

South Texas College  
Board of Trustees  
Facilities Committee  
Pecan Campus, Ann Richards Administration Building X  
Board Room  
Monday, August 12, 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.”

- I. Approval of June 11, 2024 Facilities Committee Meeting Minutes ..... 1 - 12
- II. Review and Recommend Action on Contracting Construction Services for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus ..... 13 - 30
- III. Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus NAH East Building A Generators Replacement ..... 31 - 35
- IV. Review and Recommend Action on Substantial Completion of the Pecan Campus South Academic Building J Generator Replacement ..... 36 - 40
- V. Review and Recommend Action on Final Completion of the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure ..... 41 - 45
- VI. Review and Recommend Action on Final Completion of the District Wide Flooring Replacement Phase III at Mid Valley Campus Student Union Building F ..... 46 - 50
- VII. Review and Recommend Action on Annual Facility Usage Agreements for the Kinesiology Program..... 51 - 52
- VIII. Review and Recommend Action on Ratification of Activities Related to the Emergency Repairs at Pecan Campus Physical Plant Building E Cooling Towers and Approval of Necessary Additional Repairs..... 53 - 55
- IX. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects..... 56 - 73

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

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

1. June 11, 2024 Facilities Committee Meeting

**Meeting Minutes**  
**Facilities Committee Meeting**  
**June 11, 2024**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, June 11, 2024 @ 4:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, June 11, 2024 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:16 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mrs. Victoria Cantu, , Mr. David De Los Rios, Mr. Danny Guzman, and Mrs. Dalinda Gonzalez-Alcantar via teleconference.

Members absent: None

Also present: Dr. Ricardo J. Solis, Ms. Mary Del Paz, Dr. Anahid Petrosian, Dr. Matthew Hebbard, Dr. Jesus Campos, Dr. Rodney Rodriguez, Dr. Brett Millan, Dr. Rebecca De Leon, Mr. Ricardo De La Garza, Mr. George McCaleb, Ms. Deyadira Leal, Mrs. Olivia De La Rosa, Mr. Robert Cuellar, Mr. David Valdez, Mr. Sam Saldana, Mr. Martin Villarreal, Mrs. Sara Lozano, Mr. Jose Vela, Mr. Leonel Garcia, Mr. Daniel Montez, Ms. Shannon Perales, Mrs. Myra De La Garza, Ms. Yolanda Martinez, Ms. Erika Trevino, and Mr. Andrew Fish.

**Approval of May 14, 2024 Facilities Committee Meeting Minutes**

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

1. May 14, 2024 Facilities Committee Meeting

Dr. Salinas called for any corrections to the Minutes as written. Hearing none, he adopted the Minutes for the May 14, 2024 Facilities Committee Meeting as presented.

## **Review and Recommend Action on Contracting Geotechnical Engineering and Materials Testing Services**

Approval of a pool of firms to provide geotechnical engineering and materials testing services as needed for various construction projects would be requested at the Board meeting.

### **Purpose**

The current approval of geotechnical engineering and materials testing services expires on July 27, 2024. Geotechnical and materials testing is required for many projects that may be concurrently under construction, therefore a minimum of three (3) firms should be in the approved pool to ensure firm availability. The new period term would begin July 28, 2024 through July 27, 2025 with the option to renew for two (2) one-year periods.

### **Background**

At the previous solicitation for these services on July 27, 2021, the Board of Trustees approved all five (5) firms that submitted qualifications.

Solicitation for geotechnical engineering and materials testing services for the period of July 28, 2024 through July 27, 2025 began on April 10, 2024. A total of thirty (30) firms received a copy of the RFQ and a total of six (6) firms submitted their responses on April 25, 2024.

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

Advertised on	April 10, 2024 and April 17, 2024
RFQ Responses Due	April 25, 2024
RFQ Issued To	30 Vendors
Responses Received From	6 Responses
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Once firms were selected and approved by the Board of Trustees, the firms would be available to provide the College with geotechnical engineering and materials testing services as needed for various construction projects. Some of the anticipated engineering services which may be provided are as follows:

- Testing of soil conditions for proper foundation design
- Testing of select fill dirt for proper compaction
- Testing of concrete samples during concrete pours
- Testing of sub-grades, caliche base, and asphalt for parking areas
- Testing of structural steel reinforcing
- Testing of steel welding
- Testing of floors for levelness
- Testing of fireproof materials

- Testing of environmental conditions including air quality
- Testing for identifying asbestos type materials

Based on previous projects, fees for these services could range from \$5,000 to \$45,000 depending on the scope and complexity of each construction project. As part of the fee negotiations process, each firm would be asked to provide unit costs for a standard list of possible services. These unit costs would be used a basis for each future project fee proposal.

Staff recommended all six (6) firms be approved based on the submitted qualifications and evaluation ranking. They were as follows:

- Terracon Consultants, Inc.
- L&G Consulting Engineers, Inc.
- B2Z Engineering, LLC.
- Millennium Engineers Group, Inc.
- Intertek PSI
- Raba Kistner, Inc.

Based on legal counsel's advice, the selection of the contracting would made be on a rotational basis.

### **Enclosed Documents**

Summaries of the scoring and ranking prepared by the College's Purchasing Department were included for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of a pool consisting of the top six (6) ranked firms, Terracon Consultants, Inc.; L&G Consulting Engineers, Inc.; B2Z Engineering, LLC.; Millennium Engineers Group, Inc.; Intertek PSI; and Raba Kistner, Inc. to provide geotechnical engineering and materials testing services as needed for district-wide construction projects for the period beginning July 28, 2024 through July 27, 2025 with the option to renew for two (2) one-year periods as presented. The motion carried.

## **Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan West Continuing Education Building A**

Approval of schematic design prepared by ERO Architects and authorization to proceed with Solicitation of Construction Services for the Pecan West Continuing Education Building A 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 was approved, ERO Architects 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 December 6, 2023, the Board of Trustees approved contracting architectural services with ERO Architects for this project. On April 23, 2024, the Board approved the preliminary design of the project. The architect worked with College staff to develop a schematic design to meet the needs of the Continuing Education department.

The project consisted of the construction of a new building for the Continuing Education department and the Testing Center.

- Design and construction of the building to include:
  - **Instructional Spaces**
    - Classrooms
    - Computer Labs
    - Health Lab
    - Staff & Faculty Offices
    - Administrative Spaces
    - Work Areas
    - Conference Room
    - Waiting Area
  - **Testing Center**
    - Waiting Area
    - Testing Labs
    - Proctor Area
    - Offices
  - **Cashier Area**
    - Cashiers
    - Vault
  - **General Areas**
    - Lobby
    - Courtyard
    - Storage Rooms
    - Break Room
  - **Support Spaces**
    - Mechanical Room
    - Electrical Room
    - Riser Room

- Restrooms
- IDF Room
- Custodial
- Restrooms
- Total Square Feet of Expansion: 23,500 sq. ft.

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

<b>Pecan West Continuing Education Building A Construction Budget and Estimated Cost</b>		
<b>Construction Budget</b>	<b>Estimated Construction Cost</b>	<b>Variance</b>
\$8,225,000	\$8,320,000	(\$95,000)

The total project budget was \$10,651,375, which included funds for construction, design, miscellaneous, furniture, fixtures, and equipment (FFE), and technology costs.

### **Funding Source**

Funds for the Pecan West Continuing Education Building A Project 2021-002C 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, Student Affairs and Enrollment Management Division, Facilities Planning & Construction, Administration, and Coordinated Operations Council.

### **Estimated Project Timeline**

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

### **Enclosed Documents**

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

### **Presenters**

Representatives from ERO Architects 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 and authorization to proceed with solicitation of construction services for the Pecan West Continuing Education Building A project as presented. The motion carried.



## Review and Recommend Action on Substantial Completion of the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area

Approval of substantial completion of the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area project will be requested at the Board Meeting:

	Project	Completion Recommended	Date Received
1.	Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area Project 2022-014C  Engineer: PBK Architects, Inc. Contractor: Holchemont, Ltd.	Substantial Completion Recommended	June 5, 2024

This project was requested by College Administration and the Academic Division of Business, Public Safety, & Technology. It was reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to support the Workforce Program.

College staff and the Engineer visited the site and developed a construction punch list on June 5, 2024. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$954,000.

The following table summarizes the current budget status:

Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$421,875.00	\$954,000.00	\$0	\$954,000.00	\$855,659.00	\$98,341.00

### Enclosed Documents

A copy of the Substantial Completion Certificate and photos were provided for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of substantial completion of the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area project as presented. The motion carried.

## Review and Recommend Action on Substantial Completion of the Mid Valley Campus Building M Automotive Lab Expansion

Approval of substantial completion of the Mid Valley Campus Building M Automotive Lab Expansion project will be requested at the Board Meeting:

	Project	Completion Recommended	Date Received
1.	Mid Valley Campus Building M Automotive Lab Expansion Project 2022-012C  Engineer: PBK Architects, Inc. Contractor: Holchemont, Ltd.	Substantial Completion Recommended	June 5, 2024

This project was requested by College Administration and the Academic Division of Business, Public Safety, & Technology. It was reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to support the Workforce Program.

College staff and the Engineer visited the site and developed a construction punch list on June 5, 2024. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$2,045,000.

The following table summarizes the current budget status:

Mid Valley Campus Building M Automotive Lab Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$953,700.00	\$2,045,000.00	\$0	\$2,045,000.00	1,681,151.66	\$363,848.34

### Enclosed Documents

A copy of the Substantial Completion Certificate and photos were provided for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of substantial completion of the Mid Valley Campus Building M Automotive Lab Expansion project as presented. The motion carried.

## **Discussion and Action as Necessary on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2024 – 2025**

Approval of the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2024 – 2025 will be requested at the Board meeting. Mary Del Paz and Ricardo de la Garza reviewed the proposed Unexpended Plant Fund - Construction Projects budgeted for FY 2024 – 2025. The proposed projects listed are managed by the College's Facilities Planning & Construction Department staff.

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

### **Unexpended Plant Fund**

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

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

### **Capital Improvements Projects**

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

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

### **Funding Source**

Upon Board approval, the proposed projects would be included in the Unexpended Plant Fund - Construction Fund budget for use in FY 2024 – 2025.

### **Presenters**

Mary Del Paz, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, attended the Committee

meeting to address questions related to the proposed projects and budget.

### **Enclosed Documents**

A report summarizing the proposed preliminary Unexpended Plant Funds Construction projects and budgets for FY 2024 – 2025 is enclosed for the Committee’s review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for FY 2024 – 2025. The motion carried.

## **Discussion and Action as Necessary on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2024 – 2025**

Approval of the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2024 – 2025 will be requested at the Board meeting. Mary Del Paz and Rick de la Garza reviewed the proposed Renewals & Replacements Projects budgeted for FY 2024 – 2025. The proposed projects listed are not related to the Capital Improvement Projects and are managed by the College’s Facilities Planning & Construction Department staff.

### **Renewals and Replacements Fund**

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

### **Enclosed Documents**

A report summarizing the proposed Renewals and Replacements projects and budgets proposed for FY 2024 – 2025 was provided for the Committee’s review and information.

### **Funding Source**

Upon Board approval, the proposed projects would be included in the Renewals and Replacements Plant Fund budget for use FY 2024 – 2025.

### **Presenters**

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for FY 2024 – 2025. 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 Del Paz 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 4:56 p.m.

I certify that the foregoing are the true and correct minutes of the June 11, 2024 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

### **Review and Recommend Action on Contracting Construction Services for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus**

Approval to contract construction services for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus project will be requested at the Board meeting.

#### **Scheduling Priority**

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

#### **Background**

On June 27, 2023, the Board approved this project as part of the College's Renewals & Replacements projects.

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

Advertised RFP	July 10, 2024 and July 17, 2024
RFP Responses Due	July 25, 2024
RFP Issued To	Forty-Five (45) Vendors
Responses Received From	Six (6) Vendors
Responses Reviewed By	Facilities Operations and Maintenance, Facilities Planning and Construction, and the Purchasing Department
Highest Ranked Vendor	Pecan Campus – Calidad Construction, LLC Mid Valley Campus – AJ3 Construction, LLC Starr County Campus – AJ3 Construction, LLC

#### **Highest Ranked Vendor**

College staff reviewed and evaluated the competitive sealed proposal and recommend **Calidad Construction, LLC** in the amount of \$66,000.00 for the Pecan Campus, **AJ3 Construction, LLC** in the amount of \$173,367.80 for the Mid Valley Campus, and **AJ3 Construction, LLC** in the amount of \$114,587.52 for the Starr County Campus as the highest ranked vendors.

**Funding Source**

<b>Project Location</b>	<b>Highest Ranked Vendor</b>	<b>Original Construction Budget</b>	<b>Highest Ranked Proposal Amount</b>	<b>Original Budget Variance</b>
Pecan Campus	<b>Calidad Construction, LLC</b>	\$500,000.00	\$66,000.00	\$434,000.00
Mid Valley Campus	<b>AJ3 Construction, LLC</b>	\$200,000.00	\$173,367.80	\$26,632.20
Starr County Campus	<b>AJ3 Construction, LLC</b>	\$250,000.00	\$114,587.52	\$135,412.48
<b>Total Amount</b>		<b>\$950,000.00</b>	<b>\$353,955.32</b>	<b>\$596,044.68</b>

Funds for the District Wide Stucco Repainting at Pecan Campus Project 2024-014R, Mid Valley Campus Project 2024-009R, and Starr County Campus Project 2024-011R are budgeted in the FY 2023-2024 Renewals & Replacements Fund in the amount of \$950,000 for construction.

**Estimated Project Timeline**

Construction for this project is to commence in September 2024 and Substantial Completion in November 2024.

**Enclosed Documents**

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

**Recommended Action**

Administration requests the Facilities Committee recommend Board approval of contracting construction services with **Calidad Construction, LLC** in the amount of \$66,000.00 for the Pecan Campus, **AJ3 Construction, LLC** in the amount of \$173,367.80 for the Mid Valley Campus, and **AJ3 Construction, LLC** in the amount of \$114,587.52 for the Starr County Campus for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus project as presented.



**SOUTH TEXAS  
COLLEGE**

# **District Wide - Repainting of Exterior Stucco Phase II**



# District Wide Repainting of Exterior Stucco Phase II Pecan Campus Building L, N & T Project Site



Information  
Technology -  
Building M

Support Services -  
Building N

Cooper Center for  
Performing Arts -  
Building L

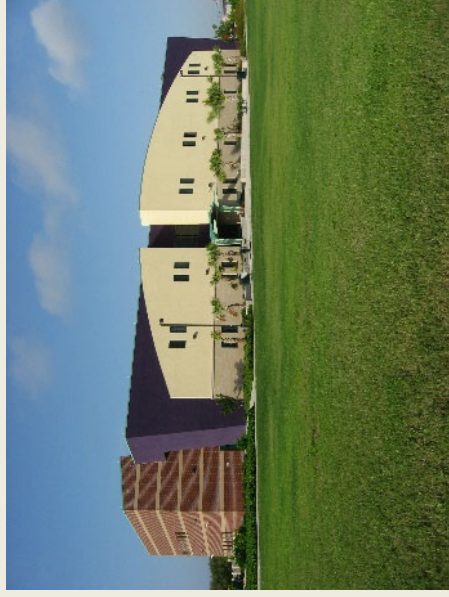
Social Science -  
Building T



# District Wide Repainting of Exterior Stucco Phase II Pecan Campus Building L, M, N and T



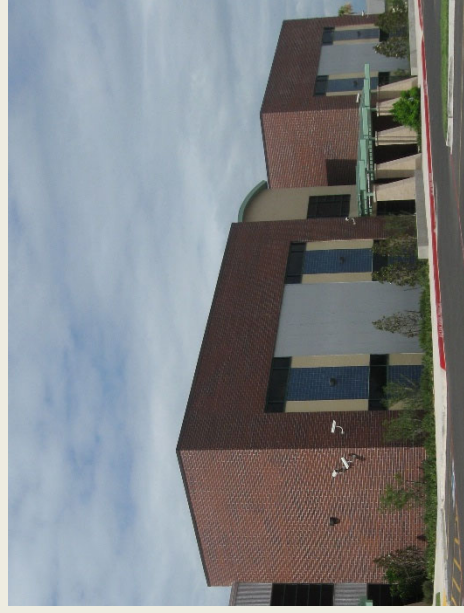
Building L



Building M



Building N

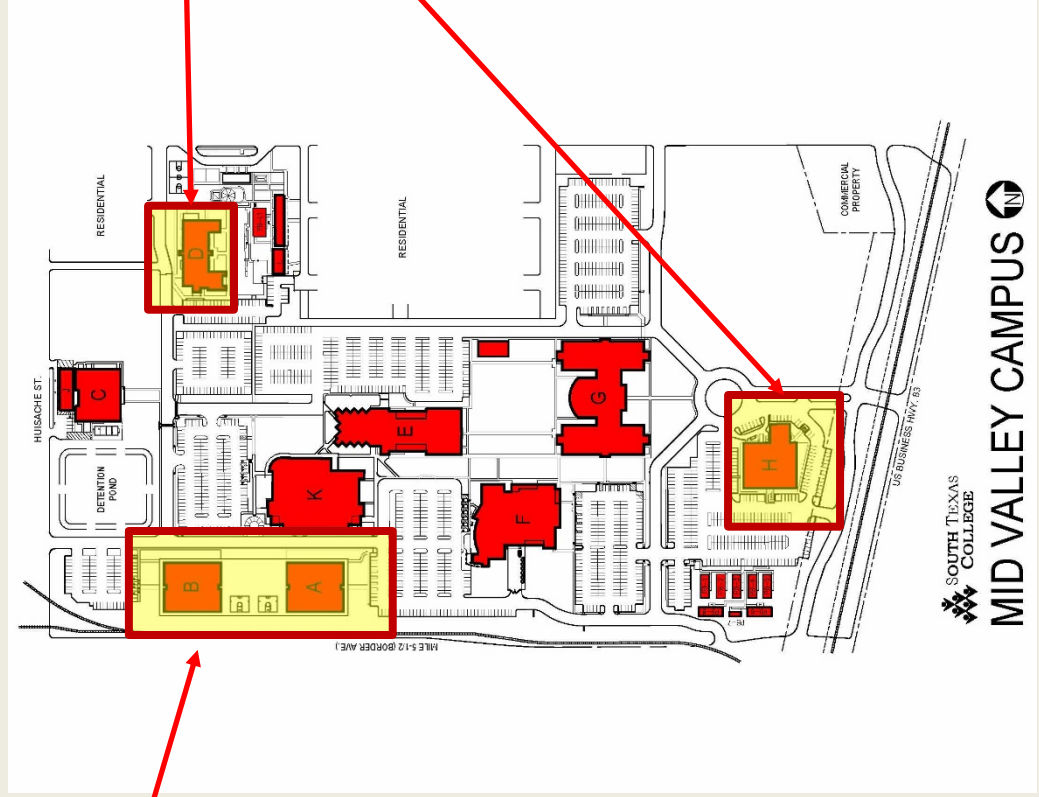


Building T

# District Wide Repainting of Exterior Stucco Phase II Mid Valley Campus Building A, B, D & H Project Site



Nursing and  
Allied Health  
-Building B &  
Center for  
Learning  
Excellence -  
Building A



Workforce Center-  
Building D

South  
Academic  
Building H

# District Wide Repainting of Exterior Stucco Phase II Mid Valley Campus Buildings A,B, D and H Photos



Building D

Building A & B



Building H

# District Wide Repainting of Stucco Phase II Starr County Campus Building D, F & J Project Site



Manuel Benavides  
Jr. Rural Technology  
Center - Building J

Workforce Center  
- Building D

Cultural Arts  
Center-  
Building F

# District Wide Repainting of Stucco Phase II Starr County Campus Buildings D, F, and J



Building D



Building F



Building J

## District Wide - Repainting of Exterior Stucco Phase II



### **Requested By**

Part of the Renew and Replace yearly budget

### **Scope of work**

Repainting of Exterior Stucco: Pecan Campus, Mid Valley Campus and Starr County Campus.

Pecan Campus: L, N, M and T

Mid Valley Campus: A, B, N and H

Starr County Campus: D, F and J

### **Estimated Total Project Budget**

Construction	\$ 950,000
Miscellaneous	<u>9,000</u>
Total Project Budget	\$ 959,000

**SOUTH TEXAS COLLEGE  
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO MID VALLEY CAMPUS, PECAN CAMPUS, AND STARR COUNTY CAMPUS  
PROJECT NO. 24-25-1012**

NAME		AJ3 Construction L.L.C.		Calidad Construction, LLC		RGV Renovations, LLC		TADCO Roofing		Terra Fuerte Construction, LLC.	
ADDRESS		2900 N Texas Blvd., Suite 201		7512 N 17th St		PO Box 720551		902 E Onrassa Rd		614 E Frontage Rd	
CITY/STATE/ZIP		Weslaco, TX 78599		McAllen, TX 78504		McAllen, TX 78504		Edinburg, TX 78542		Alamo, TX 78516	
PHONE		956-536-8568/956-447-2000		956-460-3614		956-638-0290		956-961-4736		956-844-6146	
FAX		956-447-2003						956-961-4736			
CONTACT		Arturo Gonzalez		Arturo Garza III		Josh Zurbaran		Javier Ramos		Rolando Leal	
#	Description	Proposed		Proposed		Proposed		Proposed		Proposed	
<b>Mid-Valley Campus</b>											
1	Building A Base Bid Amount	\$	49,409.82	\$	75,000.00			\$	165,785.00	\$	82,320.00
2	Building B Base Bid Amount	\$	49,409.83	\$	75,000.00			\$	165,785.00	\$	82,320.00
3	Building D Base Bid Amount	\$	31,206.20	\$	49,000.00			\$	101,115.00	\$	52,920.00
4	Building H Base Bid Amount	\$	43,341.95	\$	69,600.00			\$	158,250.00	\$	76,440.00
<b>Mid Valley Campus Total</b>		<b>\$</b>	<b>173,367.80</b>	<b>\$</b>	<b>268,600.00</b>			<b>\$</b>	<b>590,935.00</b>	<b>\$</b>	<b>294,000.00</b>
<b>Pecan Campus</b>											
5	Begin Work Within	5-10 Working Days		10 Working Days		40 Working Days		30 Working Days		75 Working Days	
6	Completion of Work Within	45 Calendar Days		30 Calendar Days		77 Calendar Days		180 Calendar Days		10 Calendar Days	
<b>Total Evaluation Points</b>		87.272		68.84		45.87		55.63		71.76	
<b>Ranking</b>		1		3		5		4		2	
<b>Pecan Campus</b>											
7	Building L Base Bid Amount	\$	19,374.70	\$	30,000.00			\$	54,015.00	\$	21,000.00
8	Building M Base Bid Amount	\$	34,443.90	\$	18,600.00			\$	28,590.00	\$	37,800.00
9	Building N Base Bid Amount	\$	7,893.39	\$	8,400.00			\$	55,940.00	\$	64,400.00
10	Building T Base Bid Amount	\$	10,046.13	\$	9,000.00			\$	52,770.00	\$	16,800.00
<b>Pecan Campus Total</b>		<b>\$</b>	<b>71,758.12</b>	<b>\$</b>	<b>66,000.00</b>			<b>\$</b>	<b>191,315.00</b>	<b>\$</b>	<b>140,000.00</b>
<b>Starr County Campus</b>											
11	Begin Work Within	5-10 Working Days		10 Working Days		40 Working Days		30 Working Days		45 Working Days	
12	Completion of Work Within	45 Calendar Days		30 Calendar Days		77 Calendar Days		60 Calendar Days		10 Calendar Days	
<b>Total Evaluation Points</b>		84.67		84.8		45.87		60.33		68.24	
<b>Ranking</b>		2		1		5		4		3	



SOUTH TEXAS COLLEGE  
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO MID VALLEY CAMPUS, PECAN CAMPUS, AND STARR COUNTY CAMPUS  
PROJECT NO. 24-25-1012

NAME	AJ3 Construction L.L.C.	Calidad Construction, LLC	RGV Renovations, LLC	TADCO Roofing	Terra Fuerte Construction, LLC.
ADDRESS	2900 N Texas Blvd., Suite 201 Weslaco, TX 78599	7512 N 17th St McAllen, TX 78504	PO Box 720551 McAllen, TX 78504	902 E Onrassa Rd Edinburg, TX 78542	614 E Frontage Rd Alamo, TX 78516
CITY/STATE/ZIP					
PHONE	956-536-8568/956-447-2000	956-460-3614	956-638-0290	956-961-4736	956-844-6146
FAX	956-447-2003			956-961-4736	
CONTACT	Arturo Gonzalez	Arturo Garza III	Josh Zurbaran	Javier Ramos	Rolando Leal
#	Proposed	Proposed	Proposed	Proposed	Proposed
Description					
<b>Starr County Campus</b>					
13	Building D Base Bid Amount	\$ 36,813.88	\$ 50,000.00	\$ 105,440.00	\$ 74,400.00
14	Building J Base Bid Amount	\$ 37,668.00	\$ 50,000.00	\$ 182,810.00	\$ 88,800.00
15	Building F Base Bid Amount	\$ 40,105.64	\$ 50,000.00	\$ 131,000.00	\$ 76,800.00
	<b>Starr County Campus Total</b>	<b>\$ 114,587.52</b>	<b>\$ 150,000.00</b>	<b>\$ 419,250.00</b>	<b>\$ 240,000.00</b>
<b>Starr County Campus</b>					
16	Begin Work Within	5-10 Working Days	10 Working Days	30 Working Days	60 Working Days
17	Completion of Work Within	45 Calendar Days	30 Calendar Days	150 Calendar Days	10 Calendar Days
18	Bid Bond Provided	Yes	Yes	Yes	Yes
	<b>Total Evaluation Points</b>	88.29	74.17	54.94	67.42
	<b>Ranking</b>	1	2	4	3

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

SOUTH TEXAS COLLEGE DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO MID VALLEY CAMPUS, PECAN CAMPUS AND STARR COUNTY CAMPUS -- PECAN CAMPUS PROJECT NO. 24-25-1012 EVALUATION SUMMARY										
VENDOR		AJ3 Construction L.L.C.	Calidad Construction, LLC	RGV Renovations, LLC	TADCO Roofing	Terra Fuerte Construction, LLC.				
ADDRESS		2900 N Texas Blvd., Suite 201	7512 N 17th St	PO Box 720551	902 E Owassa Rd	P O Box 5657				
CITY/STATE/ZIP		Weslaco, TX 78599	McAllen, TX 78504	McAllen, TX 78504	Edinburg, TX 78542	McAllen, TX 78502				
PHONE		56-536-8568/956-447-200	956-460-3614	956-638-0290	956-961-4736	956-358-4041				
FAX		956-447-2003			956-961-4736					
CONTACT		Arturo Gonzalez	Arturo Garza III	Josh Zurbaran	Javier Ramos	Rolando Leal				
1	The Respondent's price proposal. (up to 45 points)	41.38	45	11.88	15.52	21.21				
		41.38	45	11.88	15.52	21.21				
		41.38	45	11.88	15.52	21.21				
		41.38	45	11.88	15.52	21.21				
		41.38	45	11.88	15.52	21.21				
2	The Respondent's experience and reputation. (up to 10 points)	8	8	6	8	8				
		9	7	6	7	9				
		7	7	6	8	8				
		9	7	7	9	9				
		8	6	7	8.5	8.5				
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8	6	8	8				
		9	7	6	9	9				
		7	7	6	8	8				
		9	7	7	7	9				
		8	6	8	8.5	8.5				
4	The Respondent's safety record (up to 5 points)	4	3	3	4	4				
		4	4	3	4	4.5				
		3	3	2	4	4				
		4	4	4	4	4				
		4	3	4	4.5	4.8				
5	The Respondent's proposed personnel. (up to 8 points)	7	5	5	7	7				
		7	6	6	7	7.5				
		6	6	5	7	7				
		7	6	7	7	7				
		6	5	7	7.5	7.8				
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	5	5	7	7				
		7	5	6	8	7				
		5	6	4	7	7				
		6	6	7	7	7				
		6	7	6	8	7.8				
7	The Respondent's organization and approach to the project. (up to 6 points)	5	3	3	8	5				
		5	3	4	6	5.5				
		4	5	3	5	5				
		5	4	5	5	5				
		2	5	4	5.5	5.8				
8	The Respondent's time frame for completing the project. (up to 7 points)	5.09	7	2.39	3.11	5.09				
		5.09	7	2.39	3.11	5.09				
		5.09	7	2.39	3.11	5.09				
		5.09	7	2.39	3.11	5.09				
		5.09	7	2.39	3.11	5.09				
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 points)	1	0	0	1	1				
		1	0	0	1	1				
		1	0	0	1	1				
		1	0	0	1	1				
		1	0	0	1	1				
<b>TOTAL EVALUATION POINTS</b>		84.67	84.8	45.87	60.33	68.24				
<b>RANKING</b>		2	1	5	4	3				

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

<b>SOUTH TEXAS COLLEGE</b> <b>DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO MID VALLEY CAMPUS, PECAN CAMPUS, AND STARR COUNTY CAMPUS --</b> <b>MID VALLEY CAMPUS</b> <b>PROJECT NO. 24-25-1012</b> <b>EVALUATION SUMMARY</b>								
<b>VENDOR</b>		AJ3 Construction L.L.C.	Calidad Construction, LLC		TADCO Roofing		Terra Fuerte Construction, LLC.	
<b>ADDRESS</b>		2900 N Texas Blvd., Suite 201	7512 N 17th St		902 E Owassa Rd		P O Box 5657	
<b>CITY/STATE/ZIP</b>		Weslaco, TX 78599	McAllen, TX 78504		Edinburg, TX 78542		McAllen, TX 78502	
<b>PHONE</b>		56-536-8568/956-447-200	956-460-3614		956-961-4736		956-358-4041	
<b>FAX</b>		956-447-2003			956-961-4736			
<b>CONTACT</b>		Arturo Gonzalez	Arturo Garza III		Javier Ramos		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	45	29.04	29.04	13.2	13.2	26.53	26.53
		45	29.04		13.2		26.53	
		45	29.04		13.2		26.53	
		45	29.04		13.2		26.53	
		45	29.04		13.2		26.53	
2	The Respondent's experience and reputation. (up to 10 points)	8	8	7	8	8.1	8	8.5
		9	7		7		9	
		7	7		8		8	
		9	7		9		9	
		8	6		8.5		8.5	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8	7	8	8.1	8	8.5
		9	7		9		9	
		7	7		8		8	
		9	7		7		9	
		8	6		8.5		8.5	
4	The Respondent's safety record (up to 5 points)	4	3	3.4	4	4.1	4	4.26
		4	4		4		4.5	
		3	3		4		4	
		4	4		4		4	
		4	3		4.5		4.8	
5	The Respondent's proposed personnel. (up to 8 points)	7	5	5.6	7	7.1	7	7.26
		7	6		7		7.5	
		6	6		7		7	
		7	6		7		7	
		6	5		7.5		7.8	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	5	5.8	7	7.4	7	7.16
		7	5		8		7	
		5	6		7		7	
		6	6		7		7	
		6	7		8		7.8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	3	4	5	5.3	5	5.26
		5	3		6		5.5	
		4	5		5		5	
		5	4		5		5	
		2	5		5.5		5.8	
8	The Respondent's time frame for completing the project. (up to 7 points)	5.09	7	7	1.33	1.33	3.29	3.29
		5.09	7		1.33		3.29	
		5.09	7		1.33		3.29	
		5.09	7		1.33		3.29	
			7		1.33		3.29	
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 points)	1	0	0	1	1	1	1
		1	0		1		1	
		1	0		1		1	
		1	0		1		1	
		1	0		1		1	
<b>TOTAL EVALUATION POINTS</b>		87.272	68.84		55.63		71.76	
<b>RANKING</b>		1	3		4		2	

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





**SOUTH TEXAS COLLEGE  
DISTRICT-WIDE REPAINTING OF EXTERIOR STUCCO MID VALLEY CAMPUS, PECAN CAMPUS, AND STARR COUNTY CAMPUS  
PROJECT NO. 24-25-1012  
EVALUATION SUMMARY**

VENDOR		AJ3 Construction L.L.C.	Calidad Construction, LLC	TADCO Roofing	Terra Fuerte Construction, LLC.
ADDRESS		2900 N Texas Blvd., Suite 201	7512 N 17th St	902 E Owassa Rd	P O Box 5657
CITY/STATE/ZIP		Weslaco, TX 78599	McAllen, TX 78504	Edinburg, TX 78542	McAllen, TX 78502
PHONE		956-536-8568/956-447-2000	956-460-3614	956-961-4736	956-358-4041
FAX		956-447-2003		956-961-4736	
CONTACT		Arturo Gonzalez	Arturo Garza III	Javier Ramos	Rolando Leal
1	The Respondent's price proposal. (up to 45 points)	45	34.37	12.29	21.48
		45	34.37	12.29	21.48
		45	34.37	12.29	21.48
		45	34.37	12.29	21.48
		45	34.37	12.29	21.48
		45	34.37	12.29	21.48
2	The Respondent's experience and reputation. (up to 10 points)	8	8	8	8
		9	7	7	9
		7	7	8	8
		9	7	9	9
		8	6	8.5	8.5
		8.2	7	8.1	8.5
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8	8	8
		9	7	9	9
		7	7	8	8
		9	7	7	9
		8	6	8.5	8.5
		8.2	7	8.1	8.5
4	The Respondent's safety record (up to 5 points)	4	3	4	4
		4	4	4	4.5
		3	3	4	4
		4	4	4	4
		4	3	4.5	4.8
		3.8	3.4	4.1	4.26
5	The Respondent's proposed personnel. (up to 8 points)	7	5	7	7
		7	6	7	7.5
		6	6	7	7
		7	6	7	7
		6	5	7.5	7.8
		6.6	5.6	7.1	7.26
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	5	7	7
		7	5	8	7
		5	6	7	7
		6	6	7	7
		6	7	8	7.8
		6.2	5.8	7.4	7.16
7	The Respondent's organization and approach to the project. (up to 6 points)	5	3	5	5
		5	3	6	5.5
		4	5	5	5
		5	4	5	5
		2	5	5.5	5.8
		4.2	4	5.3	5.26
8	The Respondent's time frame for completing the project. (up to 7 points)	5.09	7	1.55	4
		5.09	7	1.55	4
		5.09	7	1.55	4
		5.09	7	1.55	4
		5.09	7	1.55	4
		5.09	7	1.55	4
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 points)	1	0	1	1
		1	0	1	1
		1	0	1	1
		1	0	1	1
		1	0	1	1
		1	0	1	1
<b>TOTAL EVALUATION POINTS</b>		88.29	74.17	54.94	67.42
<b>RANKING</b>		1	2	4	3

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



**Project Fact Sheet**  
**7/29/2024**





<b>Diaz Flooring</b>		District Wide Stucco Repainting Phase II - Pecan Campus				<b>Project No.</b>		2024-014R	
<b>Funding Source(s):</b>		Renewals & Replacements Fund							
		<b>FY 23-24</b>							
		<b>Total</b>		<b>Variance of</b>					
		<b>Project Budget</b>		<b>FY 23-24</b>		<b>Project Budget</b>			
		<b>Expenditures</b>		<b>Actual</b>		<b>vs. Actual</b>			
		<b>Expenditures</b>		<b>Expenditures</b>		<b>Expenditures</b>			
Construction:		\$ 500,000.00	\$ -	\$ 500,000.00					
Design:		-	-	-					
Miscellaneous:		3,000.00	-	3,000.00					
FFE:		-	-	-					
Technology:		-	-	-					
<b>Total:</b>		\$ 503,000.00	\$ -	\$ 503,000.00					
<b>Project Team</b>						<b>Board Status</b>			
<b>Approval to Solicit :</b>	N/A	<b>Board Approval of Schematic Design</b>		NA	<b>Contract Amount</b>		<b>Actual Expenditures</b>		<b>Variance</b>
<b>Architect/Engineer:</b>	N/A				TBD				\$ -
<b>Contractor:</b>		<b>Substantial Completion</b>		TBD	<b>Board Acceptance</b>		TBD		
<b>STC FPC Project Manager:</b>	Samuel Saldana	<b>Final Completion</b>		TBD	<b>Board Acceptance</b>		TBD		
<b>Project Description</b>		<b>Project Scope</b>							
Painting of Exterior Stucco for Building(s) - Cooper Center for Performing Arts Building L, Information Technology Building M, Institutional Support Services Building N, and Social Sciences Building T.		Painting of Exterior Stucco - continuing project for painting of exterior stucco walls on various buildings on the Pecan Campus.							
<b>Projected Timeline</b>									
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In		
N/A	N/A	N/A	8/27/2024	9/15/2024	11/22/2024	12/17/2024	N/A		
<b>Project Calendar of Expenditures by Fiscal Year</b>									
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>			
2023-24	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
<b>Project Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Current Agenda Item</b>									
8/13/2024 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus									
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Cooper Center for Performing Arts Building L</p> </div> <div style="text-align: center;">  <p>Information Technology Building M</p> </div> <div style="text-align: center;">  <p>Institutional Support Services Building N</p> </div> <div style="text-align: center;">  <p>Social Sciences Building T</p> </div> <div style="text-align: right; padding-right: 50px;"> <p>Pecan Campus</p> </div> </div>									

FPC Project Manager SPS

FPC Asst. Director Rita Gell

FPC Director RDA

**Project Fact Sheet**  
**7/29/2024**

<b>Diaz Flooring</b>		District Wide Stucco Repainting Phase II - Mid Valley Campus				<b>Project No.</b>		2024-009R							
<b>Funding Source(s):</b>		Renewals & Replacements Fund													
				<b>FY 23-24</b>											
				<b>FY 23-24</b>											
				<b>Actual</b>											
				<b>Expenditures</b>											
				<b>Budget vs. Actual</b>											
				<b>Expenditures</b>											
<b>Construction:</b>		\$ 200,000.00	\$ -	\$ -	\$ 200,000.00										
<b>Design</b>		-	-	-	-										
<b>Miscellaneous:</b>		3,000.00	-	-	3,000.00										
<b>FFE:</b>		-	-	-	-										
<b>Technology:</b>		-	-	-	-										
<b>Total:</b>		\$ 203,000.00	\$ -	\$ -	\$ 203,000.00										
<b>Project Team</b>					<b>Board Status</b>										
<b>Approval to Solicit :</b>		N/A		<b>Board Approval of Schematic Design</b>		NA									
<b>Architect/Engineer:</b>		N/A													
<b>Contractor:</b>															
<b>Contractor:</b>															
<b>STC FPC Project Manager:</b>		Samuel Saldana		<b>Substantial Completion</b>		TBD		<b>Board Acceptance</b> TBD							
				<b>Final Completion</b>		TBD		<b>Board Acceptance</b> TBD							
<b>Project Description</b>					<b>Project Scope</b>										
Painting of Exterior Stucco for Building(s) - Center for Learning Excellence Building A, Nursing and Allied Health Building B, Workforce Center Building D, and South Academic Building H					Painting of Exterior Stucco - continuing project for painting of exterior stucco walls on various buildings on the Mid-Valley Campus.										
<b>Projected Timeline</b>															
Board Approval to Solicit Architect/Engineer		Board Approval of Architect/Engineer		Board Approval of Schematic Design		Board Approval of Contractor		Construction Start Date		Board Approval of Substantial Completion Date		Board Approval of Final Completion Date		FFE Completion of Move In	
N/A		N/A		N/A		8/27/2024		9/15/2024		11/22/2024		12/17/2024		N/A	
<b>Project Calendar of Expenditures by Fiscal Year</b>															
<b>Fiscal Year</b>		<b>Construction</b>		<b>Design</b>		<b>Miscellaneous</b>		<b>FFE</b>		<b>Tech</b>		<b>Project Total</b>			
2023-24		-		-		-		-		-		\$ -			
<b>Project Total</b>		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -			
<b>Current Agenda Item</b>															
8/13/2024 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus															
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Center for Learning Excellence Building A</p> </div> <div style="text-align: center;">  <p>Nursing and Allied Health Building B</p> </div> <div style="text-align: center;">  <p>Workforce Center Building D</p> </div> <div style="text-align: center;">  <p>South Academic Building H</p> </div> <div style="text-align: right; margin-right: 50px;"> <p>Mid Valley Campus</p> </div> </div>															




FPC Project Manager SPF

FPC Asst. Director Rita G...

FPC Director RDA



**Project Fact Sheet**  
**7/29/2024**

<b>Diaz Flooring</b>		District Wide Stucco Repainting Phase II - Starr County Campus				<b>Project No.</b>	2024-011R
<b>Funding Source(s):</b>		Renewals & Replacements Fund					
		FY 23-24					
		FY 23-24		Variance of Project			
		Total	Actual	Budget vs. Actual			
		Project Budget	Expenditures	Expenditures			
Construction:		\$ 250,000.00	\$ -	\$	\$ 250,000.00		
Design		-	-		-		
Miscellaneous:		3,000.00	-		3,000.00		
FFE:		-	-		-		
Technology:		-	-		-		
<b>Total:</b>		<b>\$ 253,000.00</b>	<b>\$ -</b>	<b>\$</b>	<b>253,000.00</b>		
<b>Project Team</b>		<b>Board Status</b>					
<b>Approval to Solicit :</b>	N/A	<b>Board Approval of Schematic Design</b>			NA	<b>Vendor</b>	<b>Contract Amount</b>
<b>Architect/Engineer:</b>	N/A					\$ -	<b>Actual Expenditures</b>
<b>Contractor:</b>						\$ -	<b>Variance</b>
<b>Contractor:</b>							
<b>STC FPC Project Manager:</b>	Samuel Saldana	<b>Substantial Completion</b>			TBD	<b>Board Acceptance</b>	TBD
		<b>Final Completion</b>			TBD	<b>Board Acceptance</b>	TBD
<b>Project Description</b>		<b>Project Scope</b>					
Painting of Exterior Stucco for Building(s) - Workforce Center Building D, Cultural Arts Center Building F, and Manuel Benavides JR Rural Technology Center Building J		Painting of Exterior Stucco - continuing project for painting of exterior stucco walls on various buildings on the Starr County Campus.					
<b>Projected Timeline</b>							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
N/A	N/A	N/A	8/27/2024	9/15/2024	11/22/2024	12/17/2024	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>							
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>	
2023-24	-	-	-	-	-	\$ -	\$ -
<b>Project Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Current Agenda Item</b>							
8/13/2024 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus							
			<b>Starr County Campus</b>				
Workforce Center Building D	Cultural Arts Center Building F	Manuel Benavides Jr. Rural Technology Center Building J					

FPC Project Manager SPF

FPC Asst. Director Rita G. Mc

FPC Director RDA

**Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus NAH East Building A Generators Replacement**

Approval of substantial completion of the Nursing and Allied Health Campus NAH East Building A Generators Replacement project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Nursing and Allied Health Campus NAH East Building A Generators Replacement Project 2022-023R  Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Substantial Completion Recommended	July 10, 2024

This project has been developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President’s Cabinet, the Coordinated Operations Council, and the Board of Trustees. This project was scheduled as a non-educational and routine improvement to upgrade the power supply redundancy.

College staff and the Engineer visited the site and developed a construction punch list on July 10, 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 \$201,403.

The following table summarizes the current budget status:

Nursing and Allied Health Campus NAH East Building A Generators Replacement					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$375,000.00	\$201,403.00	\$0	\$201,403.00	\$190,857.85	\$10,545.15

**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 completion of the Nursing and Allied Health Campus NAH East Building A Generators Replacement project as presented.



# Nursing and Allied Health Campus NAH East Building A Generators Replacement



# Nursing and Allied Health Campus NAH East Building A Generators Replacement





# AIA® Document G704® – 2017

## Certificate of Substantial Completion

**PROJECT:** *(name and address)*  
 South Texas College - Pecan Campus and  
 Nursing and Allied Health Campus -  
 Generator Replacement  
 RFP 22-23-1014

**CONTRACT INFORMATION:**  
 Contract For: General Construction

**CERTIFICATE INFORMATION:**  
 Certificate Number: 001

Date: November 9, 2022

Date: July 10, 2024

**OWNER:** *(name and address)*  
 South Texas College  
 3200 West Pecan Boulevard, Building N,  
 Suite 179  
 McAllen, TX 78501

**ARCHITECT:** *(name and address)*  
 DBR Engineering Consultants, Inc.  
 200 S 10th Street, Suite 901  
 McAllen, Texas 78501

**CONTRACTOR:** *(name and address)*  
 Metro Electric, Inc.  
 1901 Industrial Drive.  
 McAllen, Texas 78504

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

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

Substantial Completion for Nursing and Allied Health Campus Generator Only

DBR Engineering  
 Consultants, Inc.

Hugo H. Avila,, Principal

July 10, 2024

ARCHITECT *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE OF SUBSTANTIAL COMPLETION

**WARRANTIES**

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

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

July 10, 2024

**WORK TO BE COMPLETED OR CORRECTED**

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

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

Punch list has been attached.

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

Cost estimate of Work to be completed or corrected: \$Equal to retainage amount

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

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

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

Metro Electric, Inc.

MICHAEL A. GERDEL-PROS 7.15.24

CONTRACTOR *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

South Texas College



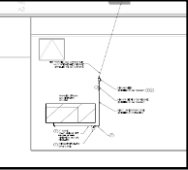
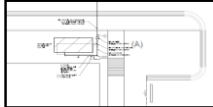
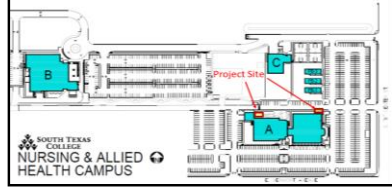
OWNER *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

AIA Document G704 – 2017. Copyright © 1963, 1978, 1992, 2000 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 08:12:47 CT on 07/12/2024 under Order No.4104248097 which expires on 01/07/2025, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

<b>Project Name:</b> Nursing and Allied Health Campus - East Building A Generator Replacement		<b>Project No.:</b> 2022-023R																		
<b>Funding Source(s):</b> Renewals & Replacement Fund																				
		<b>FY 21-22</b>		<b>FY 22-23</b>		<b>FY 23-24</b>														
	<b>Total Project Budget</b>	<b>*Revised Project Budget</b>	<b>FY 21-22 Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>FY 22-23 Project Budget</b>	<b>FY 22-23 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>FY 23-24 Project Budget</b>	<b>FY 23-24 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Total Actual Expenditures To Date</b>								
Construction:	\$ 375,000.00	\$ 201,403.00	\$ 375,000.00	\$ -	\$ 375,000.00	\$ 375,000.00	\$ 45,194.54	\$ 329,805.46	\$ 343,764.00	\$ 145,663.31	\$ 198,100.69	\$ 190,857.85								
Design:	37,500.00	37,500.00	37,500.00	18,281.25	19,218.75	20,719.00	1,778.55	18,940.45	25,588.00	1,570.94	24,017.06	21,630.74								
Miscellaneous:	9,500.00	9,500.00	9,500.00	503.66	8,996.34	9,500.00	-	9,500.00	10,000.00	1,660.00	8,340.00	2,163.66								
FFE:	-	-	-	-	-	-	-	-	-	-	-	-								
Technology:	-	-	-	-	-	-	-	-	-	-	-	-								
<b>Total:</b>	<b>\$ 422,000.00</b>	<b>\$ 248,403.00</b>	<b>\$ 422,000.00</b>	<b>\$ 18,784.91</b>	<b>\$ 403,215.09</b>	<b>\$ 405,219.00</b>	<b>\$ 46,973.09</b>	<b>\$ 358,245.91</b>	<b>\$ 379,352.00</b>	<b>\$ 148,894.25</b>	<b>\$ 230,457.75</b>	<b>\$ 214,652.25</b>								
*Revised Project Budget based on the Construction cost amount.																				
<b>Project Team</b>				<b>Board Status</b>																
<b>Approval to Solicit Architect/Engineer:</b>	9/28/2021			<b>Board Approval of Schematic Design</b>	N/A				<b>Vendor</b>			<b>Contract Amount</b>			<b>Actual Expenditures</b>			<b>Variance</b>		
<b>Architect/Engineer:</b>	DBR Engineering								\$	24,375.00	\$	21,630.74	\$	2,744.26						
<b>Contractor:</b>	Metro Electric					\$	201,403.00	\$	190,857.85	\$	10,545.15									
<b>STC FPC Project Manager:</b>	Samuel Saldana			<b>Substantial Completion</b>	7/10/2024	<b>Board Acceptance</b>	TBD													
				<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD													
<b>Project Description</b>				<b>Project Scope</b>																
Replace the two existing diesel generators with two natural gas generators that provides continuous power without the need to refuel.				Replace two (2) existing diesel generators with two (2) natural gas generators, and providing a new natural gas service to each generator.																
<b>Projected Timeline</b>																				
<b>Board Approval to Solicit Architect/Engineer</b>	<b>Board Approval of Architect/Engineer</b>	<b>Board Approval of Schematic Design</b>	<b>Board Approval of Contractor</b>	<b>Construction Start Date</b>	<b>Board Approval of Substantial Completion Date</b>	<b>Board Approval of Completion Date</b>	<b>Final</b>													
9/28/2021	3/29/2022	N/A	9/27/2022	11/15/2022	8/27/2024	9/24/2024		FFE Completion of Move In N/A												
<b>Project Calendar of Expenditures by Fiscal Year</b>																				
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Miscellaneous</b>	<b>Project Total</b>													
2021-22	\$ -	\$ 18,281.25	\$ -	\$ 503.66	\$ -	\$ -	\$ 18,784.91													
2022-23	\$ 45,194.54	\$ 1,778.55	\$ -	\$ -	\$ -	\$ -	\$ 46,973.09													
2023-24	\$ 145,663.31	\$ 1,570.94	\$ -	\$ 1,660.00	\$ -	\$ -	\$ 148,894.25													
<b>Project Total</b>	<b>\$ 190,857.85</b>	<b>\$ 21,630.74</b>	<b>\$ -</b>	<b>\$ 2,163.66</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 214,652.25</b>													
<b>Current Agenda Item</b>																				
08/13/2024 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion of the Nursing Allied Health Campus Generator Replacement																				
																				
		West Side Building A	East Side Building A																	

FPC Project Manager

*SJS*

FPC Asst. Director

*Rita Geller*

FPC Director

*RDDA*

**Review and Recommend Action on Substantial Completion of the Pecan Campus South Academic Building J Generator Replacement**

Approval of substantial completion of the Pecan Campus South Academic Building J Generator Replacement project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus South Academic Building J Generator Replacement Project 2022-019R  Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Substantial Completion Recommended	August 9, 2024

This project has been developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President’s Cabinet, the Coordinated Operations Council, and the Board of Trustees. This project was scheduled as a non-educational and routine improvement to upgrade the power supply redundancy.

College staff and the Engineer visited the site and developed a construction punch list on August 9, 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 \$339,251.

The following table summarizes the current budget status:

Pecan Campus South Academic Building J Generator Replacement					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$250,000.00	\$339,251.00	\$0	\$339,251.00	\$302,178.85	\$32,072.15

**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 completion of the Pecan Campus South Academic Building J Generator Replacement project as presented.

# Pecan Campus South Academic Building J Generator Replacement



DRAFT

# AIA® Document G704® - 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> South Texas College - Pecan and Nursing and Allied Health Campus - Generator Replacement RFP 22-23-1014	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: 10/21/2022	<b>CERTIFICATE INFORMATION:</b> Certificate Number: 002  Date: 08/09/2024
<b>OWNER:</b> <i>(name and address)</i> South Texas College 3200 West Pecan Boulevard, Building N, Suite 179 McAllen, TX 78501	<b>ARCHITECT:</b> <i>(name and address)</i> DBR Engineering Consultants, Inc.  200 S 10th Street, Suite 901 McAllen, Texas 78501	<b>CONTRACTOR:</b> <i>(name and address)</i> Metro Electric, Inc.  1901 Industrial Drive, McAllen, Texas 78504

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

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

Substantial Completion for Pecan Campus South Academic Bldg. J Generator Only

DBR Engineering  
Consultants, Inc.

\_\_\_\_\_  
**ARCHITECT** *(Firm Name)*

\_\_\_\_\_  
**SIGNATURE**

Hugo H. Avila

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

August 9, 2024

\_\_\_\_\_  
**DATE OF SUBSTANTIAL COMPLETION**

### WARRANTIES

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

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

08/09/24

### WORK TO BE COMPLETED OR CORRECTED

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

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

Punch list has been attached

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

Cost estimate of Work to be completed or corrected: \$Equal to retainage amount

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

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

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

Metro Electric, Inc  
**CONTRACTOR** (*Firm Name*)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**

South Texas College  
**OWNER** (*Firm Name*)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**

TEL  
BY  
A



**Project Fact Sheet**  
**7/29/2024**

<b>Project Name:</b> Pecan Campus - South Academic Building J Generator Replacement			<b>Project No.:</b> 2022-019R									
<b>Funding Source(s):</b> Renewals & Replacement Fund												
			<b>FY 21-22</b>			<b>FY 22-23</b>			<b>FY 23-24</b>			
	<b>Total Project Budget</b>	<b>*Revised Total Project Budget</b>	<b>FY 21-22 Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual</b>	<b>FY 22-23 Project Budget</b>	<b>FY 22-23 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual</b>	<b>FY 23-24 Project Budget</b>	<b>FY 23-24 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual</b>	<b>Total Actual Expenditures To Date</b>
Construction:	\$ 250,000.00	\$ 339,251.00	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 250,000.00	\$ 57,973.75	\$ 192,026.25	\$ 480,699.00	\$ 244,205.10	\$ 236,493.90	\$ 302,178.85
Design	25,000.00	25,000.00	20,000.00	12,187.50	7,812.50	\$ 13,813.00	\$ 1,694.55	\$ 12,118.45	\$ 18,425.00	\$ 2,646.16	\$ 15,778.84	16,528.21
Miscellaneous:	5,000.00	6,250.00	6,250.00	503.58	5,746.42	\$ 6,250.00	\$ -	\$ 6,250.00	\$ -	\$ -	\$ -	503.58
FFE:	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Technology:	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total:</b>	\$ <b>280,000.00</b>	\$ <b>370,501.00</b>	\$ <b>76,250.00</b>	\$ <b>12,691.08</b>	\$ <b>63,558.92</b>	\$ <b>270,063.00</b>	\$ <b>59,668.30</b>	\$ <b>210,394.70</b>	\$ <b>499,124.00</b>	\$ <b>252,272.74</b>	\$ <b>252,272.74</b>	\$ <b>319,210.64</b>
						*Revised Project Budget based on the Construction amount.						
<b>Project Team</b>						<b>Board Status</b>						
<b>Approval to Solicit Architect/Engineer:</b> 9/28/2021			N/A			<b>Vendor</b>		<b>Contract Amount</b>		<b>Actual Expenditures</b>		<b>Variance</b>
<b>Architect/Engineer:</b> DBR Engineering			<b>Board Approval of Schematic Design</b>			DBR Engineering		\$ 17,410.00		\$ 16,528.21		\$ 881.79
<b>Contractor:</b> Metro Electric			<b>Substantial Completion</b> TBD			<b>Board Acceptance</b> TBD		Metro Electric		\$ 339,251.00		\$ 302,178.85 \$ 37,072.15
<b>STC FPC Project Manager:</b> Samuel Saldana			<b>Final Completion</b> TBD			<b>Board Acceptance</b> TBD						
<b>Project Description</b>						<b>Project Scope</b>						
Replace the existing diesel generator with a natural gas generator that provides continuous power without the need to refuel.						Replace existing diesel generator with a natural gas generator, and providing new natural gas service to the new generator.						
<b>Projected Timeline</b>												
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In					
9/28/2021	3/29/2022	NA	9/27/2022	11/15/2022	8/27/2024	9/27/2024	N/A					
<b>Project Calendar of Expenditures by Fiscal Year</b>												
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>						
2021-22	\$ -	\$ 12,187.50	\$ 503.58	\$ -	\$ -	\$ 12,691.08						
2022-23	\$ 57,973.75	\$ 1,694.55	\$ -	\$ -	\$ -	\$ 59,668.30						
2023-24	\$ 244,205.10	\$ 2,646.16	\$ -	\$ -	\$ -	\$ 246,851.26						
<b>Project Total</b>	\$ <b>302,178.85</b>	\$ <b>16,528.21</b>	\$ <b>503.58</b>	\$ <b>-</b>	\$ <b>-</b>	\$ <b>319,210.64</b>						
<b>Current Agenda Item</b>												
<b>8/13/2204 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion for the Pecan Campus South Academic Building J Generator Replacement</b>												

FPC Project Manager SPS

FPC Asst. Director Rita Gillette

FPC Director RADA

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

Approval of final completion of the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Project 2022-015C  Engineer: Martinez Architects Contractor: 5 Star GC Construction, LLC.	Final Completion Recommended	August 6, 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 a two-story structure for instruction and training in fire science in a residential setting using fire training elements and live fire props.

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 5 Star GC Construction, LLC. The original cost approved for this project was \$2,465,000.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$1,681,228.00	\$2,465,000.00	\$27,237.75	\$2,492,237.75	\$2,320,360.99	\$171,876.76

**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 \$171,876.76 to 5 Star GC Construction, LLC. for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented.

# Regional Center for Public Safety Excellence Two-Story Fire Training Structure



# Regional Center for Public Safety Excellence Two-Story Fire Training Structure





## Construction Certification Completion

Date: August 6, 2024

Project: South Texas College – RCPSE Two-Story Residential Training Structure

Project Number: 22-23-1048

Architect: Martinez Architects, LP

General Contractor: 5 Star GC Construction LLC

To: South Texas College Board of Trustees

The work observed constructed by 5 Star GC Construction LLC has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete and in compliance with the Construction Documents designed and documented by Martinez Architects. During the course of construction, periodic site observations and regular correspondence and coordination efforts with the general contractor were completed confirming the necessary standard of care and expected quality were incorporated into the project. Reviews of the project by local and state authorities having jurisdiction confirm the facility has been constructed in accordance with applicable local and state statutes and regulations. All parties have agreed to and executed the AIA G704-2017 Certificate of Substantial Completion transferring the project from 5 Star GC Construction LLC to South Texas College dated June 20, 2024.

By Accepting this letter of Construction Certification Completion, the Owner and General Contractor have agreed that all terms of the contract between Owner and General Contractor have been met. The itemized tasks and requirements of AIA G704-2017 have been completed to the satisfaction of the Owner and the Owner has approved and released all payments to the General Contractor have been made. The Architect thereby confirms the project is complete.

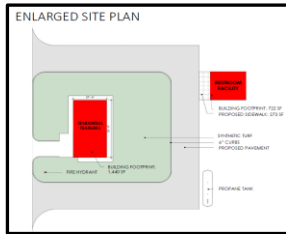
Ricardo Martinez, AIA, LEED AP, NCARB  
President, Martinez Architects



**Project Fact Sheet**  
**7/29/2024**

<b>Project Name:</b> Regional Center for Public Safety Excellence - Two Story Fire Training Structure			<b>Project No.:</b> 2022-015C									
<b>Funding Source(s):</b> Unexpended Plant Fund; Unexpended Plant Fund												
			<b>FY 21-22</b>		<b>FY 22-23</b>			<b>FY 23-24</b>				
	<b>Original Project Budget</b>	<b>*Revised Total Project Budget</b>	<b>FY 21-22 Actual Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Project Budget</b>	<b>FY 22-23 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Project Budget</b>	<b>FY 23-24 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Total Actual Expenditures To Date</b>
Construction:	\$ 1,250,000.00	\$ 2,465,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,000,000.00	\$ 388,186.62	\$ 611,813.38	\$ 2,848,000.00	\$ 1,932,174.37	\$ 915,825.63	\$ 2,320,360.99
Design:	125,000.00	125,000.00	100,000.00	49,755.83	\$ 50,244.17	68,750.00	97,523.08	\$ (28,773.08)	182,214.00	30,442.75	\$ 151,771.25	177,721.66
Miscellaneous:	31,250.00	31,250.00	31,250.00	240.27	\$ 31,009.73	31,000.00	16,745.35	\$ 14,254.65	39,789.00	18,603.86	\$ 21,185.14	35,589.48
FFE:	68,750.00	68,750.00	-	-	\$ -	68,750.00	-	\$ 68,750.00	68,750.00	-	\$ 68,750.00	-
Technology:	106,250.00	106,250.00	-	-	\$ -	106,250.00	-	\$ 106,250.00	106,250.00	-	\$ 106,250.00	-
<b>Total:</b>	<b>\$ 1,581,250.00</b>	<b>\$ 2,796,250.00</b>	<b>\$ 381,250.00</b>	<b>\$ 49,996.10</b>	<b>\$ 331,253.90</b>	<b>\$ 1,274,750.00</b>	<b>\$ 502,455.05</b>	<b>\$ 772,294.95</b>	<b>\$ 3,245,003.00</b>	<b>\$ 1,981,220.98</b>	<b>\$ 1,263,782.02</b>	<b>\$ 2,533,672.13</b>
*Revised Project Budget based on the Construction cost amount.												
<b>Project Team</b>						<b>Board Status</b>						
<b>Approval to Solicit Architect/Engineer:</b>	9/28/2021	<b>Board Approval of Schematic Design</b>				06/28/2022	<b>Contract Amount</b>		<b>Actual Expenditures</b>		<b>Variance</b>	
<b>Architect/Engineer:</b>	Martinez Architects	<b>Substantial Completion</b>				6/20/2024	<b>Board Acceptance</b>		7/16/2024			
<b>Contractor:</b>	5 Star GC Construction	<b>Final Completion</b>				TBD	<b>Board Acceptance</b>		TBD			
<b>STC FPC Project Manager:</b>	Samuel Saldana											
<b>Project Description</b>						<b>Project Scope</b>						
Design and Construction of a two story fire training structure.						Construction of a 2-story residential building to be used as a fire training structure, including several fire training elements and live fire props. <b>Training Structure: 2,400 SF - Restrooms: 970 SF</b>						
<b>Projected Timeline</b>												
<b>Board Approval to Solicit Architect/Engineer</b>	<b>Board Approval of Architect/Engineer</b>	<b>Board Approval of Schematic Design</b>	<b>Board Approval of Contractor</b>	<b>Construction Start Date</b>	<b>Board Approval of Substantial Completion Date</b>	<b>Board Approval of Final Completion Date</b>	<b>FFE Completion of Move In</b>					
9/28/2021	1/25/2022	6/28/2022	2/14/2023	4/15/2023	7/16/2024	8/27/2024	N/A					
<b>Project Calendar of Expenditures by Fiscal Year</b>												
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>						
2020-21	\$ -	\$ -	-	\$ -	\$ -	\$ -						
2021-22	-	49,755.83	240.27	-	-	49,996.10						
2022-23	388,186.62	97,523.08	16,745.35	-	-	494,455.05						
2023-24	1,932,174.37	30,442.75	18,603.86	-	-	1,981,220.98						
<b>Project Total</b>	<b>\$ 2,320,360.99</b>	<b>\$ 177,721.66</b>	<b>\$ 35,589.48</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,533,672.13</b>						

**08/13/2024 Facilities Committee Meeting: Review and Recommend Action on Final Completion of the Regional Center for Public Safety Excellence Two Story Residential Fire Training Structure**



Proposed Locations

FPC Project Manager SPS

FPC Asst. Director Rita G...

FPC Director RMA

**Review and Recommend Action on Final Completion of the District Wide Flooring Replacement at Mid Valley Campus Student Union Building F**

Approval of final completion of District Wide Flooring Replacement at the Mid Valley Campus Student Union Building F project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Flooring Replacements Phase III Project 2024-012R  Contractor: Intertech Flooring	Final Completion Recommended	July 25, 2024

This project is part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance (FOM) and Facilities Planning & Construction (FPC) departments. The project was 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 was scheduled as the third phase of a routine improvement to replace flooring in buildings district wide as necessary.

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 Intertech Flooring. The original cost approved for this project was \$405,184.

The following table summarizes the current budget status:

District Wide Flooring Replacement at Mid Valley Campus Student Union Building F					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$44,384.00	\$0	\$44,384.00	\$0	\$44,384.00

**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 \$44,384.00 to Intertech Flooring for the District Wide Flooring Replacement at the Mid Valley Campus Student Union Building F project as presented.

District Wide Flooring Replacements Phase III  
Mid Valley Campus Building F





District Wide Flooring Replacements Phase III  
Mid Valley Campus Building F





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

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

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

July 25, 2024

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

Re: RFP 23-24-1041 STC District Wide Flooring Replacement Student Union Building F – Mid Valley Campus

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC **District Wide Flooring Replacement Student Union Building F for Mid Valley Campus** as of **July 18, 2024** and recommends release of final payment to Terra Fuerte Construction LLC.

If you have any questions, please contact our office.



Sincerely,

A handwritten signature in blue ink, appearing to read "Rick de la Garza".

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



**Project Fact Sheet**  
**7/29/2024**

<b>Diaz Flooring</b>		District Wide - Flooring Replacement Phase III				Project No.		2024-012R							
<b>Funding Source(s):</b>		Renewals & Replacements Fund													
		<b>FY 23-24</b>													
		<b>FY 23-24</b>		<b>Variance of</b>											
		<b>Project Budget</b>		<b>Actual Expenditures</b>		<b>Project Budget vs. Actual Expenditures</b>		<b>Total Actual Expenditures To Date</b>							
Construction:		\$ 500,000.00	\$ 118,715.80	\$ 381,284.20			\$ 118,715.80								
Design		-	-	-			-								
Miscellaneous:		4,000.00	433.23	3,566.77			433.23								
FFE:		-	-	-			-								
Technology:		-	-	-			-								
<b>Total:</b>		\$ 504,000.00	\$ 119,149.03	\$ 384,850.97			\$ 119,149.03								
<b>Project Team</b>				<b>Board Status</b>											
<b>Approval to Solicit :</b>		2/14/2024		<b>Board Approval of Schematic Design</b>		NA									
<b>Architect/Engineer:</b>		N/A		<b>Location</b>											
<b>Contractor:</b>		Interch Flooring		<b>Vendor</b>											
<b>Contractor:</b>		Terra Fuerte		<b>Contract Amount</b>											
				<b>Actual Expenditures</b>											
				<b>Variance</b>											
				MVC Bldg. F		Intertech Flooring		\$ 44,384.00							
				MVC Bldg. G		Terra Fuerte		\$ 360,800.00							
				PCN Bldg. F		Diaz Flooring		\$ 18,160.00							
				Tech Bldg. B		Mohawk		\$ 1,007.79							
				<b>Substantial Completion</b>		Building F: 06/18/2024		<b>Board Acceptance</b> TBD							
<b>STC FPC Project Manager:</b>		Samuel Saldana		<b>Final Completion</b>		TBD		<b>Board Acceptance</b> TBD							
<b>Project Description</b>				<b>Project Scope</b>											
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.											
<b>Projected Timeline</b>															
<b>Board Approval to Solicit Architect/Engineer</b>		<b>Board Approval of Architect/Engineer</b>		<b>Board Approval of Schematic Design</b>		<b>Board Approval of Contractor</b>		<b>Construction Start Date</b>		<b>Board Approval of Substantial Completion Date</b>		<b>Board Approval of Final Completion Date</b>		<b>FFE Completion of Move In</b>	
N/A		N/A		N/A		4/23/2024		5/20/2024		8/13/2024		9/24/2024		N/A	
<b>Project Calendar of Expenditures by Fiscal Year</b>															
<b>Fiscal Year</b>		<b>Construction</b>		<b>Design</b>		<b>Miscellaneous</b>		<b>FFE</b>		<b>Tech</b>		<b>Project Total</b>			
2023-24		118,715.80		-		433.23		-		-		\$ 119,149.03			
<b>Project Total</b>		\$ 118,715.80		\$ -		\$ 433.23		\$ -		\$ -		\$ 119,149.03			
<b>Current Agenda Item</b>															
<b>08/13/2024 Facilities Committee Meeting:</b> Review and Recommend Action on Final Completion of the District Wide Flooring Replacement Phase III at Mid Valley Campus Student Union Building F															
				<b>Mid-Valley Campus</b>											

FPC Project Manager SPF

FPC Asst. Director Rita G...

FPC Director RMA

## **Review and Recommend Action on Annual Facility Usage Agreements for the Kinesiology Program**

Approval of the FY 2024 – 2025 annual facility usage agreements for use by the Kinesiology Program will be requested at the Board meeting.

### **Purpose**

Approval of annual facility usage agreements for various locations that host student instruction will be requested for FY 2024 – 2025.

### **Justification**

Various locations are needed to accommodate the Kinesiology program courses offered at South Texas College. The facilities needed are course specific (ex. golf, swimming, tennis, bowling, etc.).

### **Background**

The College leases facilities on an annual basis which are used for various instructional purposes. The facilities will provide for Bowling, Golf, Basketball, Volleyball, Swimming, Softball, Soccer, Flag Football, and Tennis courses in the Kinesiology Program for the Fall 2024, Spring 2025, and Summer 2025 semesters.

The following includes examples of facilities at which kinesiology courses may be offered.

- City of McAllen
  - Boys and Girls Club Othal Brand Center
  - Boys and Girls Club Roney Center
  - Boys and Girls Club Pool
  - Las Palmas Park
  - Los Encinos Park Tennis Courts
  - Municipal Baseball Complex
  - Municipal Pool
  - Champion Lakes Golf Course
  - Parks and Recreation Bicentennial Soccer Field
  - Westside Park
- City of Mission
  - Bannworth Park
  - Parks & Recreation North Side Pool
- City of Weslaco
  - Weslaco City Park
  - Harlon Block Park (Weslaco, TX)
- Main Event (Pharr, TX)
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McAllen High School Tennis Courts

Additional facilities may be required at which the Kinesiology program may offer courses due to unforeseen circumstances. In these circumstances, the President will be asked to review and approve the use of various facilities as needed, pursuant to Policy 6130.

**Funding Source**

Funds will be budgeted in the proposed FY 2024 - 2025 Physical Education Facility Rental budget.

**Recommended Action**

Administration requests the Committee recommend Board approval of the FY 2024 – 2025 annual facility usage agreements for use by the Kinesiology program as presented.

## **Review and Recommend Action on Ratification of Activities Related to the Emergency Repairs at Pecan Campus Physical Plant Building E Cooling Towers and Approval of Necessary Additional Repairs**

### **Purpose and Justification**

Administration requests the Committee recommend Board approval on the ratification of activities related to the emergency repairs at the Pecan Campus Physical Plant Building E Cooling Towers, completed by Texas Chiller Systems, a Board and The Interlocal Purchasing System (TIPS) approved vendor, at a total amount of \$315,220.60 and the approval of necessary additional repairs needed from Texas Chiller Systems, at an estimated total amount of \$325,000.00.

Mr. George McCaleb, Director of Facilities Operations and Maintenance, will provide an update on the status of emergency repairs at the Pecan Campus Physical Plant Building E Cooling Towers.

These repairs were necessary due to several leaks in the underground cooling tower piping, which led to the loss of air condition cooling for the entire Pecan Campus from Friday, May 17, 2024 through Monday, May 20, 2024.

Administration engaged Texas Chiller Systems, a Board and The Interlocal Purchasing System (TIPS) approved vendor, to inspect and conduct emergency repairs to the leaks, as per South Texas College Board Policy #5210: Purchasing:

*The President may authorize purchase of items in an emergency and subsequently report the action to the Board of Trustees.*

*If a College building or College equipment is destroyed or severely damaged, and the Board of Trustees determines that the time delay posed by the competitive bidding process would prevent or substantially impair the conduct of classes or other essential College activities, then contracts for the replacement or repair of such building or equipment may be made without resort to competitive bidding.*

The underground cooling tower piping was installed in early 2016 as part of the expansion of the Physical Plant at the Pecan Campus.

Administration worked with Texas Chiller Systems on the following items:

- In assessing the damaged underground cooling tower piping
- Providing a temporary above-ground cooling tower piping from the chillers to the cooling towers to have continuous cooling for the Pecan Campus
- Completed a temporary above-ground cooling tower piping and making it operational

The emergency repairs are as follows:

<b>Ratification of Activities</b>		
Underground Cooling Tower Piping Repairs	Texas Chiller Systems	\$33,433.88
Temporary Above Ground Cooling Tower Piping	Texas Chiller Systems	\$281,786.72
Total		\$315,220.60

**Funding Source**

Funds for the repair and temporary above-ground piping expenditure are budgeted in the Facilities Maintenance budget for FY 2023 – 2024.

**Insurance Status**

The College’s Risk Management team has been in coordination with the insurance carrier. As of May 19, 2024, the situation has been transferred to the underwriter’s large claims unit, and an adjuster has been assigned. The deductible amount for the Pecan Campus Physical Plant Building E Cooling Towers is \$100,000.00.

**Assessments Completed**

The following steps were completed to determine the necessary additional repairs:

1	Assessment of Underground Cooling Tower Piping	Texas Chiller Systems contracted NOS Inspections, LTD for the assessment of the underground cooling tower piping. The underground 30” supply and return cooling tower piping was evaluated in several areas and the steel piping thickness was found to have deteriorated. The results of the latest findings of the underground cooling tower piping are common for additional leaks.
2	Testing of Soil	Facilities Operations and Maintenance have contracted with Terracon to conduct an analysis of the soil around the underground cooling tower piping. At this time, the results of the soil analysis are pending.

**Additional Repairs**

Facilities Operations and Maintenance is requesting to contract with Texas Chiller Systems for the installation of a permanent above ground cooling tower piping to prevent further damage and downtime for the cooling system for the Pecan Campus, an estimated total cost is as follows:

<b>Additional Repairs</b>		
Permanent Above Ground Cooling Tower Piping	Texas Chiller Systems	\$325,000.00
Total		\$325,000.00

**Funding Source**

Funds for the Permanent Above Ground Cooling Tower Piping expenditure are budgeted in the Facilities Maintenance budget for FY 2024 – 2025, pending Board approval of the budget.

Any recommendations for future options will be brought to the Facilities Committee for review prior to presentation to the Board.

Mary G. Del Paz, Vice President for Finance and Administrative Services and George McCaleb, Director of Operations and Maintenance, will be present at the meeting to address any questions.

**Recommended Action**

It is requested that the Committee recommend Board approval on the ratification of activities related to the emergency repairs at the Pecan Campus Physical Plant Building E Cooling Towers, completed by Texas Chiller Systems, a Board and The Interlocal Purchasing System (TIPS) approved vendor, at a total amount of \$315,220.60 and the approval of necessary additional repairs needed from Texas Chiller Systems, at an estimated total amount of \$325,000.00, as presented.



### **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 Del Paz 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
<b>Pecan Campus</b>								
1	New Continuing Education Bldg and Testing Center	DV	12/6/2024	4/23/2024	1/28/2025	2/25/2025	3/24/2026	4/28/2026
2	Pecan West Parking & Site Improvements	DV	1/31/2023	N/A	2/25/2025	4/1/2025	1/27/2026	2/24/2026
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	7/25/2023	2/27/2024	5/28/2024
4	Pecan Campus Kinesiology Bldg Q Phase I	SS	Boultinghouse Simpson Gates Architects 6/28/22	6/27/2023	TBD	TBD	TBD	TBD
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	10/29/2024	12/4/2024	1/27/2026	2/24/2026
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
<b>Pecan Plaza</b>								
10	Human Resources Building A Renovation	DV	-	-	-	-	-	-
11	East Building B Renovation for Cosmetology	MV	10/29/2024	4/22/2025	11/25/2025	1/14/2026	12/15/2026	1/15/2027
<b>Mid-Valley Campus</b>								
12	Workforce Center Building D Welding Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	7/23/2024	8/27/2024
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	8/27/2024
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	8/27/2024
15	Student Union Building F Financial Aid Renovation	TBD	-	-	-	-	-	-
<b>Technology Campus</b>								
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
<b>Nursing &amp; Allied Health Campus</b>								
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	5/28/2024	9/24/2024	3/25/2025	4/1/2025	3/24/2026	4/28/2026
<b>Starr County Campus</b>								
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	9/28/2024	10/29/2024
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	9/28/2024	10/29/2024

**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
<b>Regional Center for Public Safety Excellence</b>								
21	Canopy for Safety Training Vehicles	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	11/9/2022	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	11/9/2022	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	11/9/2022	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	7/23/2024	8/27/2024
27	Parking Lot #1 for Additional Spaces	DV	2/27/2024	N/A	9/24/2024	10/15/2024	1/28/2025	2/25/2025

Red text signifies projected dates

**South Texas College**  
**Construction Projects Presented to Board of Trustees Report**  
**Fiscal Year 2023-2024**  
**As of July 31, 2024**

Total Project Budget Summary	FY24 Unexpended Plant Fund	FY24 Renewal & Replacement Plant Fund
FY 2024 Total Construction Project Budget	\$ 32,144,604.00	\$ 11,290,040.00
Budget Amendment		
Prior to FY 2024 Approved Projects	\$ 36,588,390.50	\$ 4,023,787.90
FY 2024 Proposed and Approved Projects	\$ 14,944,835.00	\$ 800,184.00
FY 2024 Proposed Projects for the Month of July 2024	\$ -	\$ 405,184.00
<b>FY 2024 Total Project Estimated Budget Balance</b>	<b>\$ 17,199,769.00</b>	<b>\$ 10,084,672.00</b>

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
<b>Board Approved on September 26, 2023</b>			
*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
<b>Total Board Approval on September 2023</b>		<b>\$ 706,699.65</b>	<b>\$ 698,311.17</b>
<b>Board Approved on October 31, 2023</b>			
2024	Solicitation of Engineering Services for the following project		
*2024-010R	1- Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales		
*2024-008C	2- Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces	\$ -	
2024	3- District Wide HVAC Replacements Phase 1 at Mid Valley Campus	\$ 2,550,000.00	
*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	
<b>Total Board Approval on October 2023</b>		<b>\$ 7,411,825.84</b>	<b>\$ -</b>

Total Project Budget Summary		FY24 Unexpended Plant Fund	FY24 Renewal & Replacement Plant Fund
<b>Board Approved on November 28, 2023</b>			
*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	
<b>Total Board Approval on November 2023</b>		<b>\$ 344,813.92</b>	<b>\$ -</b>
<b>Board Approved on December 6, 2023</b>			
No projects were presented			
<b>Total Board Approval on December 2023</b>		<b>\$ -</b>	<b>\$ -</b>
<b>Board Approved on January 30, 2024</b>			
*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	
2024	District Offices - Contracting Architectural Services for the Building Renovation. Estimated Project Budgeted \$ \$5,000,000	\$ 400,000.00	
<b>Total Board Approval on January 2024</b>		<b>\$ 2,502,904.14</b>	<b>\$ -</b>
<b>Board Approved on February 27, 2024</b>			
*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
2024	District Offices - Contracting Architectural Services for the Building Renovation		
*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
<b>Total Board Approval on February 29, 2024</b>		<b>\$ 5,959,700.00</b>	<b>\$ 3,209,144.50</b>
<b>Board Approved on March 26, 2024</b>			
*2024-010R	Technology Campus - Resurfacing of Parking Lot #2 & Regrading Swales (Project Cost)		\$ 395,000.00
2022-043C	Pecan Campus - Cooper Center for Performing Arts Building L - Expansion and Renovation for the Music and Dance Programs Phase II	\$ 3,500,000.00	

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 Renovation for the Music and Dance Programs Phase I (total cost projected \$7,266,377 increased by \$1,026,375)	\$ 1,026,375.00	
2022-015C	Regional Center for Public Safety Excellence - Two-Story Residential Fire Training Structure (Project Cost \$2,479,662.50 increased by 11,971.50)	\$ 11,971.50	
*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	
<b>Total Board Approval on March 2024</b>		<b>\$ 4,620,843.09</b>	<b>\$ 395,000.00</b>
<b>Board Approved on April 23, 2024</b>			
2021-001C	Pecan Campus - Solicitation for Architectural Services for the Building K Cashiers Renovation	\$ 2,615,760.00	
2024-004C	Pecan Campus - Solicitation for Architectural Services for the Building Z Operations Support Center	\$ 5,000,000.00	
2022-035R	McColl and Vermont Water Tower Logo Replacement		\$ 80,000.00
2021-002C	Pecan West Continuing Education - Preliminary Design Building A (Update budget \$10,651,375 from \$9,087,683)	\$ 1,563,692.00	
2024-012R	Mid Valley Campus - Construction Services for the District Wide Flooring Replacement Phase III - Building G		\$ 360,800.00
2024-012R	Mid Valley Campus - Construction Services for the District Wide Flooring Replacement Phase III - Building F		\$ 44,384.00
2022-005C	Starr Campus - Workforce Center Building Q for Automotive Lab Expansion and HVAC-R Outdoor Coverage Area Reduce contingency expense (Project cost \$2,768,000)	\$ -	
2023-015C	Pecan Campus - Substantial and Final Completion of Ann Richards Administration Building A Additional Parking Lot #19 (Project Cost \$255,572.00 and paid \$217,119.65 Remaining Balance \$38,452.35)	38,452.35	
2023-001C	Technology Campus - Final Completion for Truck Driving Range Expansion (Project cost \$52,155 paid \$49,547.25 Remaining balance \$2,607.75)	\$ 2,607.75	
2022-010C	Regional Center for Public Safety Excellence - Final Completion for Skill Pad & EVOG Lighting (Project cost \$331,731.00 paid \$315,114.05)	\$ 16,586.55	
2024	Pecan Plaza - East Building B Renovation for Cosmetology	\$ 6,664,135.00	
<b>Total Board Approval on April 2024</b>		<b>\$ 15,901,233.65</b>	<b>\$ 485,184.00</b>
<b>Board Approved on May 28, 2024</b>			
2024	Technology Campus - Interior Color Selection for Welding Lab Expansion Building F		
2024	Pecan Campus - Rejection of Construction Services for Kinesiology Building S		



Total Project Budget Summary		FY24 Unexpended Plant Fund	FY24 Renewal & Replacement Plant Fund
2022-041C	Pecan Campus - Final Completion Approval for North Academic Humanities Renovation for Administrative and Support Services Office in Building P (Cost \$689,000. Paid \$654,550.)	\$ 34,450.00	
2022-038R	Mid Valley Campus - Final Completion Approval for South Academic Repair & Renovation of Damage Roof and Interior Area Phase I for Building H (Cost \$679,144 Paid \$642,812.27)	\$ -	\$ 36,332.23
2024	Pecan Campus - Contractual Architectural Services for the District Office		
2023-020C	Mid Valley Campus - Construction Services for the District Wide Flooring Replacement Phase III - Building F	\$ 5,000,000.00	
2024	Pecan Campus - Emergency Repairs for Physical Cooling Tower Building E		
<b>Total Board Approval on May 2024</b>		<b>\$ 5,034,450.00</b>	<b>\$ 36,332.23</b>
<b>Board Approved on June 25, 2024</b>			
2024	Various Campus - Geotechnical Engineering and Materials Testing Services		
2021-002C	Pecan West Campus - Schematic Design Approval and Construction Services Solicitation Authorization Building A	\$ 8,320,000.00	
2022-014C	Mid Valley Campus - Substantial Completion Approval for Workforce Center HVAC-R Classroom & Covered Area Building D (Cost \$954,000 Paid \$855,659.00)	\$ 98,341.00	
2022-012C	Mid Valley Campus - Substantial Completion Approval for Automotive Lab Expansion for Building M (Cost \$2,045,000 Paid \$1,681,151.66)	\$ 363,848.34	
<b>Total Board Approval on June 2024</b>		<b>\$ 8,782,189.34</b>	<b>\$ -</b>
<b>Board Approved on July 16, 2024</b>			
2024	Pecan Campus - New Location of Kinesiology Building Q		
2024	Nursing & Allied Health Campus - Facility Use - Formerly Texas A&M Building) Building E		
2022-013C	Mid Valley Campus - Substantial Completion Approval for Workforce Center Welding Lab Expansion and Renovation Building D (Cost \$1,189,000 and Paid \$1,092,310.89)	\$ 96,689.11	
2022-015C	RCPS - Substantial Completion Approval for Two-Story Residential Fire Training Structure (Cost \$2,492,237.75 Paid \$2,320,360.99)	\$ 171,876.76	
2024-012R	Mid Valley Campus - District Wide - Flooring Replacement Student Union Building F		\$ 405,184.00
<b>Total Board Approval on July 2024</b>		<b>\$ 268,565.87</b>	<b>\$ 405,184.00</b>
<b>Total FY 24 Board Approved Projects</b>		<b>\$ 51,533,225.50</b>	<b>\$ 5,229,155.90</b>

\* The Projects were presented to the Board of Trustees in prior months. The first four digits identify the budgeted fiscal year.

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	
<b>Pecan Campus</b>																				
1	Library Building F Space Modifications	DV					●					\$ 1,135,000	\$ 184,551	\$ 950,449	\$ 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	\$ 821,425	\$ 58,085	\$ 802,840	Low	May 2024	Approval of Final Completion	Able City, LLC	Holchemont
3	Pecan Campus Kinesiology Building Phase I	SS				●						\$ 6,177,150	\$ 318,002	\$ 5,859,148	\$ 1,186,000	High	July 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	\$ 313,984	\$ 5,384,016	\$ 1,405,000	High	October 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	\$ 289,270	\$ (89,270)	\$ 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
<b>Pecan Campus Subtotal</b>												<b>\$ 20,734,160</b>	<b>\$ 1,927,232</b>	<b>\$ 18,806,928</b>	<b>\$ 4,694,440</b>					
<b>Pecan West</b>																				
10	Pecan West Continuing Education Building A & Testing Center Addition	DV			●							\$ 9,087,683	\$ 24,018	\$ 9,063,665	\$ 1,371,150	High	February 2025	Approval of Construction Services	ERO Architects	TBD
11	Pecan West Continuing Education Parking & Site Improvements	DV			●							\$ 1,875,000	\$ 25,289	\$ 1,849,711	\$ 628,225	High	February 2025	Approval of Construction Services	Perez Consulting Engineers	TBD
<b>Pecan West Subtotal</b>												<b>\$ 10,962,683</b>	<b>\$ 49,307</b>	<b>\$ 10,913,376</b>	<b>\$ 1,999,375</b>					
<b>Pecan Plaza</b>																				
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
<b>Pecan Plaza Subtotal</b>												<b>\$ 7,214,135</b>	<b>\$ -</b>	<b>\$ 7,214,135</b>	<b>\$ 822,000</b>					

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	
<b>Mid-Valley Campus</b>																				
14	Workforce Center Building D Welding Expansion	MV							●			\$ 1,539,755	\$ 1,201,784	\$ 337,971	\$ 898,700	High	August 2024	Approval of Final Completion	PBK Architects	Holchemont
15	Workforce Center Building M Automotive Lab Expansion	MV							●			\$ 2,648,275	\$ 2,048,975	\$ 599,300	\$ 1,451,500	High	August 2024	Approval of Final Completion	PBK Architects	Holchemont
16	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV							●			\$ 1,235,430	\$ 965,988	\$ 269,442	\$ 691,200	High	August 2024	Approval of Final Completion	PBK Architects	Holchemont
17	Child Development Center Portable PB L-2 Renovation	DV					●					\$ 305,000	\$ 105,866	\$ 199,134	\$ 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
<b>Mid-Valley Subtotal</b>												<b>\$ 5,817,460</b>	<b>\$ 4,322,613</b>	<b>\$ 1,494,847</b>	<b>\$ 3,435,400</b>					
<b>Technology Campus</b>																				
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	\$ 1,847,035	\$ 1,260,965	\$ 2,576,680	High	September 2024	Approval of Substantial Completion	EGV Architects	Kimber 1985
21	Truck Driving Range Expansion	DV									●	\$ 41,350	\$ 65,216	\$ (23,866)	\$ 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
<b>Technology Campus Subtotal</b>												<b>\$ 3,659,250</b>	<b>\$ 2,148,247</b>	<b>\$ 1,511,003</b>	<b>\$ 2,960,380</b>					
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																				
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 Renovation	TBD							●			\$ 5,561,500	\$ 499	\$ 5,561,001	\$ 3,316,500	High	September 2024	Approval of Schematic Design	ERO Architects	TBD
<b>Nursing and Allied Health Campus Subtotal</b>												<b>\$ 5,872,746</b>	<b>\$ 499</b>	<b>\$ 5,872,247</b>	<b>\$ 3,620,590</b>					

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	
<b>Starr County Campus</b>																				
26	Workforce Center Building D Welding Expansion	MV									●	\$ 1,295,520	\$ 1,103,179	\$ 192,341	\$ 54,500	High	March 2024	Approval of Final Completion	Gignac & Associates, LLP	Kimber 1985
27	Workforce Building Q Automotive Expansion	MV					●					\$ 2,551,300	\$ 777,694	\$ 1,773,606	\$ 1,856,800	High	September 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
28	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 514,628	\$ 196,922	\$ 317,706	\$ 390,000	High	September 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
<b>Starr County Campus Subtotal</b>												<b>\$ 4,361,448</b>	<b>\$ 2,077,795</b>	<b>\$ 2,283,653</b>	<b>\$ 2,301,300</b>					
<b>Regional Center for Public Safety Excellence</b>																				
29	Canopy for Safety Training Vehicles	DV									●	\$ 801,060	\$ 806,593	\$ (5,533)	\$ 41,910	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
30	Canopy for Students/Instructors	DV									●	\$ 595,048	\$ 582,112	\$ 12,936	\$ 30,470	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
31	Fire Training Area	DV									●	\$ 489,242	\$ 430,523	\$ 58,719	\$ 19,030	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
32	Perimeter Fencing	DV	●									\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
33	Skills Pad and EVOG Lighting	SS							●			\$ 379,731	\$ 355,341	\$ 24,390	\$ 44,200	High	April 2024	Approval of Final Completion	DBR	Metro Electric
34	Two-Story Residential Fire Training Structure	SS						●				\$ 2,796,250	\$ 2,533,672	\$ 262,578	\$ 2,078,000	Medium	July 2024	Approval of Substantial Completion	Martinez Architects	5 Star Construction
35	Parking Lot #1 for Additional Spaces	DV			●							\$ 330,700	\$ -	\$ 330,700	\$ 330,700	High	September 2024	Approval of Construction Services	Perez Consulting Engineers	TBD
<b>Regional Center for Public Safety Excellence Subtotal</b>												<b>\$ 5,585,031</b>	<b>\$ 4,708,242</b>	<b>\$ 876,789</b>	<b>\$ 2,737,310</b>					
<b>District Wide</b>																				
36	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Low	N/A		N/A	TBD
37	Outdoor Furniture	AR		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A		N/A	TBD
38	Land	N/A										\$ 3,000,000	\$ 550	\$ 2,999,450	\$ 3,000,000	N/A	N/A		N/A	N/A
39	Renovation and Contingencies	N/A										\$ 948,750	\$ -	\$ 948,750	\$ 948,750	N/A	N/A		N/A	TBD
40	Campus Master Plan	N/A	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	Low	N/A		N/A	TBD
41	Facility Signage	DV	●									\$ 150,000	\$ 48,380	\$ 101,620	\$ 150,000	Low	N/A		N/A	TBD
42	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A		N/A	TBD
43	Project Cost Control Reserve	N/A	●									\$ 5,014,159	\$ -	\$ 5,014,159	\$ 5,014,159	High	N/A		N/A	N/A
<b>District Wide Subtotal</b>												<b>\$ 9,573,809</b>	<b>\$ 48,930</b>	<b>\$ 9,524,879</b>	<b>\$ 9,573,809</b>					
<b>Totals</b>			<b>12</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>\$ 73,780,722</b>	<b>\$ 15,282,863</b>	<b>\$ 58,497,859</b>	<b>\$ 32,144,604</b>					

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	
<b>Pecan Campus</b>																				
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	\$ 319,211	\$ 24,889	\$ 344,100	High	August 2025	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	August 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
<b>Pecan Campus Subtotal</b>												<b>\$ 1,490,600</b>	<b>\$ 650,259</b>	<b>\$ 840,341</b>	<b>\$ 1,490,600</b>					
<b>Mid Valley Campus</b>																				
8	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas (Phase II)	DV			●							\$ 1,730,000	\$ 733,434	\$ 996,566	\$ 1,730,000	Low	September 2024	Approval of Construction Services	Milnet Architectural Services	TBD
9	Stucco Repainting Phase II	TBD				●						\$ 203,000	\$ -	\$ 203,000	\$ 203,000	Low	August 2024	Approval of Construction Services	N/A	TBD
<b>Mid Valley Campus Subtotal</b>												<b>\$ 1,933,000</b>	<b>\$ 733,434</b>	<b>\$ 1,199,566</b>	<b>\$ 1,933,000</b>					
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																				
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	\$ 214,113	\$ 207,887	\$ 218,600	Low	August 2024	Approval of Substantial Completion	DBR	Metro Electric
<b>Nursing and Allied Health Campus Subtotal</b>												<b>\$ 762,000</b>	<b>\$ 214,113</b>	<b>\$ 547,887</b>	<b>\$ 558,600</b>					
<b>Technology Campus</b>																				
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	October 2024	Approval of Construction Services	TBD	TBD
<b>Technology Campus Subtotal</b>												<b>\$ 455,000</b>	<b>\$ -</b>	<b>\$ 455,000</b>	<b>\$ 454,999</b>					

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	
<b>Starr County Campus</b>																				
15	Stucco Repainting Phase II	SS				●						\$ 253,000	\$ -	\$ 253,000	\$ 253,000	High	August 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
<b>Starr County Campus Subtotal</b>												<b>\$ 391,500</b>	<b>\$ -</b>	<b>\$ 391,500</b>	<b>\$ 391,500</b>					
<b>District Wide</b>																				
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	\$ 27,548	\$ 22,452	\$ 50,000	Low	N/A		N/A	TBD
21	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ 55,397	\$ 21,103	\$ 76,500	Low	N/A		N/A	TBD
22	Flooring Replacements	SS				●						\$ 504,000	\$ 433	\$ 503,567	\$ 504,000	Medium	N/A		N/A	TBD
23	HVAC Replacements	MV			●							\$ 3,050,000	\$ 566	\$ 3,049,434	\$ 3,050,000	Low	October 2024	Approval of Construction Services	Ethos	TBD
24	Exterior Lighting Replacements	RC/O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	N/A		N/A	TBD
25	Signage Replacement	KN/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	\$ 12,332	\$ 12,668	\$ 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
<b>District Wide Subtotal</b>												<b>\$ 6,446,340</b>	<b>\$ 97,362</b>	<b>\$ 6,348,978</b>	<b>\$ 6,446,340</b>					
<b>Totals</b>		<b>0</b>	<b>2</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ 11,478,440</b>	<b>\$ 1,695,168</b>	<b>\$ 9,783,272</b>	<b>\$ 11,275,039</b>					

**Outstanding Issues - Action Plan**  
**August 13, 2024 Facilities Committee Meeting**  
*as of July 29, 2024*

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<b>Pecan Campus</b>						
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 5/9/2024 6/3/2024 7/10/2024 7/29/2024	<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 and a proposed Plan of Action from D. Wilson received.</p> <p>6/5/2023: D. Wilson 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 &amp; 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 1/12/24. 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 &amp; Administration met with Legal Counsel, BEAM Professionals, and PBK Architects to review draft of request letter for final editing.</p> <p>4/2/2024: College Staff &amp; Administration met with Legal Counsel and discussed additional editing requested by the Board of Trustees. Administration to provide letter to Board Member for editing</p> <p>6/3/2024: Administration is pending letter from Board/Legal Counsel to forward to Contractor.</p> <p>7/10/2024: Administration forwarded the letter at the end of June 2024 to Contractor.</p> <p>7/29/2024: Contractor has received letter and sent email to College that they will coordinate a meeting to review outstanding items.</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> <p>5/9/2024: Administration to forward letter for editing by Board Member.</p> <p>6/3/2024: Administration is pending revised letter from Board Member/Legal Counsel.</p> <p>7/10/2024: Administration has forwarded the letter to the Contractor.</p> <p>7/29/2024: Pending meeting to be coordinated by Contractor&gt;</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>5/4/2023: 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.</p> <p>5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services.</p> <p>5/18/2023: Pending response from Public Adjuster on status of final insurance settlement.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>10/11/2023 - 1/10/24: 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.</p> <p>2/6/2024 - 4/2/24: 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>5/3/2024: Attended meeting with Public Adjuster and College Staff to review budget estimates and scope.</p> <p>5/7/2024: Attended meeting with Legal Counsel and College Staff to review concerns from Public Adjuster regarding Architect's scope of work needed to repair the roof and interior damages.</p> <p>5/29/2024: Attending meeting with City of Weslaco, Public Adjuster, Architect, Engineer, and College Staff to review requirements for the interior repairs required by the City.</p> <p>7/10/2024: Meeting was held with the City of Weslaco, Public Adjuster, Architect, and College Staff and recieved notification that City of Weslaco would provide a letter stating the required code requirements to be followed by the project team .</p> <p>7/29/2024: <b>No Change from 7/10/2024</b> - Meeting was held with the City of Weslaco, Public Adjuster, Architect, and College Staff and recieved notification that City of Weslaco would provide a letter stating the required code requirements to be followed by the project team.</p>	<p>5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster.</p> <p>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.</p> <p>7/5/2023 - 8/2/23: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement pending to begin.</p> <p>9/7/2023: Still awaiting the same final settlement and recommendation. Roof replacement has begun.</p> <p>9/7/2023 - 11/6/23: Still awaiting the same final settlement and recommendation. Roof replacement is in progress.</p> <p>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.</p> <p>2/6/2024 - 4/2/24: Still awaiting the same final settlement and recommendation. Roof replacement is at Substantial Completion; construction documents for interior work by Architect in progress.</p> <p>5/9/2024: Meeting to be coordinated by Architect to discuss code requirements regarding project scope repair work with the City of Weslaco Building Department.</p> <p>6/3/2024: Architect to provide construction documents for the interior repair work based on meeting with the City of Weslaco.</p> <p>7/10/2024: Pending letter from the City of Weslaco stating the required code requirements that are to be followed by the project team.</p> <p>7/29/2024: Pending letter from the City of Weslaco stating the required code requirements that are to be followed by the project team.</p>
---	--	-------------------------------------	---------	--	---



3	Mid Valley Campus Workforce Center Building D - Automotive, Welding, and HVAC-R Labs	Holchemont, Ltd.	Pending	2/6//2024 5/9/2024 6/3/2024 7/10/2024 7/29/2024	<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.</p> <p>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.</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 - 6/3/2024: The project team is continuing to resolve the change order fairly.</p> <p>7/10/2024: The Architect, Contractor, and Owner met on June 27, 2024 and are waiting for a response from the Contractor regarding an updated change proposal.</p> <p>7/29/2024: Waiting on response from Contractor regarding an updated change proposal.</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.</p> <p>2/28/2024 - 4/2/24: The Project Team is working on the change order.</p> <p>5/9/2024 - 6/3/24: The Architect and Owner are pending to meet with the Contractor to discuss a change order.</p> <p>7/10/2024: The Architect, Contractor, and Owner met to review the change order request on June 27, 2024 and awaiting response from the Contractor.</p> <p>7/29/2024: Pending response from Contractor for revised change proposal that is fair to all parties.</p>
<b>Nursing and Allied Health Campus</b>						
4	Nursing Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration	D. Wilson Construction	Pending	5/31/2023 7/11/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024 2/28//2024 4/2/2024 5/9/2024 6/3/2024 7/10/2024	<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 - 7/5/23: 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 repaired the irrigation leak on southwest corner of the building. Wall cracks on interior gypsum board walls.</p> <p>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>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 - 2/28/24: 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>4/12/2024: Contractor, Architect, and College Staff have met on site to review status of cracks and water infiltration issues.</p> <p>6/7/2024: Contractor and Architect will coordinate with testing lab to perform boring tests in concrete slab below the Kitchen Area to verify existing below surface conditions.</p> <p>7/10/2024 :Pending the Contractor and Architect to coordinate with testing lab to perform boring tests in concrete slab /beow the Kitchen Area to verify existing below surface conditions.</p> <p>7/29/2024: Attended TEAMS meeting with Contractor, Architect, and College Staff. Test results indicate that water infiltration from ground was possibly from water supply leak which has been repaired for a few months and no other ground water is present. Contractor has repaired exterior window leaks on west wall, contractor to repair floor and wall tile in kitchen area, contractor to assist with repairs to interior corridor drywall cracks. Architect to provide details for interior wall repairs. Grading on exterior of kitchen will need to be done to provide proper drainage away from building.</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 - 7/5/23: 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 - 1/10/24 :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> <p>5/9/2024: Architect and Contractor will have testing lab company to perform boring samples below kitchen floor to test existing soil conditions.</p> <p>6/3/2024: Pending test results from borings to be performed on 6/7/2024 to recommend next steps.</p> <p>6/7/2024 Architect to recommend next steps.</p> <p>7/10/2024: Pending test results from borings performed on slab in kitchen by testing lab.</p> <p>7/29/2024: Contractor, Architect, and College will work together to make the necessary repairs and modifications as per the Architect's recommendations.</p>

***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 5/9/2024	<p><i>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.</i></p> <p><i>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</i></p> <p><i>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</i></p> <p><i>4/2/2024: 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.</i></p> <p><i>5/9/2024: The change order was approved by the Board on April 23, 2024 .</i></p>	<p><i>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.</i></p> <p><i>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</i></p> <p><i>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.</i></p> <p><i>5/9/2024:Item has been resolved.</i></p>
---	--	-------	---------	---	--	---