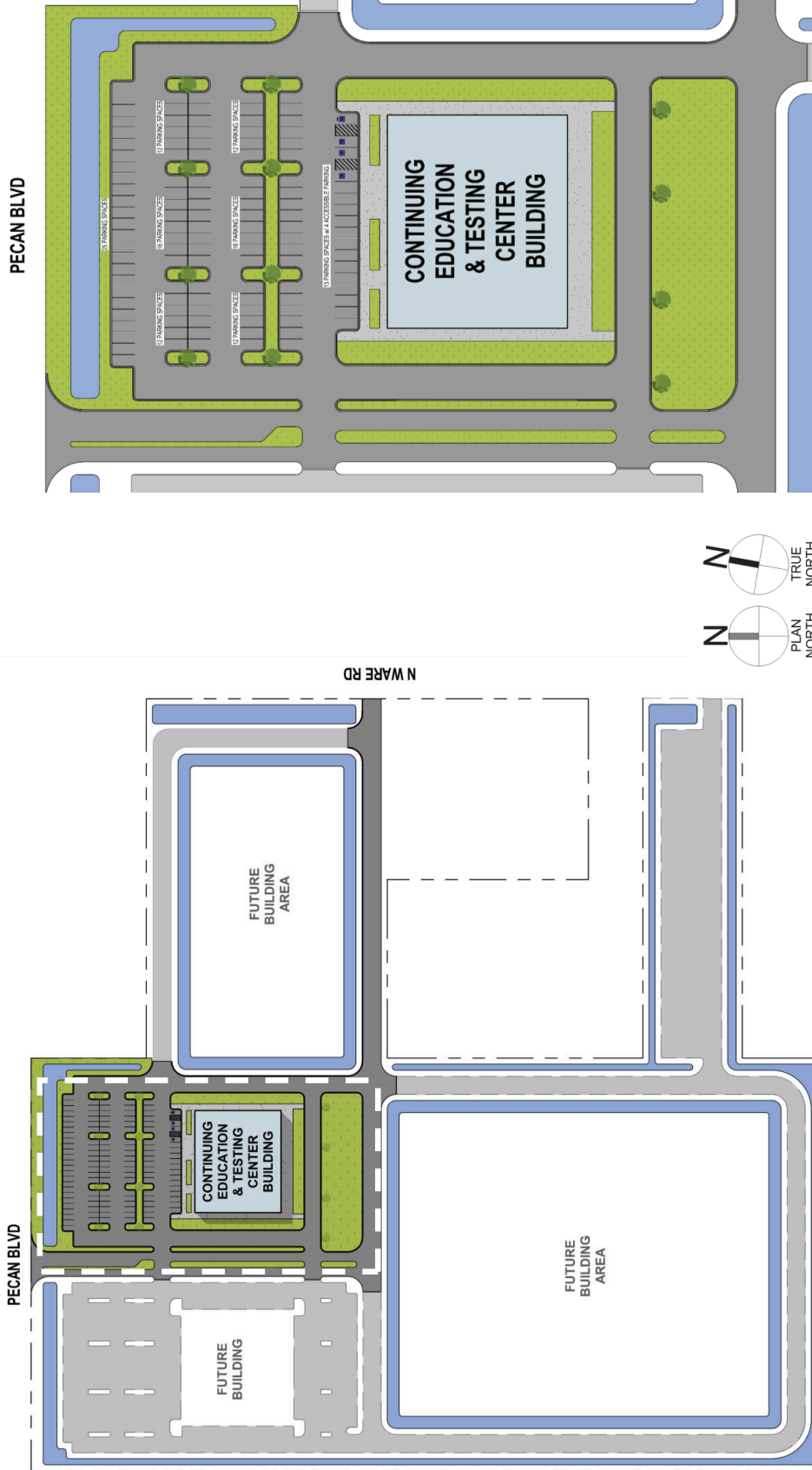


- Location Map
- Conceptual Site Plan and Building Test Fit
- Program Space Summary and Diagram
- Proposed Exterior Views
- Project Schedule
- Budget Verification

LOCATION MAP

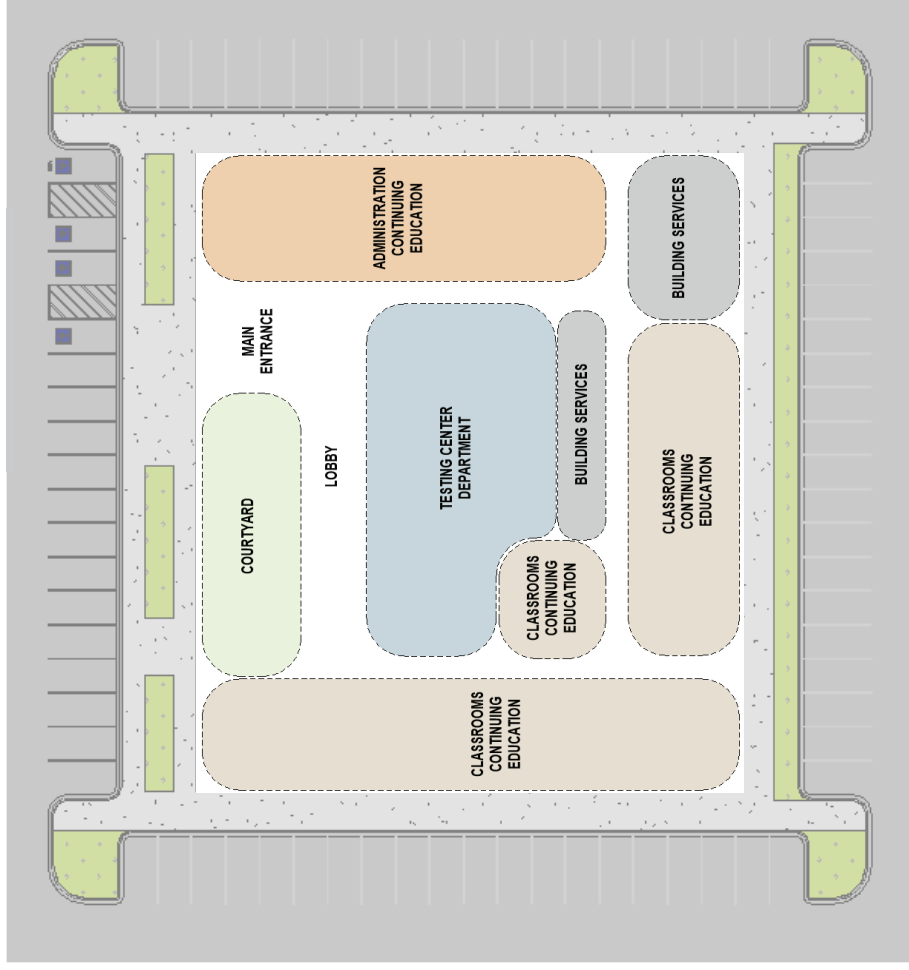


CONCEPTUAL SITE PLAN & BUILDING TEST FIT

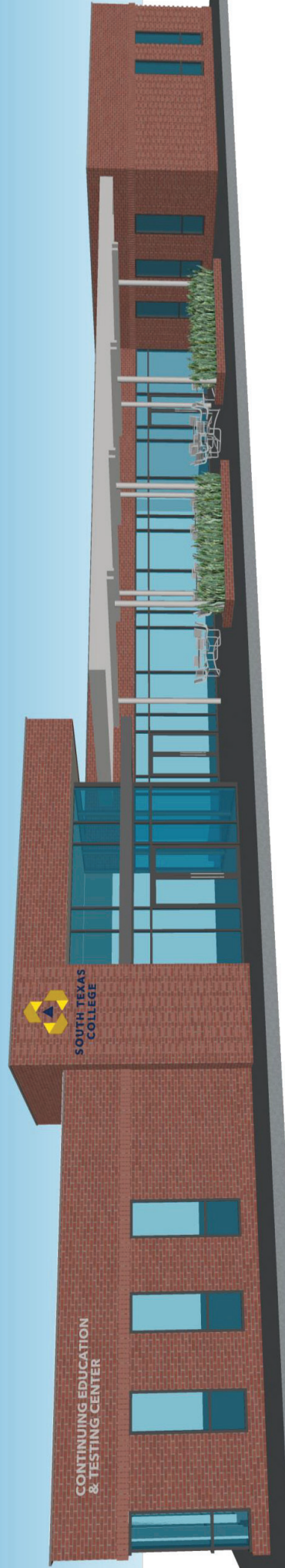


PROGRAM SPACE SUMMARY AND DIAGRAM

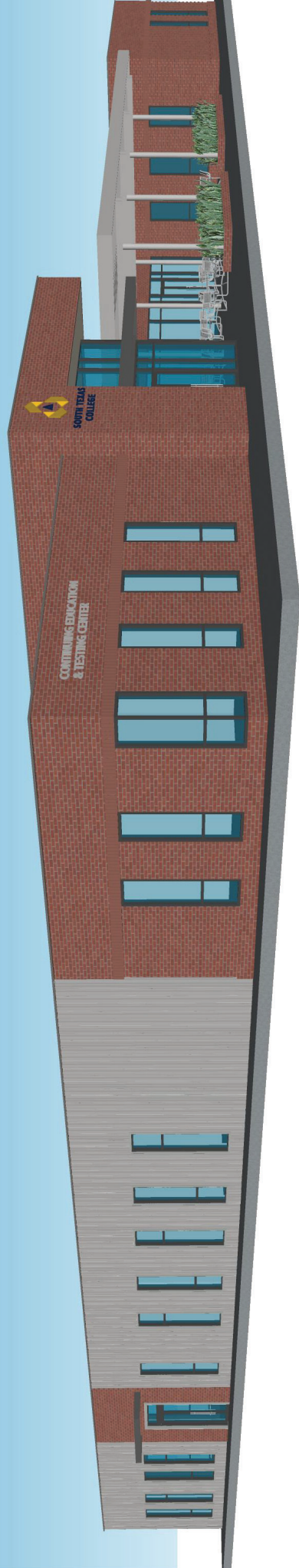
Name/Space	Total SF	Comments
1. Classrooms Continuing Education	7,500 SF	Continuing Education Department
2. Administration Continuing Education	2,938 SF	Continuing Education Department
3. Testing Center Department	4,068 SF	Testing Department
4. Building Services	6,963 SF	This includes the Main entrance, Lobby, Student open seating, MDF, Janitor's closet, Restrooms, Electrical room, Mechanical room, Riser room, and building circulation.
Total SF	21,469 SF	



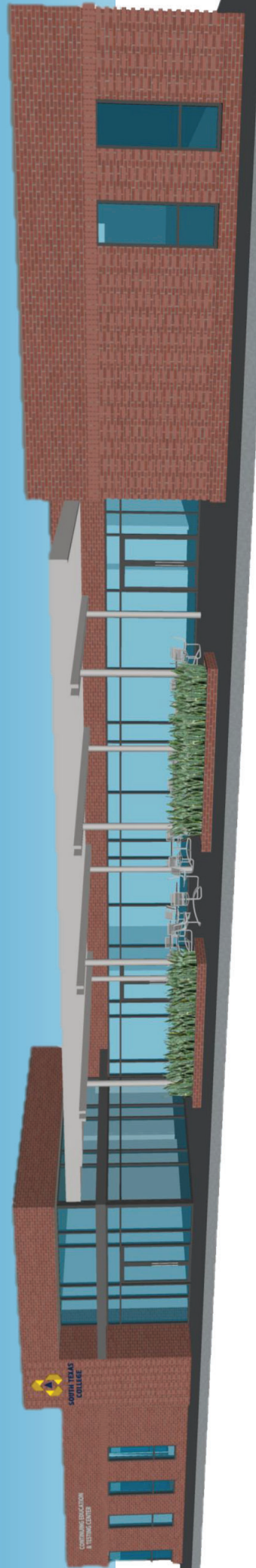
PROPOSED EXTERIOR VIEW



PROPOSED EXTERIOR VIEW



PROPOSED EXTERIOR VIEW



PROJECT SCHEDULE



Timeline	Description
Feb – April	Preliminary Design
April – June	Schematic Design
June – December	Design Development & Construction Drawings
January 2025 – February 2025	Bidding and Negotiation
12 months	Construction

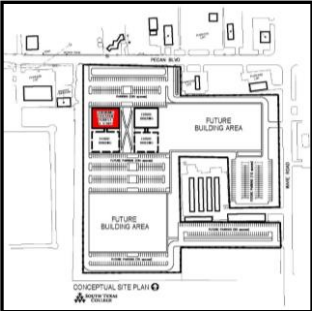
The illustrated timeline will most likely vary or alter due to Owner review and approval delays, procurement and contract schedules, weather delays, and any unforeseen conditions.

BUDGET VERIFICATION



Budget	Probable Cost of Construction	Over Budget
\$7,150,325	\$7,515,000	\$364,175

Project Fact Sheet
4/1/2024

Project Name: Pecan West - Continuing Education Building and Testing Center Addition				Project No.: 2021-002C				
Funding Source(s): Unexpended Plant Fund								
		FY 21-22			FY 22-23			
		FY 21-22			FY 22-23			
		<u>Variance of</u>			<u>Variance of</u>			
		<u>Project Budget</u>			<u>Project Budget</u>			
		<u>vs. Actual</u>			<u>vs. Actual</u>			
	Total	Project Budget	Actual Expenditures	Expenditures	Project Budget	Actual Expenditures	Expenditures	
Construction:	\$ 7,150,325.00	\$ -	\$ -	\$ -	\$ 480,630.00	\$ -	\$ 480,630.00	
Design:	715,033.00	355,500.00	-	355,500.00	42,660.00	-	42,660.00	
Miscellaneous:	166,535.00	42,660.00	-	42,660.00	-	1,019.91	(1,019.91)	
FFE:	491,706.00	-	-	-	-	-	-	
Technology:	564,084.00	-	-	-	-	-	-	
Total:	\$ 9,087,683.00	\$ 398,160.00	\$ -	\$ 398,160.00	\$ 523,290.00	\$ 1,019.91	\$ 522,270.09	
		FY 23-24			FY 24-25			
		FY 23-24			FY 24-25			
		<u>Variance of</u>			<u>Variance of</u>			
		<u>Project Budget</u>			<u>Project Budget</u>			
		<u>vs. Actual</u>			<u>vs. Actual</u>			
		Project Budget	Actual Expenditures	Expenditures	Project Budget	Actual Expenditures	Expenditures	
Construction:		\$ 1,138,100.00	\$ -	\$ 1,138,100.00	\$ 1,962,652.00	\$ -	\$ 1,962,652.00	
Design:		157,550.00	-	157,550.00	254,219.00	-	254,219.00	
Miscellaneous:		75,500.00	498.51	75,001.49	74,750.20	-	74,750.20	
FFE:		-	-	-	216,126.00	-	216,126.00	
Technology:		-	-	-	226,251.40	-	226,251.40	
Total:		\$ 1,371,150.00	\$ 498.51	\$ 1,370,651.49	\$ 2,733,998.60	\$ -	\$ 2,733,998.60	
							\$ 1,518.42	
Project Team				Board Status				
Approval to Solicit	7/25/2023			TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	goERO International, LLC							
Architect/Engineer:	LLC							
Contractor:	TBD							
STC FPC Project Manager:	David Valdez							
Project Description				Project Scope				
Design and construction of a new facility for Continuing Education.				Design and construction of a new 24,500 square foot facility to provide classrooms, a testing center, and office space for the programs serviced by Continuing Education.				
Projected Timeline								
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In	
7/25/2023	12/6/2023	4/23/2024	1/28/2025	2/11/2025	01/27/2026	02/24/2026	3/24/2026	
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total		
2021-22	-	-	-	-	-	\$ -		
2022-23	-	-	-	1,019.91	-	\$ 1,019.91		
2023-24	-	-	-	498.51	-	\$ 498.51		
2024-25	-	-	-	-	-	\$ -		
Project Total	\$ -	\$ -	\$ -	\$ 1,518.42	\$ -	\$ 1,518.42		
Current Agenda Item								
04/09/24 Facilities Committee Meeting - Review and Recommend Action on Preliminary Design of the Pecan West Continuing Education Building A								
								

FPC Project Manager David Valdez FPC Asst. Director Rita Cella FPC Director RMA

Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase III at Mid Valley Campus

Approval to contract construction services for the District Wide Flooring Replacements Phase III at Mid Valley Campus project will be requested at the Board meeting. The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

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

Background

On June 22, 2021, the Board approved the priority schedule for the District Wide Flooring Replacements. The third phase includes the following locations:

District Wide Flooring Replacements Phase III		
Campus	Buildings	Floor / Sq. Ft.
Mid Valley Campus	Building G • Carpet and LVT Replacement • Logo Replacement	61,531 sq. ft.
Mid Valley Campus	Building F • LVT Replacement	5,820 sq. ft.
Phase III Total		67,351 sq. ft.

The flooring in these buildings has been in place between 19 and 20 years and has considerable wear. The scope of work will include the replacement of carpet and the installation of luxury vinyl tile (LVT) to replace vinyl composition tile (VCT) in the buildings as listed above.

Request for Proposals (RFP) - The solicitation process was as follows:

Advertised RFP	March 6, 2024 and March 13, 2024
RFP Responses Due	March 26, 2024
RFP Issued To	Thirty-four (34) Vendors
Responses Received From	Eight (8) Vendors – One (1) withdrew
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing departments
Highest Ranked Vendor(s)	<ul style="list-style-type: none"> • Terra Fuerte Construction, LLC. • W.E. Imhoff & Co., Inc. dba Intertech Flooring

Proposed Contractors

College staff reviewed and evaluated the competitive sealed proposals and recommend the contractor(s) as listed below:

Campus	Highest Ranked Contractor	Highest Ranked Proposal Bids
Mid Valley Campus: Building G	Terra Fuerte Construction, LLC.	\$360,800
Mid Valley Campus: Building F	W.E. Imhoff & Co. Inc./ dba Intertech Flooring	44,384
Total Amount		\$405,184

Funding Source

Funds for the District Wide Flooring Replacements Phase III Project 2024-012R are budgeted in the FY 2023-2024 Renewals & Replacements Fund in the amount of \$500,000 for construction. Additional funds are available in the FY 2023-2024 Renewals & Replacements Fund as necessary.

District Wide Flooring Replacements Phase III Construction Budget and Variance	
Item	Amount
Construction Budget	\$500,000
Total Bid Proposals Amount	405,184
Variance	\$94,816

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of contracting construction services with Terra Fuerte Construction, LLC. in the amount of \$360,800 for the Mid Valley Campus North Academic Building G and with W.E. Imhoff & Co. Inc./ dba Intertech Flooring in the amount of \$44,384 for the Mid Valley Campus Student Union Building F for the District Wide Flooring Replacements Phase III as presented.



District Wide Flooring Replacement

Phase III - Mid Valley Campus Student Union Building F and North Academic Building G

RFP - 23-24-1041

Mid Valley Campus North Academic Building G and Student Union Building F

Project Site



PROJECT
SITE LOCATION

District Wide Flooring Replacement Phase III



Requested By
Renewals and Replacements Fund

Scope of Work

- Replace existing VCT Flooring with New LVT Flooring in both the Student Union Building F and North Academic Building G
- Replace existing Carpet with New Carpet Tile and Broadloom Carpet in the North Academic Building G.

Estimated Total Project Budget

Construction	\$ 500,000	FY2334
Miscellaneous	4,000	
Total Project Budget	\$ 504,000	

**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT - MID VALLEY CAMPUS NORTH ACADEMIC BUILDING G & STUDENT UNION BUILDING F
PROJECT NO. 23-24-1041**

NAME	AJ3 Construction, LLC. 2900 N Texas Blvd Ste 201	AZTECA Designs and Construction 20956 Somerset Rd	Calidad Construction, LLC. 7512 N 17th St	W.E. Imhoff & Co. Inc./ dba Intertech Flooring 1301 Business Park Dr Ste D	Ontiveros Floor Covering LLC. 1211 S Alamo Rd	River Line Contracting, LLC. 3700 N 10th St Ste 300A	Terra Fuerte Construction, LLC. P O Box 5657
CITY/STATE/ZIP	Weslaco, TX 78599	Somerset, TX 78069	McAllen, TX 78504	Mission, TX 78572	Alamo, TX 78516	McAllen, TX 78501	McAllen, TX 78502
PHONE	956-447-2000	210-375-1900	956-460-3614	956-584-3592	956-961-4631	956-358-4041	956-844-6146
FAX	956-447-2003			956-584-2149	956-461-4632		
CONTACT	Arturo Gonzalez, Jr.	Cecilia Castellano	Arturo Garza	Vicente Garza	Gregory Ontiveros	Roberto J. Quintanilla	Rolando Leal
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1	Mid Valley Campus North Academic Building G	\$ 403,104.69	\$ 500,000.00	\$ 523,713.46	\$ 383,166.00	\$ 347,000.00	\$ 360,800.00
2	Begin Work Within	10 Working Days	30 Working Days	10 Working Days	5 Working Days	10 Working Days	
3	Completion of Work Within	74 Calendar Days	75 Calendar Days	70 Calendar Days	60 Calendar Days	72 Calendar Days	
TOTAL PROJECT AMOUNT		\$ 403,104.69	\$ 500,000.00	\$ 523,713.46	\$ 383,166.00	\$ 347,000.00	\$ 360,800.00
TOTAL EVALUATION POINTS		81.14	77.43	72.82	88.25	90.30	91.68
RANKING		5	6	7	3	2	1
4	Mid Valley Campus Building Student Union Building F	\$ 53,487.80	\$ 180,000.00	\$ 72,400.00	\$ 47,900.00	\$ 73,000.00	\$ 49,200.00
5	Begin Work Within	10 Working Days	30 Working Days	10 Working Days	5 Working Days	10 Working Days	
6	Completion of Work Within	74 Calendar Days	60 Calendar Days	30 Calendar Days	60 Calendar Days	72 Calendar Days	
TOTAL PROJECT AMOUNT		\$ 53,487.80	\$ 180,000.00	\$ 72,400.00	\$ 47,900.00	\$ 73,000.00	\$ 49,200.00
TOTAL EVALUATION POINTS		79.74	57.30	70.59	89.20	72.66	89
RANKING		4	7	6	2	5	3

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

**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT FOR MID VALLEY CAMPUS NORTH ACADEMIC BUILDING G & STUDENT UNION BUILDING F - BUILDING G
PROJECT NO. 23-24-1041
EVALUATION SUMMARY**

VENDOR	AJ3 Construction, LLC. 2900 N Texas Blvd Ste 201	AZTECA Designs and Construction 20956 Somerses Rd Somerset, TX 78069	Calidad Construction, LLC. 7512 N 17th St McAllen, TX 78504	W.E. Imhoff & Co. Inc./ dba Interitech Flooring 1301 Business Park Dr Ste D Mission, TX 78572	Ontveros Floor Covering, LLC. 1211 S Alamo Rd Alamo, TX 78516	River Line Contracting, LLC. 3700 N 10th St Ste 300A McAllen, TX 78501	Terra Fuerte Construction, LLC. P O Box 5657 McAllen, TX 78502
CITY/STATE/ZIP	Weslaco, TX 78599	210-375-1900	956-460-3614	956-584-3592	956-461-4631	956-358-4041	956-844-6146
PHONE	956-447-2000						
FAX	956-447-2003						
CONTACT	Arturo Gonzalez, Jr.	Cecilia Castellano	Arturo Garza	Vicente Garza	Gregory Ontveros	Roberto J. Quintanilla	Rolando Leal
1 The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	38.74	31.23	29.82	40.22	40.75	45	43.28
	38.74	31.23	29.82	40.22	40.75	45	43.28
	38.74	31.23	29.82	40.22	40.75	45	43.28
	38.74	31.23	29.82	40.22	40.75	45	43.28
	6	8	7	8	8	9	9
2 The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	8	9	8	9	9	9	9
	7	8	7	9	9	8	8
	7.2	8	7.4	8.6	8.6	8.2	8.6
	8	8	8	9	9	8	9
	7	7	7	8	8	7	8
3 The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe the company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	5	8.5	7	8	8.5	8.5	9
	8	9	6	9	9	8	9
	7	8	7	9	8	8	8
	8	8	8	9	8	8	9
	7	7	7	8	8	7	8
4 The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	4	5	4	4.5	4	3	4
	4	5	3	4	5	4	4
	3	4	3	4	4.5	3	4
	4	4	4	4	4	4	5
	3	4	3	3	4	2	4

**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT FOR MID VALLEY CAMPUS NORTH ACADEMIC BUILDING G & STUDENT UNION BUILDING F - BUILDING G
PROJECT NO. 23-24-1041
EVALUATION SUMMARY**

VENDOR	AJ3 Construction, LLC. 2900 N Texas Blvd Ste 201 Weslaco, TX 78599	AZTECA Designs and Construction 20956 Somerses Rd Somerset, TX 78069	Calidad Construction, LLC. 7512 N 17th St McAllen, TX 78504	W.E. Imhoff & Co, Inc. / dba Intertech Flooring 1301 Business Park Dr Ste D Mission, TX 78572	Ontveros Floor Covering, LLC. 1211 S Alamo Rd Alamo, TX 78516	River Line Contracting, LLC. 3700 N 10th St Ste 300A McAllen, TX 78501	Terra Fuerte Construction, LLC. P O Box 5657 McAllen, TX 78502
ADDRESS	CITY/STATE/ZIP	PHONE	FAX	CONTACT	CONTACT	CONTACT	CONTACT
<p>The Respondent's proposed personnel. (up to 8 points) a. Provide resumes of the Respondent's team that will be directly involved in the project. The resumes must include experience in similar projects, number of years with the firm and the name of the person who will be directly involved in the project. b. Describe the project assignment and the percent of time each team will be involved in the project. c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.</p>	7	7	7	7	7	7	7
	6	6	6	6	6	6	6
	7	7	7	7	7	7	7
	6	6	6	6	6	6	6
	7	7	7	7	7	7	7
<p>The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.</p>	6	6.5	6.5	7	7	7	7
	6	8	8	8	8	8	8
	5	6	6.9	7	6.5	7	6.4
	6	7	7	8	7	7	7
	5	7	7	6	5	5	5
<p>The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?</p>	4	5	5	4.5	5.5	5	5
	5	5	5	5	5	5	5
	4	4.4	5	4.9	4.8	4	4.8
	4	4	5	5	5	5	5
	5	5	5	5	5	5	5
<p>The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.</p>	7	7	7	7	7	7	7
	7	7	7	7	7	7	7
	7	7	7	7	7	7	7
	7	7	7	7	7	7	7
	1	0	0	0	0	0	0
<p>The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)</p>	1	0	0	0	0	0	0
	1	0	0	0	0	0	0
	1	1	0	0	0	1	1
	1	0	0	0	0	0	0
	1	0	0	0	0	0	0
TOTAL EVALUATION POINTS	81.14	77.43	72.82	87.12	88.25	90.30	91.68
RANKING	5	6	7	4	3	2	1

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

**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT FOR MID VALLEY CAMPUS NORTH ACADEMIC BUILDING G & STUDENT UNION BUILDING F - BUILDING F
PROJECT NO. 23-24-1041
EVALUATION SUMMARY**

VENDOR	A.J.S. Construction, LLC. 2900 N Texas Blvd Ste 201 Weslaco, TX 78599	AZTECA Designs and Construction	Calidad Construction, LLC.	W.E. Imhoff & Co. Inc./ dba Interresh Flooring 1301 Business Park Dr Ste D Mission, TX 78572	Ontiveros Floor Covering, LLC.	River Line Contracting, LLC.	Terra Fuerte Construction, LLC.
ADDRESS	2900 N Texas Blvd Ste 201 Weslaco, TX 78599	20956 Somerset Rd Somerset, TX 78069	7512 N 17th St McAllen, TX 78504	1301 Business Park Dr Ste D Mission, TX 78572	1211 S Alamo Rd Alamo, TX 78516	3700 N 10th St Ste 300A McAllen, TX 78501	P O Box 5657 McAllen, TX 78502
CITY/STATE/ZIP	Weslaco, TX 78599	Somerset, TX 78069	McAllen, TX 78504	Mission, TX 78572	Alamo, TX 78516	McAllen, TX 78501	McAllen, TX 78502
PHONE	956-447-2000	210-375-1900	956-460-3614	956-584-3592	956-961-4631	956-358-4041	956-844-6146
FAX	956-447-2003			956-584-2149	956-461-4632		
CONTACT	Arturo Gonzalez, Jr.	Cecilia Castellano	Arturo Garza	Vicente Garza	Gregory Ontiveros	Roberto J. Quintanilla	Rolando Leal
1	37.34 37.34 37.34 37.34 37.34	11.10 11.10 11.10 11.10 11.10	27.59 27.59 27.59 27.59 27.59	45 45 45 45 45	41.70 41.70 41.70 41.70 41.70	27.36 27.36 27.36 27.36 27.36	40.60 40.60 40.60 40.60 40.60
2	6 8 7 8 7	8 9 8 8 7	7 8 7 8 7	8 9 9 9 8	8 9 9 9 8	9 9 8 8 7	9 9 8 9 8
3	5 8 7 8 7	8.5 9 8 8 7	7 6 7 8 7	8 9 9 9 8	8.5 9 8 8 8	8.5 8 8 8 7	9 9 8 9 8
4	4 4 3 4 3	5 5 4 4 4	4 3 3 4 3	4.5 4 4 4 3	4 5 4.5 4 4	3 4 3 4 2	4 4 4 5 4
5	7 6 7 6 7	7 6 7 7 7	7 7 6 7 7	7 6 7 7 7	7 7 7 7 7	7 7 6 7 7	7 7 7 7 6



**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT FOR MID VALLEY CAMPUS NORTH ACADEMIC BUILDING G & STUDENT UNION BUILDING F - BUILDING F
PROJECT NO. 23-24-1041
EVALUATION SUMMARY**

VENDOR	A.J.S. Construction, LLC. 2900 N Texas Blvd Ste 201 Weslaco, TX 78599	AZTECA Designs and Construction	Calidad Construction, LLC.	W.E. Imhoff & Co. Inc./ dba Interesh Flooring 1301 Business Park Dr Ste D Mission, TX 78572	Ontiveros Floor Covering, LLC.	River Line Contracting, LLC.	Terra Fuerte Construction, LLC.
ADDRESS	2900 N Texas Blvd Ste 201 Weslaco, TX 78599	20956 Somerset Rd Somerset, TX 78069	7512 N 17th St McAllen, TX 78504	1301 Business Park Dr Ste D Mission, TX 78572	1211 S Alamo Rd Alamo, TX 78516	3700 N 10th St Ste 300A McAllen, TX 78501	P O Box 5657 McAllen, TX 78502
CITY/STATE/ZIP	Weslaco, TX 78599	Somerset, TX 78069	McAllen, TX 78504	Mission, TX 78572	Alamo, TX 78516	McAllen, TX 78501	McAllen, TX 78502
PHONE	956-447-2000	210-375-1900	956-460-3614	956-584-3592	956-961-4631	956-358-4041	956-844-6146
FAX	956-447-2003			956-584-2149	956-461-4632		
CONTACT	Arturo Gonzalez, Jr.	Cecilia Castellano	Arturo Garza	Vicente Garza	Gregory Ontiveros	Roberto J. Quintanilla	Rolando Leal
6 The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	6 6 5 6 5	6.5 8 6 7 7	6.5 7 7 5 4.5 5 5 5 5 5	7 8 7 8 6	7 7 7 5 5 5.5 5 5 5 5	7 7 6 7 5	7 7 7 8 6
7 The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	4 5 4 4 5	5 5 5 5 5	4.9 5 5 5 5	4.8 4.8 4.8 4.8 4.8	5.1 5.1 5.1 5.1 5.1	4.8 4.8 4.8 4.8 4.8	5.2 5 6 5
8 The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	7 7 7 7 7	7 7 7 7 7	7 7 7 7 7	7 7 7 7 7	7 7 7 7 7	7 7 7 7 7	7 7 7 7 7
9 The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	1 1 1 1 1	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1
TOTAL EVALUATION POINTS	79.74	57.30	70.59	91.90	89.20	72.66	89
RANKING	4	7	6	1	2	5	3

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



Project Fact Sheet 4/1/2024

Diaz Flooring		District Wide - Flooring Replacement Phase III				Project No. 2024-012R				
Funding Source(s):		Renewals & Replacements Fund								
		FY 23-24								
		FY 23-24		Variance of						
		Total		Actual		Project Budget				
		Project Budget		Expenditures		vs. Actual				
		Expenditures		Expenditures						
Construction:		\$ 500,000.00	\$ -	\$ 500,000.00						
Design		-	-	-						
Miscellaneous:		4,000.00	-	4,000.00						
FFE:		-	-	-						
Technology:		-	-	-						
Total:		\$ 504,000.00	\$ -	\$ 504,000.00						
Project Team		Board Status								
Approval to Solicit :	2/14/2024	Board Approval of Schematic Design		NA	Location	Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	N/A				MVC Bldg. G				\$ -	
Contractor:					MVC Bldg. F				\$ -	
Contractor:										
		Substantial Completion		TBD	Board Acceptance		TBD			
STC FPC Project Manager:		Samuel Saldana		Final Completion		TBD		Board Acceptance		TBD
Project Description		Project Scope								
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.								
Projected Timeline										
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In			
N/A	N/A	N/A	4/23/2024	5/20/2024	8/12/2024	9/24/2024	N/A			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2023-24	-	-	-	-	-	-	-			
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Current Agenda Item										
04/09/2024 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase III at Mid-Valley Campus										
		Mid-Valley Campus								

FPC Project Manager SPS

FPC Asst. Director Rita G...

FPC Director RMA

Review and Recommend Action on Proposed Change Order for the Starr County Campus Workforce Center Building Q Automotive Lab Expansion and HVAC-R Outdoor Covered Area

Approval of a proposed change order with Triun, LLC. for the Starr County Campus Workforce Center Building Q Automotive Lab Expansion and HVAC-R Outdoor Covered Area project will be requested at the Board meeting.

Purpose and Justification

The purpose of this change order is to request authorization to approve the contractor's general conditions due to the delays from unforeseen conditions discovered on site.

Scheduling Priority

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

Background

On January 31, 2023, the Board approved contracting construction services with Triun, LLC. A change order to the construction contract is needed to pay for the contractor's general conditions for management of the site while the design team was developing drawings for making changes to the construction documents due to the unforeseen underground existing utility conditions. The change order would also add days to the substantial completion schedule due to these delays.

The projects contain a combined Contingency Allowance of \$30,612.87. Change orders that increase the construction costs are able to be deducted from the Contingency Allowances. The proposed change order amount of \$23,800.26 will be applied to the Contingency Allowances amount of \$30,612.87, leaving a remaining Contingency Allowance balance of \$6,812.61.

The contract cost will not be affected by this change order because the associated cost increases are within the contingency allowance in the project budgets.

Below is a description of the proposed change order item.

Starr County Campus Workforce Center Building Q Automotive Lab Expansion and HVAC-R Outdoor Covered Area		
Proposed Change Order No.	Item Description and Justification	Cost
4	<u>Contingency Allowance</u> <ul style="list-style-type: none"> • Increases to cost, deducted from Contingency Allowance <ul style="list-style-type: none"> ○ General Conditions: Daily costs for on-site supervision, project management, and temporary facilities during the delay 	\$30,612.87 (23,800.26)
	<u>Remaining Contingency Allowance, to remain in construction budget</u>	\$6,812.61
Net Effect of Proposed Change Order No. 4 to Contract Amount		\$0.00

In addition, due to these delays an additional one hundred forty-one (141) days will be added to the contract. The new substantial completion date would be August 9, 2024, and would allow the College to take possession of the facilities in time for the beginning of the Fall semester.

Below is a table summarizing the construction budget and the change order proposal.

Starr County Campus Workforce Center Building Q Automotive Lab Expansion and HVAC-R Outdoor Covered Area Construction Budget with Change Order Proposal	
Construction Contract Amount	\$2,768,000.00
Net Effect of Change Order No. 4 to Contract Amount	0.00
Revised Construction Contract Amount	\$2,768,000.00

Revised Substantial Completion Date

Below is the revised substantial completion schedule authorized by this change order.

Substantial Completion date	March 21, 2024
Change Order #4 Extension	141 Days
Revised Substantial Completion Date	August 9, 2024

Funding Source

Funds for the for the Starr County Campus Workforce Center Building Q Automotive Lab Expansion and HVAC-R Outdoor Covered Area Project 2022-005C are budgeted in the Unexpended Plant Fund for use in Fiscal Year 2023 – 2024.

Enclosed Documents

The proposed change order #4 is enclosed.

Recommended Action

Administration requests the Committee recommend Board approval of the proposed change order with Triun, LLC. in the amount of \$23,800.26 and an additional one hundred forty-one (141) days for the for the Starr County Campus Workforce Center Building Q Automotive Lab Expansion and HVAC-R Outdoor Covered Area projects as presented.



AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Rebid of STC Starr County Campus- Automotive Lab Expansion & HVAC- R Outdoor Covered Area Addition Rio Grande City, TX	CONTRACT INFORMATION: Contract For: General Construction Date: February 23, 2023	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: March 5, 2024
OWNER: <i>(Name and address)</i> South Texas College 3200 W. Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(Name and address)</i> Able City, LLC 110 Broadway Street, Suite 250 San Antonio, TX 78205	CONTRACTOR: <i>(Name and address)</i> Triun, LLC 7800 West IH-10, Suite 803 San Antonio, Texas 78230

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

a) Automotive Lab Allowance – Previous Remaining Balance \$ 15,472.12

b) Proposed Change Order Request #06, revision no. 02 dated 02/20/2024.

Description: costs of the general conditions associated with the Civil Work Delay in Change Order #01 and underground plumbing bedding delay, and request for extension of construction time.

b.1 Underground site utilities – General Conditions - \$ 15,472.12

b.2 Additional days requested per this change order request 141 calendar days

c) Automotive Lab Allowance – Current Remaining Balance \$ 0.00

d) HVAC Lab Allowance – Previous Remaining Balance \$ 15,140.75

e) Underground Site Utilities - General Conditions - \$ 8,328.14

f) HVAC Lab Allowance – Remaining Balance \$ 6,812.61

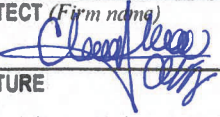
The original Contract Sum was	\$ 2,768,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 2,768,000.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 2,768,000.00

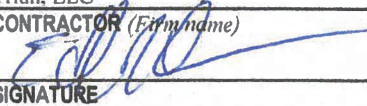
The Contract Time will be increased by one hundred and forty-one (141) days.

The new date of Substantial Completion will be August 9th, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Able City, LLC
ARCHITECT (Firm name)

SIGNATURE
Claudio A Leon, Project Architect
PRINTED NAME AND TITLE
03/06/2024
DATE

Triun, LLC
CONTRACTOR (Firm name)

SIGNATURE
Edward R. De La Garza, PE,
President/CEO
PRINTED NAME AND TITLE
3/6/24
DATE

South Texas College
OWNER (Firm name)

SIGNATURE
Dr. Ricardo J. Solis, President
PRINTED NAME AND TITLE

DATE

Project Fact Sheet
4/1/2024

Project Name: Starr County Campus - Building Q Automotive Lab Expansion					Project No.: 2022-005C				
Funding Source(s): Unexpended Plant Fund									
	Original Project Budget	*Revised Project Budget	FY 21-22			FY 22-23			Variance of Project Budget vs. Actual Expenditures
			Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 820,000.00	\$ 2,330,000.00	\$ 172,000.00	\$ -	\$ 172,000.00	\$ 902,948.00	\$ 248,474.50	\$ 654,473.50	
Design	82,000.00	86,000.00	65,600.00	64,872.47	727.53	13,650.00	7,067.16	6,582.84	
Miscellaneous:	20,500.00	20,500.00	5,500.00	1,272.32	4,227.68	5,500.00	4,176.33	1,323.67	
FFE:	45,100.00	45,100.00	-	-	-	-	-	-	
Technology:	69,700.00	69,700.00	-	-	-	-	-	-	
Total:	\$ 1,037,300.00	\$ 2,551,300.00	\$ 243,100.00	\$ 66,144.79	\$ 176,955.21	\$ 922,098.00	\$ 259,717.99	\$ 662,380.01	

*Revised Project Budget based on the Construction cost amount.

	FY 23-24		FY 23-24		Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
	Project Budget	Actual Expenditures	Project Budget	Actual Expenditures		
Construction:	\$ 1,700,000.00	\$ 149,033.52	\$ 1,550,966.48			\$ 397,508.02
Design:	30,000.00	5,487.00	24,513.00			77,426.63
Miscellaneous:	12,000.00	1,168.89	10,831.11			6,617.54
FFE:	45,100.00	-	45,100.00			-
Technology:	69,700.00	-	69,700.00			-
Total:	\$ 1,856,800.00	\$ 155,689.41	\$ 1,701,110.59			\$ 481,552.19

Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design	2/22/2022	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Able City Architects				Able City Architects	\$ 71,352.14	\$ 77,426.63
Contractor:	Triun	Board Approval of Revised Schematic Elevation	4/26/2022	Triun	\$ 2,330,000.00	\$ 397,508.02	\$ 1,932,491.98
STC FPC Project Manager:	Martin Villarreal	Substantial Completion	TBD	Board Acceptance	TBD		
		Final Completion	TBD	Board Acceptance	TBD		

Project Description	Expansion of the Automotive Lab by providing a new facility .	Project Scope	Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D. 3,272 sqft.
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Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	2/22/2022	1/31/2023	4/11/2023	9/24/2024	10/22/2024	8/12/2024

Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ 64,872.47	\$ 1,272.32	\$ -	\$ -	\$ 66,144.79
2022-23	248,474.50	7,067.16	4,176.33	-	-	259,717.99
2023-24	149,033.52	5,487.00	1,168.89	-	-	155,689.41
Project Total	\$ 397,508.02	\$ 77,426.63	\$ 6,617.54	\$ -	\$ -	\$ 481,552.19

Current Agenda Item

04/09/24 Facilities Committee Meeting: Review and Recommend Action on Proposed Change Order for Starr County Campus Workforce Center Building Q Automotive Lab Expansion.



FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita G...*

FPC Director *RDA*

Review and Recommend Action on Substantial and Final Completion of the Pecan Campus Ann Richards Administration Building A Additional Parking Lot #19

Approval of substantial completion of the Pecan Campus Ann Richards Administration Building A Additional Parking Lot #19 project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Ann Richards Administration Building A Additional Parking Lot #19 Project 2023-015C	Substantial Completion Recommended	March 1, 2024
	Architect: R. Gutierrez Engineering Corporation Contractor: GST Construction, LLC	Final Completion Recommended	April 2, 2024

This project was requested by Administration, and has been reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, and Administration. This project was scheduled as a non-educational improvement to provide additional parking needed for Pecan Campus Building A.

College staff visited the site and developed a construction punch list on March 1, 2024. 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 GST Construction, LLC be approved. The original total cost approved for this project was \$237,292.

The following table summarizes the current budget status:

Pecan Campus Ann Richards Administration Building A Additional Parking Lot #19					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$130,000.00	\$237,292.00	\$18,280.00	\$255,572.00	\$217,119.65	\$38,452.35

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial and final completion and release of final payment in the amount of \$38,452.35 to GST Construction, LLC for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot #19 project as presented.

Pecan Campus Ann Richards Administration Building A
Additional Parking Lot #19




Pecan Campus Ann Richards Administration Building A
Additional Parking Lot #19



Certificate of Substantial Completion

PROJECT: STC PECAN CAMPU ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL PARKING LOT
PROJECT NUMBER: 22-23-1061
OWNER: SOUTH TEXAS COLLEGE
CONTRACTOR: GST CONSTRUCTION, INC.

The Work performed under this Contract has been reviewed and found, to the Engineer’s best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: Construction time is stopped at the day of Issuance.

Ramiro Gutierrez, P.E. _____ By:  Date of Issuance 04/02/2024 _____

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

The Contractor will complete or correct the Work on the list of items attached hereto and complete the work by April 29, 2024.

GST Constructin, Inc. _____ By: _____ Date _____
Contractor

The Owner accepts the Work or designated portion as substantially complete and will assume full possession thereof, in accordance with the contract documents.

SOUTH TEXAS COLLEGE _____ By: _____ Date _____
Owner

April 3, 2024

Mr. Ricardo de la Garza
Director of Facilities, Planning, & Construction
South Texas College
3200 W. Pecan Blvd
McAllen, Tx 78501

Subject: Construction Completion – STC Pecan Campus Ann Richards Admin Bldg A Add'l
Parking Lot & Technology Campus Truck Driving Range Expansion

Dear Mr. de la Garza,

This letter is to serve as written notice that GST Construction, Inc., has completed construction of the above-referenced project in general conformance with the contract documents. It is our understanding that all punch list items have been addressed. Therefore, we recommend the release of final payment upon submission of all close out documents. Please do not hesitate to call me at my office at 956-782-2557 or on my cell phone at 956-227-2154 if you have any questions or need additional information.

Sincerely,



Ramiro Gutierrez, P.E.
President

cc RGEC Files
David Valdez, South Texas College

Project Fact Sheet
4/1/2024

Project Name: Pecan Campus - Ann Richards Administration Building A Additional Parking Lot 19		Project No.: 2023-015C					
Funding Source(s): Unexpended Plant Fund							
		FY 22-23		FY 23-24			
	Total		FY 22-23	Variance of Project	FY 23-24	Variance of	
	Project Budget	Project Budget	Actual Expenditures	Budget vs. Actual	Actual	Project Budget	Total Actual
			Expenditures		Expenditures	vs. Actual	Expenditures To
Construction:	\$ 130,000.00	\$ 130,000.00	\$ -	\$ 130,000.00	\$ 26,000.00	\$ 217,119.65	\$ 217,119.65
Design	20,000.00	20,000.00	10,263.12	9,736.88	4,000.00	7,135.10	17,398.22
Miscellaneous:	50,000.00	50,000.00	7,728.40	42,271.60	41,500.00	6.52	41,493.48
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
Total:	\$ 200,000.00	\$ 200,000.00	\$ 17,991.52	\$ 182,008.48	\$ 71,500.00	\$ 224,261.27	\$ (152,761.27)

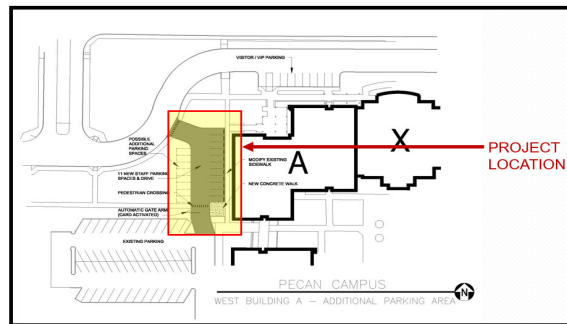
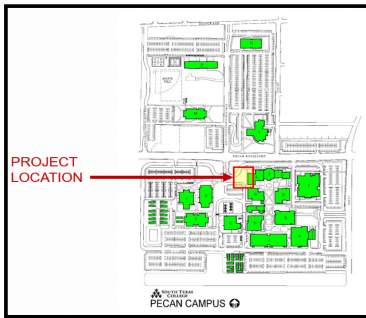
Project Team		Board Status					
Approval to Solicit Architect/Engineer:	9/27/2022 R. Gutierrez Engineering Corporation	Board Approval of Schematic Design	3/28/2023	Contract Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:					R. Gutierrez Engineering	\$ 12,516.00	\$ 17,398.22
Contractor:	GST Construction, LLC	Substantial Completion	3/1/2024	Board Acceptance	TBD		
STC FPC Project Manager:	David Valdez	Final Completion	4/2/2024	Board Acceptance	TBD		

Project Description	Project Scope
Construction of a new parking lot on the West side of the Pecan Campus Ann Richards Administration Building A.	Construction of a new parking lot of approximately 5,600 square feet on the West side of the Pecan Campus Ann Richards Administration Building A.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
9/27/2022	11/29/2022	3/28/2023	7/25/2023	9/10/2023	4/23/2024	4/23/2024	N/A

Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2022-23	-	10,263.12	7,728.40	-	-	\$ 17,991.52
2023-24	217,119.65	7,135.10	6.52	-	-	\$ 224,261.27
Project Total	\$ 217,119.65	\$ 17,398.22	\$ 7,734.92	\$ -	\$ -	\$ 242,252.79

Current Agenda Item
04/09/24 Facilities Committee Meeting - Review and Recommend Action on Substantial and Final Completion of the Pecan Campus Ann Richards Administration Building A Additional Parking Lot 19



FPC Project Manager David A. Valdez

FPC Asst. Director

Rita Geller

FPC Director

RMA

Review and Recommend Action on Final Completion of the Technology Campus Truck Driving Range Expansion

Approval of final completion and release of final payment for the Technology Campus Truck Driving Range Expansion project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Technology Campus Truck Driving Range Expansion Project 2023-001C Engineer: R. Gutierrez Engineering Corporation Contractor: GST Construction, LLC	Final Completion Recommended	April 2, 2024

The Technology Campus Truck Driving Range Expansion project was requested by the Continuing, Professional, and Workforce Education Department, and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, Coordinated Operations Council, and Administration. This project was scheduled as an educational improvement to expand the truck driving skills pad.

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 by GST Construction, LLC. The original cost approved for this project was \$55,744.

The following table summarizes the current budget status:

Technology Campus Truck Driving Range Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$28,350.00	\$55,744.00	(\$3,589.00)	\$52,155.00	\$49,547.25	\$2,607.75

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$2,607.75 to GST Construction, LLC for the Technology Campus Truck Driving Range Expansion project as presented.

Technology Campus Truck Driving Range Expansion



Technology Campus Truck Driving Range Expansion



April 3, 2024

Mr. Ricardo de la Garza
Director of Facilities, Planning, & Construction
South Texas College
3200 W. Pecan Blvd
McAllen, Tx 78501

Subject: Construction Completion – STC Pecan Campus Ann Richards Admin Bldg A Add'l
Parking Lot & Technology Campus Truck Driving Range Expansion

Dear Mr. de la Garza,

This letter is to serve as written notice that GST Construction, Inc., has completed construction of the above-referenced project in general conformance with the contract documents. It is our understanding that all punch list items have been addressed. Therefore, we recommend the release of final payment upon submission of all close out documents. Please do not hesitate to call me at my office at 956-782-2557 or on my cell phone at 956-227-2154 if you have any questions or need additional information.

Sincerely,



Ramiro Gutierrez, P.E.
President

cc RGEC Files
David Valdez, South Texas College

**Project Fact Sheet
4/1/2024**

Project Name: Technology Campus - Truck Driving Range Expansion		Project No.: 2023-001C						
Funding Source(s): Unexpended Plant Fund								
		FY 22-23		FY 23-24				
	Total		FY 22-23	Variance of Project		FY 23-24	Variance of	
	Project Budget	Project Budget	Actual Expenditures	Budget vs. Actual		Actual	Project Budget	
				Expenditures			vs. Actual	
							Expenditures	
							Total Actual	
							Expenditures To	
							Date	
Construction:	\$ 28,350.00	\$ 28,350.00	\$ -	\$ 28,350.00	\$ 30,000.00	\$ 49,547.25	\$ (19,547.25)	\$ 49,547.25
Design	10,000.00	10,000.00	5,844.14	4,155.86	1,500.00	-	1,500.00	5,844.14
Miscellaneous:	3,000.00	3,000.00	591.07	2,408.93	6,000.00	6.52	5,993.48	597.59
FFE:	-	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-	-
Total:	\$ 41,350.00	\$ 41,350.00	\$ 6,435.21	\$ 34,914.79	\$ 37,500.00	\$ 49,553.77	\$ (12,053.77)	\$ 55,988.98

Project Team		Board Status			
Approval to Solicit					
Architect/Engineer:	9/27/2022 R. Gutierrez Engineering Corporation				
Architect/Engineer:		Board Approval of Schematic Design	N/A		
Contractor:	GST Construction, LLC	Substantial Completion	11/28/2023	Board Acceptance	11/28/2023
STC FPC Project Manager:	David Valdez	Final Completion	4/2/2024	Board Acceptance	TBD

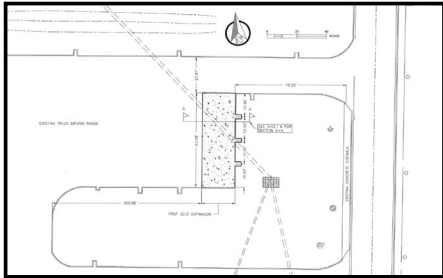
Project Description	Project Scope
Expanding the existing skills pad to 19 feet by 88.5 feet to meet DPS requirements.	Expand the existing 19,560 square feet driving skills pad by 1,800 square feet. An expansion of approximately 19 feet.

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
9/27/2022	11/29/2022	N/A	7/25/2023	9/10/2023	11/28/2023	4/27/2024	N/A

Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2022-23	\$ -	\$ 5,844.14	\$ 591.07	\$ -	\$ -	\$ 6,435.21
2023-24	49,547.25	-	6.52	-	-	\$ 49,553.77
Project Total	\$ -	\$ 5,844.14	\$ 591.07	\$ -	\$ -	\$ 55,988.98

Current Agenda Item

04/09/24 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the Technology Campus Truck Driving Range Expansion



FPC Project Manager David A. Valdez

FPC Asst. Director Rita Geller

FPC Director R. D. A.

Review and Recommend Action on Final Completion of the Regional Center for Public Safety Excellence Skills Pad & EVOC Lighting

Approval of final completion and release of final payment for the Regional Center for Public Safety Excellence Skills Pad and Emergency Vehicle Operator Course (EVOC) Lighting project will be requested at the Board Meeting:

Project	Completion Recommended	Date Received
1. Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting Project 2022-010C Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Final Completion Recommended	April 1, 2024

This project was requested by the Regional Center for Public Safety Excellence staff. It has been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to provide lighting for night time training courses at the Skills Pad and EVOC training areas.

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 by Metro Electric, Inc. The original cost approved for this project was \$331,731.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$294,000.00	\$331,731.00	\$0	\$331,731.00	\$315,144.05	\$16,586.55

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$16,586.55 to Metro Electric, Inc. for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project as presented.

Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting



Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting



April 1, 2024

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

Re: Final Completion for RCPSE Skills Pad and EVOG Lighting

Mr. De La Garza,

Pursuant to the Substantial Completion, DBR team confirmed that all punch list items have been completed by Metro Electric, Inc. As such, the project is complete per the plans and specifications within the 30 days allocated by the Substantial Completion of March 23, 2024. Close Out documents have not been delivered to the South Texas College.

We recommend release of final payment to Metro Electric, Inc., for the above referenced project once completion and delivery of close out documents to South Texas College

If you have any questions, please do not hesitate to call me.

Sincerely,



Hugo H. Avila, P.E.
Principal | Associate

Project Name: Regional Center for Public Safety Excellence - Skills Pad and EVOC Lighting		Project No.: 2022-010C								
Funding Source(s): Unexpended Plant Fund										
		FY 21-22		FY 22-23			FY 23-24			
	*Revised Total Project Budget	FY 21-22 Actual Expenditures		FY 22-23 Actual Expenditures		FY 23-24 Actual Expenditures		FY 23-24 Budget vs. Actual Expenditures		Total Actual Expenditures To Date
Construction:	\$ 331,731.00	\$ 280,000.00	\$ 14,700.00	\$ 280,000.00	\$ 294,000.00	\$ 301,220.86	\$ (7,220.86)	\$ 320,397.00	\$ 13,923.59	\$ 306,473.41
Design:	\$ 28,000.00	\$ 28,000.00	\$ 14,700.00	\$ 13,300.00	\$ 3,920.00	\$ 4,695.38	\$ (775.38)	\$ 22,212.00	\$ -	\$ 22,212.00
Miscellaneous:	\$ 20,000.00	\$ 20,000.00	\$ 998.74	\$ 19,001.26	\$ 16,000.00	\$ 2,297.01	\$ 13,702.99	\$ 4,486.00	\$ -	\$ 4,486.00
FFE:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technology:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ 379,731.00	\$ 328,000.00	\$ 15,698.74	\$ 312,301.26	\$ 313,920.00	\$ 308,213.25	\$ 5,706.75	\$ 347,095.00	\$ 13,923.59	\$ 333,171.41

*Revised Project Budget based on the Construction cost amount.

Project Team		Board Status				
Approval to Solicit Architect/Engineer: 9/28/2021		Board Approval of Schematic Design N/A	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer: DBR Engineering			DBR Engineering	\$ 19,600.00	\$ 19,395.38	\$ 204.62
Contractor: Metro Electric Inc.			Metro Electric Inc.	\$ 331,731.00	\$ 301,220.86	\$ 30,510.14
STC FPC Project Manager: Samuel Saldana		Substantial Completion 2/22/2024	Board Acceptance	TBD		
		Final Completion TBD	Board Acceptance	TBD		

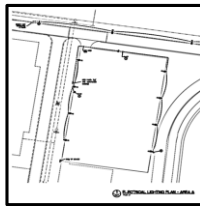
Project Description	Project Scope
Add lighting at the Skills Pad and EVOC training area.	Provide lighting for night training at the Skills Pad and EVOC training area.

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
9/28/2021	1/25/2022	N/A	10/18/2022	11/15/2022	3/26/2024	04/23/2024	N/A

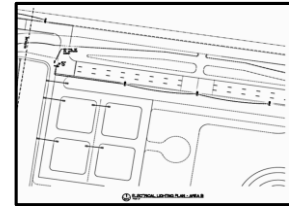
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total	
2021-22	\$ -	\$ 14,700.00	\$ 998.74	\$ -	\$ -	\$ 15,698.74	
2022-23	\$ 301,220.86	\$ 4,695.38	\$ 2,297.01	\$ -	\$ -	\$ 308,213.25	
2023-24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ 301,220.86	\$ 19,395.38	\$ 3,295.75	\$ -	\$ -	\$ 323,911.99	

Current Agenda Item

04/09/2024 Facilities Committee Meeting: Review and Recommend Action on Final Completion of the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting



Skills Pad Location



EVOC Location

FPC Project Manager: SPS

FPC Asst. Director: Rita C. [Signature]

FPC Director: R. [Signature]

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.

**FY 2023 - 2024 Capital Improvement Projects
Project Milestone with Board Approved Dates**

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Pecan Campus								
1	New Continuing Education Bldg and Testing Center	DV	12/6/2024	4/23/2024	10/22/2024	11/25/2024	9/23/2025	10/28/2025
2	Pecan West Parking & Site Improvements	DV	1/31/2023	N/A	6/25/2024	7/8/2024	4/22/2025	5/27/2025
3	North Academic Humanities Bldg P Renovation for Administrative and Support Services Office	DV	Abel City, LLC 5/26/22	1/31/2023	Holchemont LTD 6/27/2023	7/26/2023	2/27/2024	5/26/2024
4	Pecan Campus Kinesiology Bldg Q Phase I	SS	Boultinghouse Simpson Gates Architects 6/28/22	6/27/2023	5/28/2024	7/15/2024	5/26/2025	6/10/2025
5	Cooper Center for Performing Arts Bldg L Expansion and Renovations for the Music and Dance Programs	MV	Brown Reynolds Watford Architects 6/28/22	10/31/2023	9/24/2024	11/6/2024	12/6/2025	1/6/2026
6	Ann Richards Administration Bldg A Additional Parking Lot	DV	R. Gutierrez Engineering Corporation 11/29/2022	3/28/2023	GST Construcion 7/25/2023	9/10/2023	4/23/2024	4/23/2024
7	Business and Science Bldg G Engineering Lab Renovation	TBD	-	-	-	-	-	-
8	Student Services Building K Renovation	SS	-	-	-	-	-	-
9	Operations Support Center Building Z	RC	-	-	-	-	-	-

**FY 2023 - 2024 Capital Improvement Projects
Project Milestone with Board Approved Dates**

#	Projects	FPC Project Managers	Architect/Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Pecan Plaza								
10	Human Resources Building A Renovation	DV	-	-	-	-	-	-
11	East Building B Renovation for Cosmetology	MV	-	-	-	-	-	-
Mid-Valley Campus								
12	Workforce Center Building D Welding Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	6/25/2024	7/23/2024
13	Workforce Building M Automotive Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	6/25/2024	7/23/2024
14	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	6/25/2024	7/23/2024
15	Student Union Building F Financial Aid Renovation	TBD	-	-	-	-	-	-
Technology Campus								
11	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	Kimber 1985 7/25/2023	9/13/2023	9/23/2024	10/27/2024
12	Truck Driving Range Expansion	DV	R. Gutierrez Engineering Corporation 11/29/2022	N/A	GST Construction 7/25/2023	9/10/2023	11/28/2023	4/23/2024
13	Exterior Solar Panel Structure	SS	Sames Inc. 9/28/21	6/28/2022	Rio United 2/14/2023	4/14/2023	8/22/2023	9/26/2023
14	Institute for Advanced Manufacturing Bldg E Collaboration Lab Renovation	TBD	-	-	-	-	-	-

**FY 2023 - 2024 Capital Improvement Projects
Project Milestone with Board Approved Dates**

#	Projects	FPC Project Managers	Architect/Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Nursing & Allied Health Campus								
15	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	-	-	-	-	-	-
16	East Building A Breakroom and Offices Expansion Renovation	TBD	-	-	-	-	-	-
17	Systems Offices Building E Renovation	DV	1/30/2024 2/27/2024 3/26/2024 5/28/2024	7/23/2024	1/28/2025	2/25/2025	1/27/2026	2/24/2026
Starr County Campus								
18	Workforce Center Bldg D Welding Expansion	MV	Gignac Associates 12/10/19	11/23/2021	Kimber 1985 8/23/2022	10/27/2022	9/26/2023	3/26/2024
19	Workforce Bldg Q Automotive Expansion	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	4/12/2023	8/27/2024	9/24/2024
20	North Academic Bldg C HVAC-R Classroom and Outdoor Area	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	4/12/2023	8/27/2024	9/24/2024

**FY 2023 - 2024 Capital Improvement Projects
Project Milestone with Board Approved Dates**

#	Projects	FPC Project Managers	Architect/Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Regional Center for Public Safety Excellence								
21	Canopy for Safety Training Vehicles	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	9/26/2023	1/30/2024
22	Canopies for Students/Instructors	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	9/26/2023	1/30/2024
23	Flammable Liquid and Fire Training Area	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	9/26/2023	1/30/2024
24	Skills Pad and EVOC Lighting	SS	DBR Engineering 1/25/22	N/A	Metro Electric, Inc. 10/18/22	11/15/2022	3/26/2024	4/23/2024
25	Perimeter Fencing	DV	N/A	TBD	TBD	TBD	TBD	TBD
26	Two-Story Residential Fire Training Structure	SS	Martinez Architects 1/25/22	6/28/2022	5 Star GC Construction 2/14/2023	4/26/2023	5/28/2024	6/25/2024
27	Parking Lot #1 for Additional Spaces	DV	2/27/2024	N/A	6/25/2024	7/15/2024	10/22/2024	11/26/2024

Red text signifies projected dates

**South Texas College
Monthly Construction Report
Fiscal Year 2023-2024
As of March 31, 2024**

Total Project Budget Summary	FY24 Unexpended Plant Fund	FY24 Renewal & Replacement Plant Fund
Total Construction Project Budget	\$ 32,144,604.00	\$ 11,290,040.00
Budget Amendment		
Previously Approve Projects	17,651,643.55	3,241,455.67
Proposed Projects for the Month of March 2024	13,340,505.59	395,000.00
Total Project Budget Balance	\$ 1,152,454.86	\$ 7,653,584.33

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 26, 2023			
*2022-006C	Starr County Campus - Substantial completion of the Workforce Center Building D Welding Lab Expansion	\$ 221,924.55	
*2019-016C	Regional Center for Public Safety Excellence - Substantial completion of the Canopy for Safety Training Vehicle	132,476.01	
*2019-017C	Regional Center for Public Safety Excellence - Substantial completion of the Canopies for Students and Instructors	39,994.07	
*2019-020C	Regional Center for Public Safety Excellence - Substantial completion of the Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	102,305.02	
*2022-008C	Technology Campus - Substantial and Final Completion of the Exterior Solar Panel Structure	210,000.00	
*2022-017R	Pecan Campus - Substantial Completion of the Resurfacing of East Drive Project		280,876.17
*2023-019R	Pecan Campus - Substantial and Final Completion of the Wide Flooring Replacement Phase II for Student Services Building K		189,749.00
*2023-019R	Nursing and Allied Health Campus - Substantial and Final Completion of the District Wide Flooring Replacement Phase II for East Building A		227,686.00
Total Board Approval on September 26, 2023		\$ 706,699.65	\$ 698,311.17
Board Approved on October 31, 2023			
	Solicitation of Engineering Services for the following project		
	1- Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales	\$ 395,000.00	
	2- Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces	330,700.00	
	3- District Wide HVAC Replacements Phase 1 at Mid Valley Campus	2,550,000.00	

Total Project Budget Summary		FY24 Unexpended Plant Fund	FY24 Renewal & Replacement Plant Fund
*2022-043C	Pecan Campus - Cooper Center for Performing Arts Building L Expansion and Renovations - Schematic Design and Solicitation of Construction Services for the Music & Dance Programs	4,800,000.00	
*2022-005C	Starr County Campus - Change Order for the Workforce Center Building D Automotive Lab Expansion - from contingency allowance (amount not included on month total)	61,825.84	
Total Board Approval on October 31, 2023		\$ 8,137,525.84	\$ -
Board Approved on November 28, 2023			
*2023-001C	Technology Campus - Substantial Completion of the Truck Driving Range Expansion	55,744.00	
*2022-017R	Pecan Campus - Final Completion of the Resurfacing of East Drive	289,069.92	
Total Board Approval on November 30, 2023		\$ 344,813.92	\$ -
Board Approved on December 6, 2023			
No projects were presented			
Total Board Approval on December 6, 2023		\$ -	\$ -
Board Approved on January 30, 2024			
*2021-002C	Pecan West Continuing Education Building A - Architectural Design Fee Proposal for ERO Architects - Estimated Project Budget \$9,087,683	\$ 443,654.14	
*2019-016C, 2019-017C, and 2019-020C	Regional Center for Public Safety Excellence - Final Completion of the Canopy for Safety Training Vehicles, Canopy for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	\$ 1,659,250.00	
	District Offices - Contracting Architectural Services for the Building Renovation. Estimated Project Budgeted \$ \$5,000,000	\$ 400,000.00	
Total Board Approval on January 30, 2024		\$ 2,502,904.14	\$ -
Board Approved on February 27, 2024			
*2024-008C	Regional Center for Public Safety Excellence - Contract for Civil Engineering Services for Parking Lot 1 Additional Spaces	\$ 330,700.00	
*2023-013R	Mid Valley Campus - Contract for Mechanical, Electrical, and Plumbing (MEP) Engineering Services for HVAC Replacements Phase 1		\$ 2,530,000.00
*2022-038R	Mid Valley Campus - Change Order for South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase 1 (Construction cost \$666,000 - Revised Contract \$679,114.50)		\$ 13,144.50
	District Offices - Contracting Architectural Services for the Building Renovation		

Total Project Budget Summary		FY24 Unexpended Plant Fund	FY24 Renewal & Replacement Plant Fund
*2022-043C	Pecan Campus - Cooper Center for Performing Arts Building L - Amending the contract with brown Reynolds Watford Architects and Budget Increase for the Music and Dance Programs	\$ 4,940,000.00	
*2022-041C	Pecan Campus - Substantial Completion of the North Academic Humanities Building P Renovation for Administrative and Support Services Office	\$ 689,000.00	
*2022-038R	Mid Valley Campus - Substantial Completion of the South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase 1		\$ 666,000.00
Total Board Approval on February 29, 2024		\$ 5,959,700.00	\$ 2,543,144.50
Board Approved on March 26, 2024			
*2024-010R	Technology Campus - Resurfacing of Parking Lot #2 & Regrading		\$ 395,000.00
2022-043C	District Offices - Contracting Architectural Services for the Building Renovation Pecan Campus - Cooper Center for Performing Arts Building L - Expansion and Renovation for the Music and Dance Programs Phase II	\$ 3,500,000.00	
2022-043C	Pecan Campus - Cooper Center for Performing Arts Building L - Expansion and Renovation for the Music and Dance Programs Phase I (total cost projected)	\$ 7,266,375.00	
2022-015C	Regional Center for Public Safety Excellence - Two-Story Residential Fire Training Structure	\$ 2,491,634.00	
*2022-010C	Regional Center for Public Safety Excellence - Skills Pad and EVOG Lighting - Substantial Completion - (Construction Budget \$294,000 and Cost \$331,731)	\$ 30,510.14	
*2022-006C	Starr Campus - Workforce Center Building D Welding Lab Expansion - Final Completion - Construction Budget \$355,200 and Cost \$1,039,729)	\$ 51,986.45	
Total Board Approval on March 31, 2024		\$ 13,340,505.59	\$ 395,000.00
Total FY 24 Board Approved Projects		\$ 30,992,149.14	\$ 3,636,455.67

* The amounts reported under the Total Project Budget/Actual column reflects the construction cost

South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2023 - 2024

#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Pecan Campus																				
1	Library Building F Space Modifications	DV					●					\$ 1,135,000	\$ 87,322	\$ 1,047,678	\$ 450,000	Low	N/A	N/A	N/A	N/A
2	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV							●			\$ 879,510	\$ 714,827	\$ 164,683	\$ 802,840	Low	May 2024	Approval of Final Completion	Able City, LLC	Holchemont
3	Pecan Campus Kinesiology Building Phase I	SS			●							\$ 6,177,150	\$ 121,509	\$ 6,055,641	\$ 1,186,000	High	May 2024	Approval of Construction Services	Boultinghouse Simpson Gates Architects	TBD
4	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV			●							\$ 5,698,000	\$ 145,646	\$ 5,552,354	\$ 1,405,000	High	September 2024	Approval of Construction Services	BRW Architects	TBD
5	Business and Science Building G Engineering Lab Renovation	TBD	●									\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	TBD	TBD	TBD	TBD
6	Ann Richards Administration Building A Additional Parking Lot	DV							●			\$ 200,000	\$ 224,261	\$ (24,261)	\$ 71,500	High	April 2024	Approval of Substantial & Final Completion	R. Gutierrez Engineers	GST Construction
7	Student Services Building K Renovations	TBD	●									\$ 1,050,000	\$ -	\$ 1,050,000	\$ 26,200	Low	TBD	TBD	TBD	TBD
8	North Academic Humanities Building P Renovations for Accounts Receivable and Grant	TBD	●									\$ 94,500	\$ -	\$ 94,500	\$ 94,500	Low	TBD	TBD	TBD	TBD
9	Operations Support Center Building Z	TBD	●									\$ 5,000,000	\$ -	\$ 5,000,000	\$ 158,400	Low	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 20,734,160	\$ 1,293,565	\$ 19,440,595	\$ 4,694,440					
Pecan West																				
10	Pecan West Continuing Education Building A & Testing Center Addition	DV			●							\$ 9,087,683	\$ 1,518	\$ 9,086,165	\$ 1,371,150	High	April 2024	Approval of Preliminary Design	ERO Architects	TBD
11	Pecan West Continuing Education Parking & Site Improvements	DV		●								\$ 1,875,000	\$ 25,289	\$ 1,849,711	\$ 628,225	High	N/A	N/A	Perez Consulting Engineers	TBD
Pecan West Subtotal												\$ 10,962,683	\$ 26,807	\$ 10,935,876	\$ 1,999,375					
Pecan Plaza																				
12	Human Resources Building A Renovation	DV		●								\$ 550,000	\$ -	\$ 550,000	\$ 550,000	Low	TBD	TBD	TBD	TBD
13	East Building B Renovation for Cosmetology	TBD	●									\$ 6,664,135	\$ -	\$ 6,664,135	\$ 272,000	Low	TBD	TBD	TBD	TBD
Pecan Plaza Subtotal												\$ 7,214,135	\$ -	\$ 7,214,135	\$ 822,000					

South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2023 - 2024

#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Mid-Valley Campus																				
14	Workforce Center Building D Welding Expansion	MV					●					\$ 1,539,755	\$ 888,066	\$ 651,689	\$ 898,700	High	June 2024	Approval of Substantial Completion	PBK Architects	Holchemont
15	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 2,648,275	\$ 1,553,713	\$ 1,094,562	\$ 1,451,500	High	June 2024	Approval of Substantial Completion	PBK Architects	Holchemont
16	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 1,235,430	\$ 745,264	\$ 490,166	\$ 691,200	High	June 2024	Approval of Substantial Completion	PBK Architects	Holchemont
17	Child Development Center Portable PB L-2 Renovation	DV					●					\$ 305,000	\$ 92,167	\$ 212,833	\$ 305,000	High	TBD	TBD	Perez Consulting Engineers/MEP Solutions Engineers	Calidad Construction/Terra Fuerte
18	Student Union Building F Financial Aid Renovation	TBD	●									\$ 89,000	\$ -	\$ 89,000	\$ 89,000	Low	TBD	TBD	TBD	TBD
Mid-Valley Subtotal												\$ 5,817,460	\$ 3,279,210	\$ 2,538,250	\$ 3,435,400					
Technology Campus																				
19	Exterior Solar Panels Structure	SS							●			\$ 224,900	\$ 235,995	\$ (11,095)	\$ 61,200	High	N/A	Complete	SAMES, Inc	Rio United Builders
20	Welding Lab Expansion Building F	SS					●					\$ 3,108,000	\$ 807,880	\$ 2,300,120	\$ 2,576,680	High	September 2024	Approval of Substantial Completion	EGV Architects	Kimber 1985
21	Truck Driving Range Expansion	DV							●			\$ 41,350	\$ 55,989	\$ (14,639)	\$ 37,500	High	April 2024	Approval of Final Completion	R. Gutierrez Engineers	GST Construction
22	Institute for Advanced Manufacturing Building E Collaboration Lab Renovation	TBD	●									\$ 285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD	TBD	TBD
Technology Campus Subtotal												\$ 3,659,250	\$ 1,099,865	\$ 2,559,385	\$ 2,960,380					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
23	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	●									\$ 163,296	\$ -	\$ 163,296	\$ 161,640	Low	TBD	TBD	TBD	O&M
24	East Building A Breakroom and Offices Expansion Renovation	TBD	●									\$ 147,950	\$ -	\$ 147,950	\$ 142,450	Low	TBD	TBD	TBD	O&M
25	Systems Offices Building E Dental Assistant Lab Renovation	TBD	●									\$ 561,500	\$ -	\$ 561,500	\$ 561,500	Low	TBD	TBD	TBD	TBD
26	Systems Offices Building E Renovation	TBD		●								\$ 5,000,000	\$ 499	\$ 4,999,501	\$ 2,755,000	High	May 2024	Approval of Architectural Services	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 5,872,746	\$ 499	\$ 5,872,247	\$ 3,620,590					

South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2023 - 2024

#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Starr County Campus																				
27	Workforce Center Building D Welding Expansion	MV									●	\$ 1,295,520	\$ 1,050,335	\$ 245,185	\$ 54,500	High	March 2024	Approval of Final Completion	Gignac & Associates, LLP	Kimber 1985
28	Workforce Building Q Automotive Expansion	MV					●					\$ 2,551,300	\$ 481,552	\$ 2,069,748	\$ 1,856,800	High	September 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
29	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 514,628	\$ 121,788	\$ 392,840	\$ 390,000	High	September 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
Starr County Campus Subtotal												\$ 4,361,448	\$ 1,653,675	\$ 2,707,773	\$ 2,301,300					
Regional Center for Public Safety Excellence																				
30	Canopy for Safety Training Vehicles	DV									●	\$ 801,060	\$ 767,593	\$ 33,467	\$ 41,910	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
31	Canopy for Students/Instructors	DV									●	\$ 595,048	\$ 549,306	\$ 45,742	\$ 30,470	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
32	Fire Training Area	DV									●	\$ 489,242	\$ 430,391	\$ 58,851	\$ 19,030	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
33	Perimeter Fencing	DV	●									\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
34	Skills Pad and EVOG Lighting	SS						●				\$ 379,731	\$ 337,826	\$ 41,905	\$ 44,200	High	April 2024	Approval of Final Completion	DBR	Metro Electric
35	Two-Story Residential Fire Training Structure	SS					●					\$ 2,796,250	\$ 1,641,148	\$ 1,155,102	\$ 2,078,000	Medium	May 2024	Approval of Substantial Completion	Martinez Architects	5 Star Construction
36	Parking Lot #1 for Additional Spaces	DV			●							\$ 330,700	\$ -	\$ 330,700	\$ 330,700	High	June 2024	Approval of Construction Services	Perez Consulting Engineers	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 5,585,031	\$ 3,726,263	\$ 1,858,768	\$ 2,737,310					
District Wide																				
32	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Low	N/A		N/A	TBD
33	Outdoor Furniture	AR		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A		N/A	TBD
34	Land	N/A										\$ 3,000,000	\$ 550	\$ 2,999,450	\$ 3,000,000	N/A	N/A		N/A	N/A
35	Renovation and Contingencies	N/A										\$ 948,750	\$ -	\$ 948,750	\$ 948,750	N/A	N/A		N/A	TBD
36	Campus Master Plan	N/A	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	Low	N/A		N/A	TBD
36	Facility Signage	DV	●									\$ 150,000	\$ 48,380	\$ 101,620	\$ 150,000	Low	N/A		N/A	TBD
37	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A		N/A	TBD
38	Project Cost Control Reserve	N/A	●									\$ 5,014,159	\$ -	\$ 5,014,159	\$ 5,014,159	High	N/A		N/A	N/A
District Wide Subtotal												\$ 9,573,809	\$ 48,930	\$ 9,524,879	\$ 9,573,809					
Totals			12	3	6	0	8	1	0	0	4	\$ 73,780,722	\$ 11,128,813	\$ 62,651,909	\$ 32,144,604					

South Texas College
Renewal and Replacement Projects
Project Status
FY 2023 - 2024

#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Pecan Campus																				
1	Reseeding and Regrading of Athletic Fields	DV			●							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	TBD	TBD	TBD	TBD
2	Resurfacing of East Drive	SS									●	\$ 187,000	\$ 331,049	\$ (144,049)	\$ 187,000	High	November 2023	Approval of Final Completion	Perez Consulting Engineers	5-Star Construction
3	South Academic Building J Generator Replacement	SS					●					\$ 344,100	\$ 100,336	\$ 243,764	\$ 344,100	High	May 2024	Approval of Substantial Completion	DBR	Metro Electric
4	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
5	Stucco Repainting Phase II	TBD			●							\$ 503,000	\$ -	\$ 503,000	\$ 503,000	Low	June 2024	Approval of Construction Services	N/A	TBD
6	Art Building B Analog to Digital Replacement	TBD	●									\$ 197,000	\$ -	\$ 197,000	\$ 197,000	Low	TBD	TBD	TBD	TBD
7	Cooper Center for Performing Arts Building L Analog to Digital Replacement	TBD	●									\$ 84,500	\$ -	\$ 84,500	\$ 84,500	Low	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 1,490,600	\$ 431,385	\$ 1,059,215	\$ 1,490,600					
Mid Valley Campus																				
8	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV						●				\$ 1,730,000	\$ 697,649	\$ 1,032,351	\$ 1,730,000	Low	May 2024	Approval of Final Completion	Milnet Architectural Services	Holchemont
9	Stucco Repainting Phase II	TBD			●							\$ 203,000	\$ -	\$ 203,000	\$ 203,000	Low	June 2024	Approval of Construction Services	N/A	TBD
Mid Valley Campus Subtotal												\$ 1,933,000	\$ 697,649	\$ 1,235,351	\$ 1,933,000					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
10	NAH East Building A Westside Window Waterproofing Repairs	RC	●									\$ 90,000	\$ -	\$ 90,000	\$ 90,000	Low	TBD	TBD	TBD	TBD
11	NAH East Building A Westside Elevators Repairs	RC/O&M		●								\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Medium	TBD	TBD	N/A	Oracle Elevator
12	NAH East Building A Generator Replacements	SS					●					\$ 422,000	\$ 211,377	\$ 210,623	\$ 218,600	Low	May 2024	Approval of Substantial Completion	DBR	Metro Electric
Nursing and Allied Health Campus Subtotal												\$ 762,000	\$ 211,377	\$ 550,623	\$ 558,600					
Technology Campus																				
13	Advanced Technical Careers Bldg. B Atrium Repainting	RC			●							\$ 60,000	\$ -	\$ 60,000	\$ 59,999	Low	TBD	TBD	TBD	TBD
14	Resurfacing of Parking Lot #2 & Regrading of Existing Swales	SS		●								\$ 395,000	\$ -	\$ 395,000	\$ 395,000	Low	March 2024	Approval of Engineering Services	TBD	TBD
Technology Campus Subtotal												\$ 455,000	\$ -	\$ 455,000	\$ 454,999					

South Texas College
Renewal and Replacement Projects
Project Status
FY 2023 - 2024

#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Starr County Campus																				
15	Stucco Repainting Phase II	SS			●							\$ 253,000	\$ -	\$ 253,000	\$ 253,000	High	June 2024	Approval of Construction Services	N/A	TBD
16	General Academic Building E Data Cabling Infrastructure Replacement	RC	●									\$ 138,500	\$ -	\$ 138,500	\$ 138,500	High	TBD	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 391,500	\$ -	\$ 391,500	\$ 391,500					
District Wide																				
17	Renewals & Replacements	N/A										\$ 151,000	\$ -	\$ 151,000	\$ 151,000	N/A	N/A		N/A	N/A
18	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500	Low	N/A		N/A	TBD
19	Interior LED Lighting Replacements	RC/O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A		N/A	TBD
20	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 50,000	\$ 5,610	\$ 44,390	\$ 50,000	Low	N/A		N/A	TBD
21	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ 298	\$ 76,202	\$ 76,500	Low	N/A		N/A	TBD
22	Flooring Replacements	SS							●			\$ 504,000	\$ -	\$ 504,000	\$ 504,000	Medium	April 2024	Approval of Construction Services	N/A	TBD
23	HVAC Replacements	MV		●								\$ 3,050,000	\$ 566	\$ 3,049,434	\$ 3,050,000	Low	August 2024	Approval of Construction Services	N/A	TBD
24	Exterior Lighting Replacements	RC/O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	N/A		N/A	TBD
25	Signage Replacement	DV	●									\$ 250,000	\$ 1,085	\$ 248,915	\$ 250,000	N/A	TBD		N/A	TBD
26	Water Tower Logo Replacements	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
27	Outdoor Furniture Replacements	TBD	●									\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	TBD		N/A	TBD
28	Project Cost Control Reserve	N/A	●									\$ 1,768,340	\$ -	\$ 1,768,340	\$ 1,768,340	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 6,446,340	\$ 7,559	\$ 6,438,781	\$ 6,446,340					
Totals		0	2	8	3	0	1	0	1	0	0	\$ 11,478,440	\$ 1,347,969	\$ 10,130,471	\$ 11,275,039					

Outstanding Issues - Action Plan
March 5, 2024 Facilities Committee Meeting
as of February 28 2024

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pecan Campus						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 6/5/2023 7/11/2023 8/8/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024 2/28/2024 4/2/2024	<p>2/28/2018: First warranty request was issued to Contractor.</p> <p>5/8/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, and College staff to discuss the status of the water infiltration issues and request a Plan of Action from D. Wilson on how they plan to remediate the issues.</p> <p>5/15/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, Old Castle, and College staff to follow up with the status of Plan of Action from D. Wilson and path forward. D. Wilson stated that Plan of Action would be forwarded to College by 5/16/2023 but was not received by the College.</p> <p>5/18/2023: Report from Spring Break work and a proposed Plan of Action from D. Wilson has been received.</p> <p>6/5/2023: D. Wilson has been testing the windows and brick walls to verify locations of water infiltrations.</p> <p>7/5/2023: D. Wilson has continued the same testing.</p> <p>8/2/2023: D. Wilson has completed the testing of all windows and brick walls and have stated that all window leaks have been repaired and addressed.</p> <p>9/7/2023: BEAM Professionals has provided a draft report of their observations of the repair work performed by D. Wilson and have noted additional pending issues. D. Wilson has not provided documentation regarding the repair work as requested from BEAM.</p> <p>10/11/2023: BEAM Professionals has provided a draft report of their observations of the repair work performed by D. Wilson and have noted additional pending issues. D. Wilson has not provided documentation regarding the repair work as requested from BEAM.</p> <p>11/6/2023: Meeting held with project team on October 26, 2023 and it was discussed that D. Wilson would provide: 1) letter to the College that all items are completed, 2) D. Wilson to provide a mock-up of the repair regarding the brick ledge weep holes, 3) D. Wilson to provide a list of all remaining deficient items.</p> <p>1/10/2024: 1) D. Wilson has not provided Items 1 & 3 as noted on 11/6/2024. 2) D. Wilson has scheduled with the Design Team and the Owner to provide a mock-up of the repair for the brick ledge weep holes on January 12, 2024.</p> <p>2/6/2024: D. Wilson performed a mock-up of their proposed brick ledge weep holes on January 12, 2024. The work was reviewed by Design Team and they met with College staff to discuss results. College staff provided photos of water infiltration noted on November 13, 2023. BEAM is in the process of documenting the water intrusion vs. previously noted leaks to see if water is still entering from previous repairs done by D. Wilson.</p> <p>2/28/2024: BEAM Professionals provided a draft request letter to the College for review and to be used by College to forward to D. Wilson to respond to letter.</p> <p>4/2/2024: College Staff & Administration met with Legal Counsel, BEAM Professionals, and PBK Architects to review draft of request letter for final editing.</p>	<p>5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.</p> <p>6/5/2023: D. Wilson to continue water testing of all windows and will remove brick at one window head to further inspect possible water infiltration.</p> <p>7/5/2023: D. Wilson to provide update on results of water testing of all window possible water infiltrations.</p> <p>8/2/2023: BEAM Professionals has requested that D. Wilson provide in writing that all window leaks and water infiltrations have been repaired and addressed. Still Pending.</p> <p>9/7/2023: The College has met with BEAM Professionals and were provided with a preliminary observation report of the existing conditions and pending issues. College staff will schedule a meeting to coordinate our next steps as required.</p> <p>10/11/2023: The College is coordinating a meeting to be held with the Contractor and Architect to discuss the next steps as required.</p> <p>11/6/2023: Pending confirmation from Contractor that all items have been completed; pending brick weep hole mock-up by Contractor; pending list of any pending deficient items from Contractor.</p> <p>1/10/2024: Pending confirmation from Contractor that all items are completed and pending list of deficient items; brick weep hole mock-up scheduled for Friday, January 12, 2024.</p> <p>2/6/2024: Pending report and letter from BEAM Professionals on recommendation on how to proceed forward.</p> <p>4/2/2024: College Staff will forward request letter to D. Wilson Construction when ready and will await response from contractor.</p>

Mid Valley Campus

2	Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim)	Hartford Insurance, Public Adjuster	Pending	<p>5/31/2023 6/5/2023 7/11/2023 8/8/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024 2/28/2024 4/2/2024</p>	<p>5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks. 5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services. 5/18/2023: Pending response from Public Adjuster on status of final insurance settlement. 6/5/2023: Pending response from Public Adjuster on status of final insurance settlement. Solicitation of Construction Services for the roof replacement are in progress. 7/5/2023: Pending response from Public Adjuster on status of final insurance settlement. Construction services for roof replacement awarded to contractor at June Board Meeting. 8/2/2023: Pending response from Public Adjuster on status of final insurance settlement. Contractor for roof replacement will be issued a NTP upon finalization of contracts. 9/7/2023: Pending response from Public Adjuster on status of final insurance settlement. Contractor for roof replacement has been issued a NTP to start construction. Architect is preparing construction documents for the repair work on the interior the building. 10/11/2023: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is in progress. Architect is preparing construction documents for the repair work on the interior the building. 11/6/2023: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is in progress. Architect is preparing construction documents for the repair work on the interior the building. 1/10/2024: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is in progress. Architect is preparing construction documents for the repair work on the interior the building. 2/6/2024: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is at Substantial Completion. Architect is preparing construction documents for the repair work on the interior the building. 2/27/2024: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is at Substantial Completion. Architect is preparing construction documents for the repair work on the interior the building 4/2/2024: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is at Substantial Completion. Architect is preparing construction documents for the repair work on the interior the building</p>	<p>5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. 6/5/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Award of construction services for roof replacement scheduled for June Board Meeting. 7/5/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement to begin in July. 8/2/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement to begin in August. 9/7/2023: Still awaiting the same final settlement and recommendation. Roof replacement has begun. 9/7/2023: Still awaiting the same final settlement and recommendation. Roof replacement is in progress. 11/6/2023: Still awaiting the same final settlement and recommendation. Roof replacement is in progress. 1/10/2024: Still awaiting the same final settlement and recommendation. Roof replacement is in progress; construction documents for interior work by Architect in progress. 2/6/2024: Still awaiting the same final settlement and recommendation. Roof replacement is at Substantial Completion; construction documents for interior work by Architect in progress. 2/28/2024: Still awaiting the same final settlement and recommendation. Roof replacement is at Substantial Completion; construction documents for interior work by Architect in progress. 4/2/2024: Still awaiting the same final settlement and recommendation. Roof replacement is at Substantial Completion; construction documents for interior work by Architect in progress</p>
3	Mid Valley Campus Workforce Center Building D - Automotive, Welding, and HVAC-R Labs	Holchemont, Ltd.	Pending	2/6/2024	<p>2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided Change Proposals for Contractor's General Conditions and are currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor coordination and delays in material. The project team is working to resolve the change order to benefit both parties. 2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner. 4/2/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p>	<p>2/6/2024: The construction of the project is nearing Substantial Completion in possibly March with the exception of material delays. The Project Team is working on a change order that is fair to the Contractor and Owner. 2/28/2024: The Project Team is working on a change order that is fair to the Contractor and Owner. 4/2/2024: The Project Team is working on a change order that is fair to the Contractor and Owner.</p>

Nursing and Allied Health Campus

4	Nursing Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration	D. Wilson Construction	Pending	<p>Up to 5/2/2023: College staff has been meeting with D. Wilson and ERO Architects to investigate the wall/ floor cracks on the 1st floor and water infiltration on the 3rd floor that have showed up in the last couple of years. Some repairs have been done but additional cracks have arisen.</p> <p>5/18/2023: Meeting with Contractor and Architect on site to review water infiltration. Pending moisture study from Contractor as requested by Architect .</p> <p>6/5/2023: Pending moisture study from Contractor as requested by Architect. Contractor to remove metal panels to further investigate possible location of water intrusion.</p> <p>7/5/2023: Pending moisture study from Contractor as requested by Architect. Contractor to remove metal panels to further investigate possible location of water intrusion.</p> <p>9/7/2023: Pending moisture study from Contractor as requested by Architect. Contractor has determined the location of water intrusion above the 3rd Floor. The College will repair the irrigation leak on southwest corner of the building at grade. Wall cracks on interior gypsum board walls.</p> <p>5/31/2023 9/7/2023: Pending moisture study from Contractor as requested by Architect. Contractor will be conducting an additional moisture reading this week. Contractor has determined the location of water intrusion above 3rd Floor and will be conducting the repairs next week.</p> <p>7/11/2023 10/11/2023 11/17/2023 College repaired the irrigation leak on southwest corner of the building at grade.</p> <p>1/10/2024 11/6/2023: Contractor has provided moisture test results to the Architect; Architect has requested meeting with Owner and Contractor to review moisture test results and discuss next steps; Owner has not received formal notification from Contractor that water infiltration repairs on third have been completed.</p> <p>2/6/2024 2/28//2024 4/2/2024 1/10/2024: Meeting with Owner, Architect and Contractor to review moisture test results and discuss next steps has not be scheduled by Architect; Owner has not received formal notification from Contractor that water infiltration repairs on third have been completed.</p> <p>2/6/2024: Meeting with Owner, Architect and Contractor to review moisture test results was done. A report from the Architect regarding recommendations and next steps is pending.</p> <p>2/28/2024: Meeting with Owner, Architect and Contractor to review moisture test results was done. A report from the Architect regarding recommendations and next steps is pending.</p> <p>4/2/2024: Contractor has forwarded latest moisture tests to Architect and Owner. A report from the Architect regarding recommendations and next steps is pending.</p>	<p>5/18/2023: Awaiting results from investigative moisture study and site observations. Pending direction from Architect to Contractor for resolving cracks and water infiltration.</p> <p>6/5/2023: Pending moisture study and removal of metal panels by Contractor.</p> <p>7/5/2023: Pending moisture study and removal of metal panels by Contractor.</p> <p>9/7/2023: Pending moisture study and repair of water intrusion on 3rd Floor by Contractor.</p> <p>10/11/2023: Pending moisture study from Contractor and will be forwarded to Architect to aid in resolving interior wall cracks of gypsum board walls.</p> <p>11/6/2023: Pending meeting with architect and contractor to discuss next steps.</p> <p>1/10/2024: Pending meeting with architect and contractor to discuss next steps.</p> <p>2/6/2024: A report from the Architect regarding recommendations and next steps is pending</p> <p>2/28/2024: Architect's letter will be shared with College Administration for review and direction on next step.</p> <p>4/2/2024: Architect will need to provide direction on next step based on most recent moisture tests provided by Contractor.</p>
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Starr County Campus

5	Starr County Campus Workforce Center Building D - Automotive Lab and HVAC-R Lab	Triun	Pending	2/6/2024 2/28/2024 4/2/2024	<p>2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided a Change Proposal for Contractor's General Conditions and is currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor's coordination of product submittals and installation of construction materials.</p> <p>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>2/28/2024: The project team has worked together to provide a change order that is fair to the Contractor and Owner. It will be presented to the Facilities Committee at the April committee meeting.</p>	<p>2/6/2024: The construction of the project is in progress and the Contractor's revised schedule has Substantial Completion scheduled for August. The Project Team is working on a change order that is fair to the Contractor and Owner.</p> <p>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>4/2/2024: The project team has developed a change order that is fair to the Contractor and Owner and will be presented at the April Facilities Committee Meeting.</p>
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