

South Texas College  
Board of Trustees  
Facilities Committee  
Pecan Campus, Ann Richards Administration Building X  
Board Room  
Tuesday, September 10, 2024  
@ 4:00 PM  
McAllen, Texas

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

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

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

1. August 12, 2024 Facilities Committee Meeting

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building Board Room  
Pecan Campus, McAllen, Texas  
Monday, August 12, 2024 @ 4:00 PM**

**MINUTES**

The Facilities Committee Meeting was held on August 12, 2024 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:08 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 and Mr. Danny Guzman.

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, Mr. Ricardo De La Garza, Mr. George McCaleb, Mrs. Olivia De La Rosa, Mr. David Valdez, Mr. Daniel Montez, Mr. Andrew Fish, and Ms. Venisa Earhart

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

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

1. June 11, 2024 Facilities Committee Meeting

Dr. Salinas called for any corrections to the Minutes as written. Hearing none, he adopted the Minutes for the June 11, 2024 Facilities Committee Meeting as presented.

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

Administration requested the Committee recommend Board approval to contract construction services for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus project was 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<br>Mid Valley Campus – AJ3 Construction, LLC<br>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 were enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Upon a motion by Rose Benavidez and a second by Mr. Paul R. Rodriguez the Committee recommended 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 with a request by Mr. Paul R. Rodriguez that the Board be presented with the actual budget for the Pecan Campus expense at the August 27, 2024 Regular Board Meeting.

The motion carried.

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

Administration requested the Committee recommend Board approval of substantial completion of the Nursing and Allied Health Campus NAH East Building A Generators Replacement project was requested at the Board Meeting:

|    | <b>Project</b>   | <b>Completion Recommended</b>      | <b>Date Received</b> |
|----|--|------------------------------------|----------------------|
| 1. | Nursing and Allied Health Campus NAH East Building A Generators Replacement Project 2022-023R<br><br>Engineer: DBR Engineering Consultants, Inc.<br>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 were enclosed for the Committee’s review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of substantial completion of the Nursing and Allied Health Campus NAH East Building A Generators Replacement project as presented.

The motion carried.

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

Administration requested the Committee recommend Board approval of substantial completion of the Pecan Campus South Academic Building J Generator Replacement project was requested at the Board Meeting:

|    | <b>Project</b>  | <b>Completion Recommended</b>      | <b>Date Received</b> |
|----|---|------------------------------------|----------------------|
| 1. | Pecan Campus South Academic Building J Generator Replacement Project 2022-019R<br><br>Engineer: DBR Engineering Consultants, Inc.<br>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 were enclosed for the Committee’s review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of substantial completion of the Pecan Campus South Academic Building J Generator Replacement project as presented.

The motion carried.

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

Administration requested the Committee recommend Board approval of final completion of the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project was requested at the Board Meeting:

|    | <b>Project</b>  | <b>Completion Recommended</b> | <b>Date Received</b> |
|----|---|-------------------------------|----------------------|
| 1. | Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Project 2022-015C<br><br>Engineer: Martinez Architects<br>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<br>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 were enclosed for the Committee's review and information.

Upon a motion by Paul R. Rodriguez and a second by Ms. Rose Benavidez the Committee recommended 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.



The motion carried.

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

Administration requested the Committee recommend Board approval of final completion of District Wide Flooring Replacement at the Mid Valley Campus Student Union Building F project was requested at the Board Meeting:

| Project |   | Completion Recommendation    | Date Received |
|---------|---|------------------------------|---------------|
| 1.      | District Wide Flooring Replacements Phase III Project 2024-012R<br><br>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.

**Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez** the Committee recommended 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.

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

Administration requested the Committee recommend Board approval of the FY 2024 – 2025 annual facility usage agreements for use by the Kinesiology Program was 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.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the FY 2024 – 2025 annual facility usage agreements for use by the Kinesiology program as presented.

The motion carried.

## **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 requested 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, provided 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.  |

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, were present at the meeting to address any questions.

Dr. Alejo Salinas, Jr. did request to know how many feet of piping will be installed. Mr. George McCaleb advised Dr. Salinas that he would find out and let the Board know.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Danny Guzman the Committee recommended 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.

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.

This item did not require any action.

## **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:40 p.m.

I certify that the foregoing are the true and correct minutes of the August 12, 2024 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Dr. Alejo Salinas, Jr., Presiding

## **Review and Recommend Action on Authorization to Proceed with Solicitation of Consulting Services for an Assessment of Administrative and Non-Instructional Facility Space Needs for Pecan Campus**

Approval to solicit consulting services for an assessment of the administrative and non-instructional facility space needs for Pecan Campus will be requested at the Board meeting.

### **Purpose**

The assessment of administrative and non-instructional facility space needs for Pecan Campus would serve as a strategic decision-making tool for addressing specific space utilization conditions and future facility construction and renovation at the Pecan Campus.

### **Background**

The previous assessment of space needs was performed with Freese & Nichols as part of the 2010 District-Wide Campus Expansion Master Plan. The 2010 Master Plan identified space needs and recommended a district wide expansion of instructional and non-instructional spaces over a 10-year period for the College.

Space needs assessment services for Pecan Campus should include the following:

- Review of previous master plan
- Analyze administrative and non-instructional staffing conditions
- Analyze administrative and non-instructional staffing projections
- Analyze campus traffic patterns
- Analyze available and additional land
- Analyze existing facilities usage
- Analyze reallocation of existing functions
- Plan for logical building expansions
- Plan for proposed new additional spaces
- Plan for logical building placements
- Conduct facility condition assessments for older buildings

### **Funding Source**

Funds for the Assessment of Administrative and Non-Instructional Facility Space Needs for Pecan Campus Project 2025-025C are available in the FY 2024-2025 Unexpended Plant Fund. The estimated amount for the services ranges from \$125,000 to \$250,000 based on the methodology used by the consultant and the extent of scope necessary.

### **Estimated Project Timeline**

The project is estimated to commence in October 2024 and be completed in June 2025.

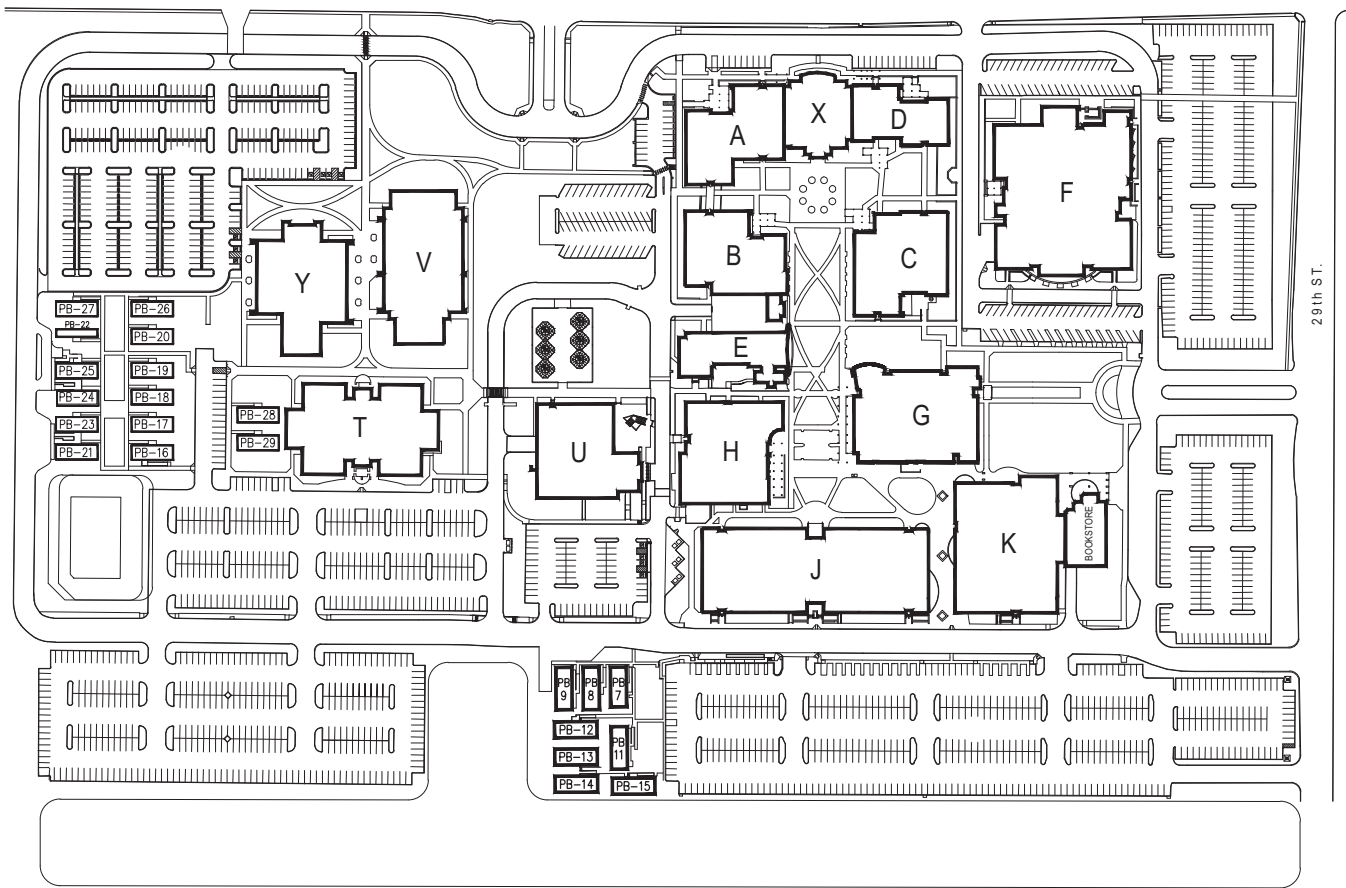
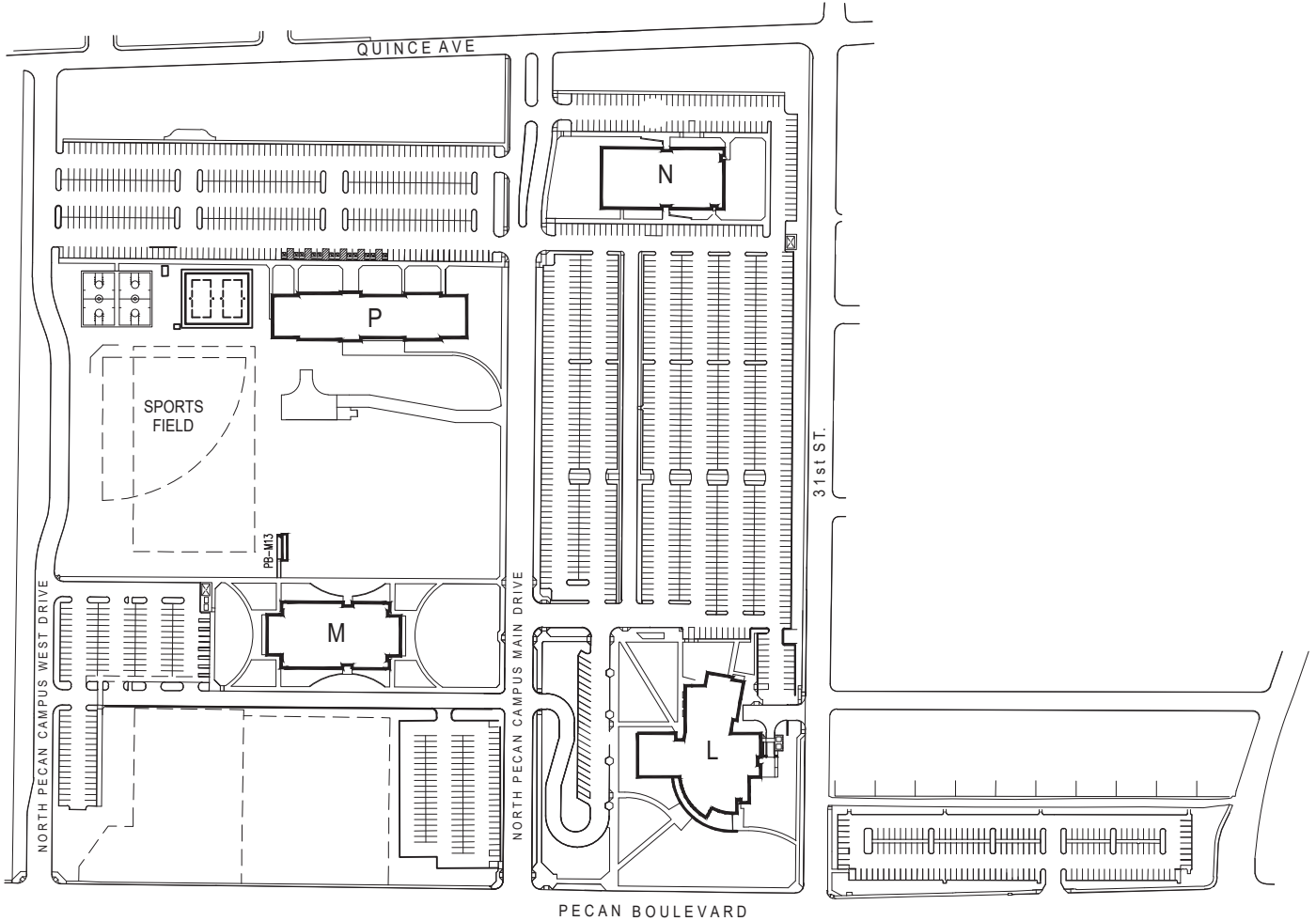
### **Enclosed Documents**

A Pecan Campus site plan is included for the Committee's review.



**Recommended Action**

Administration requests the Facilities Committee recommend Board approval of proceeding with solicitation of consulting services for an assessment of the administrative and non-instructional facility space needs for Pecan Campus as presented.



## **Review and Recommend Action on Authorization to Proceed with Solicitation of Mechanical Engineering Services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System**

Approval of authorization to proceed with the solicitation of mechanical engineering services for the Pecan Campus Physical Plant Building E Cooling Towers Above Ground Piping system will be requested at the Board meeting.

### **Justification**

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

### **Scheduling Priority**

This project was requested by Administration, and has been reviewed by the Facilities Operations and Maintenance and Facilities Planning and Construction Departments, and Administration. This project is scheduled as a non-educational improvement to provide the above-ground piping system needed for the Pecan Campus Physical Plant.

### **Background**

The underground piping system was installed in 2016 as part of the expansion of the Physical Plant at the Pecan Campus. In early May 2024, water was found to be seeping through the concrete at the cooling tower yard. Administration engaged Texas Chiller Systems, a Board Approved Vendor available through The Interlocal Purchasing System (TIPS), to inspect and conduct emergency repairs to the leaks.

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

### **Assessment of Underground Cooling Tower Piping**

Texas Chiller Systems contracted NOS Inspections, LTD for the assessment of the underground 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 piping indicate the possibility for additional leaks.

### Testing of Soil

Facilities Operations and Maintenance have contracted with Terracon to conduct an analysis of the soil around the underground piping. The soil analysis results were found to be moderately corrosive.

The total project estimated cost, including professional design services and construction services, is \$731,250 and is itemized in the table below:

| <b>Pecan Campus Physical Plant Building E<br/>Cooling Tower Above Ground Piping<br/>Total Estimated Project Budget</b> |                        |
|--|------------------------|
| <b>Budget Item</b>   | <b>Estimated Costs</b> |
| Construction   | \$650,000              |
| Design   | 65,000                 |
| Miscellaneous  | 16,250                 |
| <b>Total Estimated Project Budget</b>  | <b>\$731,250</b>       |

The estimated costs for this project are based on previous projects of a similar nature and the scope of the work. The estimated costs may be updated at a later date with the assistance of the engineer.

### Funding Source

Funds for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System Project 2025-026C are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

### Estimated Project Timeline

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

### Enclosed Documents

Following in the packet is a presentation of the project for the Committee's review and information.

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

### Recommended Action

Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of mechanical engineering services for the Pecan Campus Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System as presented.



**Pecan Campus**  
**Physical Plant Building E Cooling Towers**  
**Above Ground Piping System**  
**CIP 2025-026C**

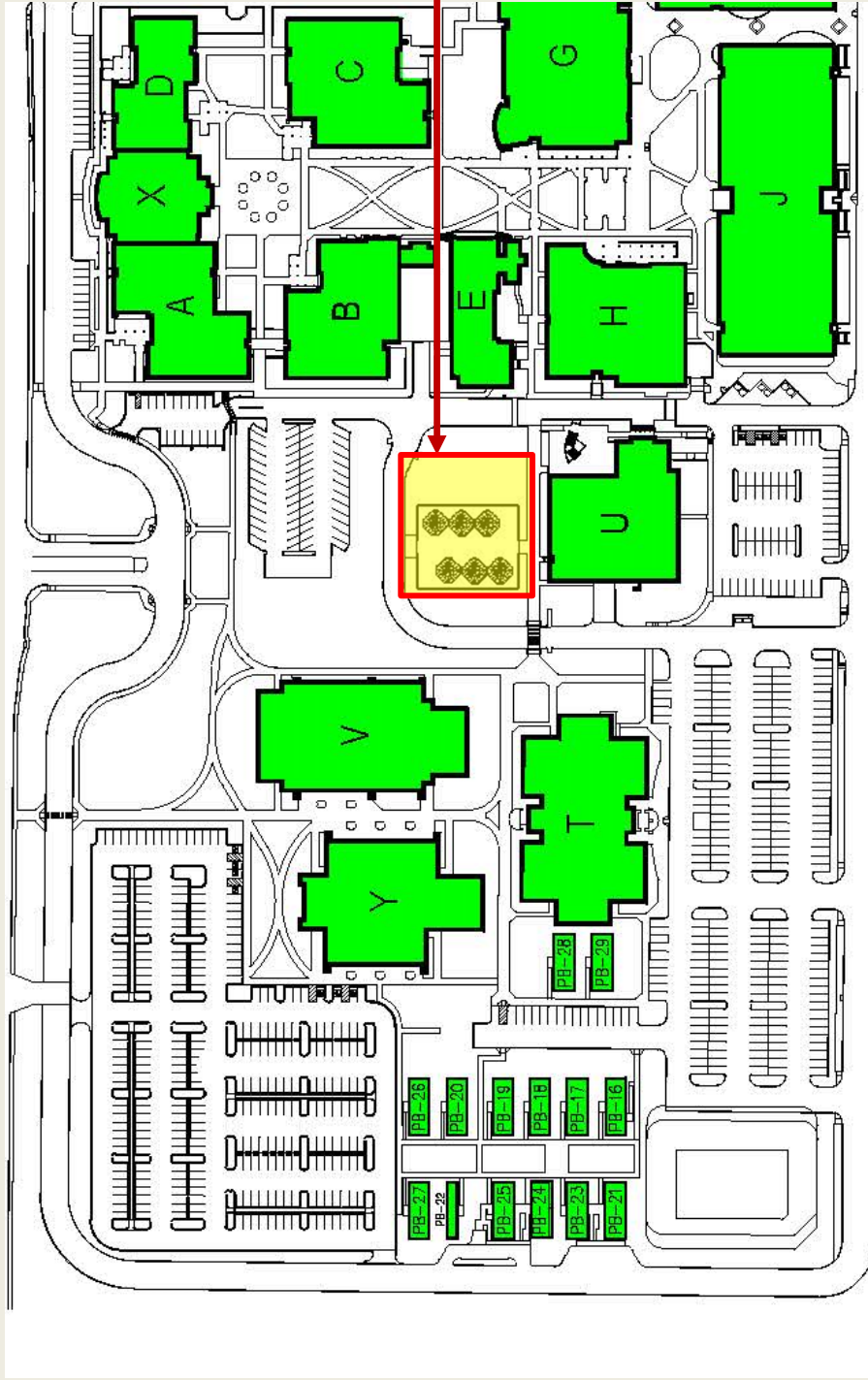


**SOUTH TEXAS  
COLLEGE**

# Pecan Campus Physical Plant Building E Cooling Towers Project Proposed Site



# Pecan Campus Physical Plant Building E Cooling Towers Project Proposed Site



# Pecan Campus Physical Plant Building E Cooling Towers Exterior Photos





# Pecan Campus Physical Plant Building E Cooling Towers

## Proposed Scope & Budget



### Requested By

Facilities Operations and Maintenance

### Scope of Work

New Above Ground Cooling Tower Piping to Replace the Existing Underground Piping System

### Estimated Total Project Budget

|                      |               |
|----------------------|---------------|
| Construction         | \$ 650,000    |
| Design               | 65,000        |
| <u>Miscellaneous</u> | <u>16,250</u> |
| Total Project Budget | \$ 731,250    |



**Project Fact Sheet**  
9/4/2024

|                           |   |                                |                       |                                     |   |  |
|---------------------------|---|--------------------------------|-----------------------|-------------------------------------|---|--|
| <b>Project Name:</b>      | Pecan West - Physical Plant Building E Cooling Towers |                                |                       |                                     | <b>Project No.</b>  | 2025-026C                                |
| <b>Funding Source(s):</b> | Unexpended Plant Fund                                 |                                |                       |                                     |   |  |
|                           |   |                                | FY 24-25              |                                     |   |  |
|                           |   | <b>Original Project Budget</b> | <b>Project Budget</b> | <b>FY 21-22 Actual Expenditures</b> | <b>Variance of Project Budget vs. Actual Expenditures</b> | <b>Total Actual Expenditures To Date</b> |
| Construction:             |   | \$ 650,000.00                  | \$ 650,000.00         | \$ -                                | \$ 650,000.00   | \$ -                                     |
| Design:                   |   | 65,000.00                      | 65,000.00             | -                                   | 65,000.00   | -  |
| Miscellaneous:            |   | 16,250.00                      | 16,250.00             | -                                   | 16,250.00   | -  |
| FFE:                      |   | -                              | -                     | -                                   | -   | -  |
| Technology:               |   | -                              | -                     | -                                   | -   | -  |
| <b>Total:</b>             |   | <b>\$ 731,250.00</b>           | <b>\$ 731,250.00</b>  | <b>\$ -</b>                         | <b>\$ 731,250.00</b>                                      | <b>\$ -</b>                              |

|  |           |  |   |     |                         |                        |                            |                 |      |
|--|-----------|--|---|-----|-------------------------|------------------------|----------------------------|-----------------|------|
| <b>Project Team</b>                            |           |  | <b>Board Status</b>                       |     |                         |                        |                            |                 |      |
| <b>Approval to Solicit Architect/Engineer:</b> | 9/24/2024 |  | <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>                     | TBD       |  |   |     |                         |                        |                            |                 |      |
| <b>Contractor:</b>                             | TBD       |  |   |     | TBD                     | \$ -                   | \$ -                       | \$ -            | \$ - |
|  |           |  | <b>Substantial Completion</b>             | TBD | <b>Board Acceptance</b> | TBD                    |                            |                 |      |
| <b>STC FPC Project Manager:</b>                | TBD       |  | <b>Final Completion</b>                   | TBD | <b>Board Acceptance</b> | TBD                    |                            |                 |      |

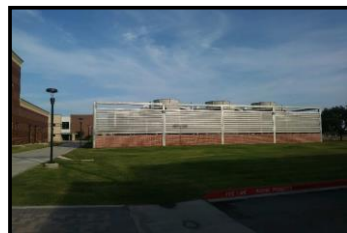
|  |  |   |  |
|--|--|---|--|
| <b>Project Description</b>                             |  | <b>Project Scope</b>  |  |
| Design and construction of above ground piping system. |  | Design and construction of an above ground piping system to replace the existing underground piping system installed in 2016 as part of the expansion of the Physical Plant due to several leaks occurring underground. |  |

|  |                                      |                     |                              |                         |   |   |                           |
|--|--------------------------------------|---------------------|------------------------------|-------------------------|---|---|---------------------------|
| <b>Projected Timeline</b>                    |                                      |                     |                              |                         |   |   |                           |
| Board Approval to Solicit Architect/Engineer | Board Approval of Architect/Engineer | of Schematic Design | Board Approval of Contractor | Construction Start Date | Board Approval of Substantial Completion Date | Board Approval of Final Completion Date | FFE Completion of Move In |
| 9/24/2024                                    | 11/26/2024                           | N/A                 | 2/25/2025                    | 3/10/2025               | 5/27/2025                                     | 06/22/2025                              | 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> |      |
| 2024-25  | -                   | -             | -                    | -          | -           | -                    | \$ - |
| <b>Project Total</b>                                   | \$ -                | \$ -          | \$ -                 | \$ -       | \$ -        | \$ -                 | \$ - |

**Current Agenda Item**

9/10/2024 Facilities Committee Meeting: Review and Recommend Action on Authorization to Proceed with Solicitation of Mechanical Engineering Services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System



FPC Project Manager *Rita Cella*

FPC Asst. Director *Rita Cella*

FPC Director *RANA*

**Review and Recommend Action on Approval to Proceed with Solicitation of Architectural Services for the Nursing and Allied Health Campus East Building A**

- 1. Community Pharmacy Lab Renovations**
- 2. Renovation of Radiology Lab to Multipurpose Skills Lab**

Approval of authorization to proceed with solicitation of architectural services for the following Nursing and Allied Health Campus East Building A projects will be requested at the Board meeting:

1. Community Pharmacy Lab Renovations
2. Renovation of Radiology Lab to Multipurpose Skills Lab

**Justification**

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

**Scheduling Priority**

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

**Background**

Nursing and Allied Health Campus East Building A Community Pharmacy Lab Renovations

The project consists of renovating the Community Pharmacy Lab on the 3<sup>rd</sup> floor to meet American Society of Health-System Pharmacists / Accreditation Council for Pharmacy Education (ASHP/ACPE) standards for accreditation.

The proposed scope of work is summarized as follows:

- Renovation of the Community Pharmacy Lab on 3<sup>rd</sup> Floor
- Total Square Feet = 1,373 sq. ft.
  - Room 2.206 - 317 sq. ft.
  - Room 2.208 - 888 sq. ft.
  - Room 2.210 - 168 sq. ft.
- Spaces to Include:
  - Large Pharmacy Lab
  - Pharmacy Prep area
  - Pharmacy Storage

The total project estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$355,607 and is itemized in the table below:

| <b>Nursing and Allied Health Campus East Building A Community Pharmacy Lab Renovations<br/>Total Estimated Project Budget</b> |                        |
|---|------------------------|
| <b>Budget Item</b>  | <b>Estimated Costs</b> |
| Construction  | \$274,600              |
| Design  | 27,460                 |
| Miscellaneous   | 6,865                  |
| FFE   | 23,341                 |
| Technology  | 23,341                 |
| <b>Total Estimated Project Budget</b>   | <b>\$355,607</b>       |

Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab

The project consists of renovating the existing Radiology lab to a Multipurpose Skills Lab for instruction.

The proposed scope of work is summarized as follows:

- Renovation and conversion of the Radiology Lab
- Total Renovation Space 1,278 sq. ft.

The total project estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$161,640 and is itemized in the table below:

| <b>Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab<br/>Total Estimated Project Budget</b> |                        |
|---|------------------------|
| <b>Budget Item</b>  | <b>Estimated Costs</b> |
| Construction  | \$125,000              |
| Design  | 12,500                 |
| Miscellaneous   | 3,500                  |
| FFE   | 10,320                 |
| Technology  | 10,320                 |
| <b>Total Estimated Project Budget</b>   | <b>\$161,640</b>       |

**Funding Source**

Funds for the these are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

**Estimated Project Timeline**

Nursing and Allied Health Campus East Building A Community Pharmacy Lab Renovations

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

Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab

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

**Enclosed Documents**

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

**Recommended Action**

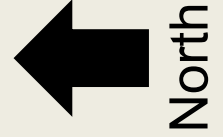
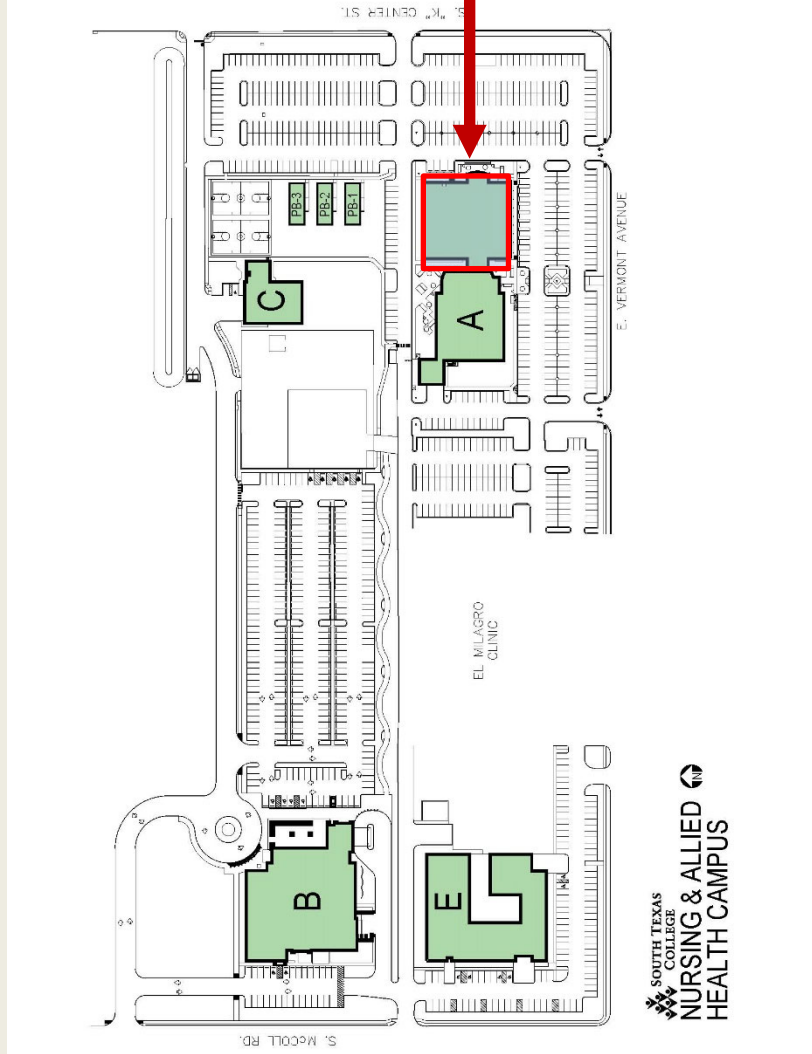
Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of architectural services for the Nursing and Allied Health Campus East Building A projects as presented.



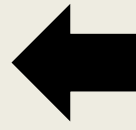
**SOUTH TEXAS  
COLLEGE**

**Nursing & Allied Health Campus  
Community Pharmacy Lab Renovation  
2025-005C**

# Nursing & Allied Health Campus Community Pharmacy Lab Renovation



# Nursing & Allied Health Campus Community Pharmacy Lab Renovation



North



# Nursing & Allied Health Campus Community Pharmacy Lab Renovation



## Requested By

Nursing and Allied Health Department

## Scope of Work

Renovation of existing Community Pharmacy Lab and Pharmacy Technology Lecture area in NAHA 2.206 & 2.208 to include 1 large Community Pharmacy Lab for 8 students, 1 instructor, and 1 lab assistant to work in community pharmacy simulation simultaneously.

- Total Square Feet = 1,373 s.f.
  - 2.206 317 s.f.
  - 2.208 888 s.f.
  - 2.210 168 s.f.
- Spaces to Include:
  - Large Pharmacy Lab
  - Pharmacy Prep area
  - Pharmacy Storage

## Estimated Total Project Budget

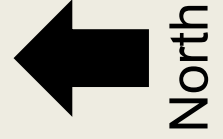
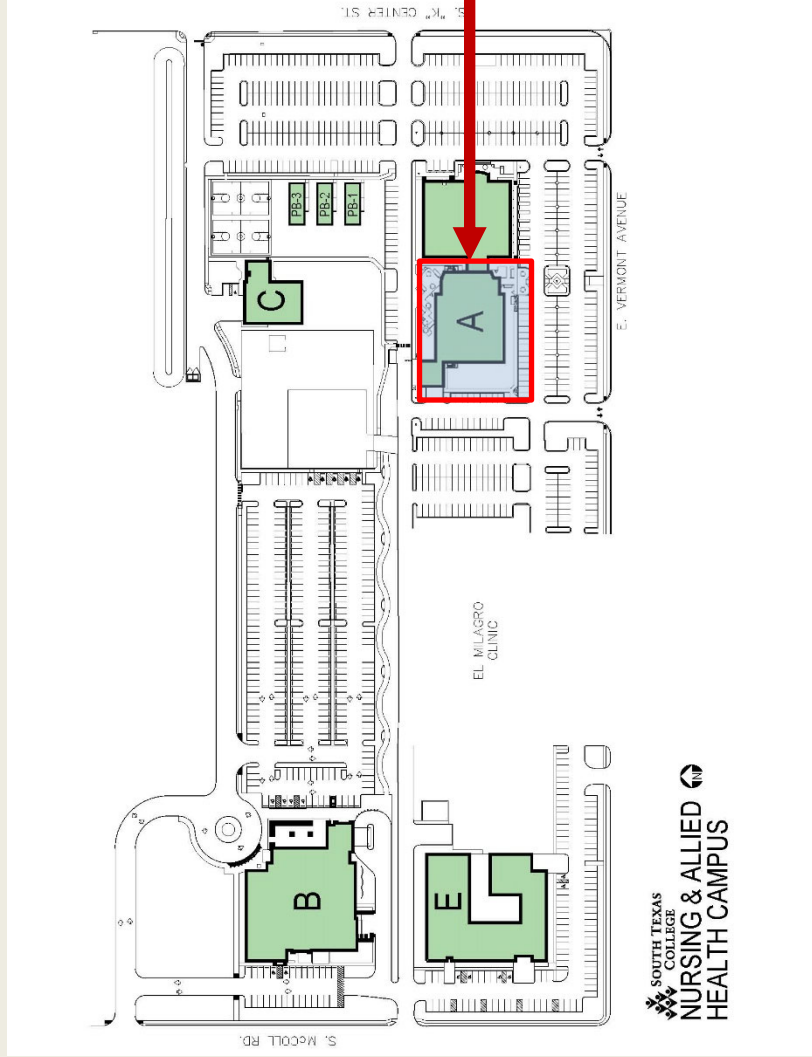
|                             |                   |
|-----------------------------|-------------------|
| Construction                | \$ 274,600        |
| Design                      | 27,460            |
| Miscellaneous               | 6,865             |
| FFE                         | 23,341            |
| Tech                        | 23,341            |
| <b>Total Project Budget</b> | <b>\$ 355,607</b> |



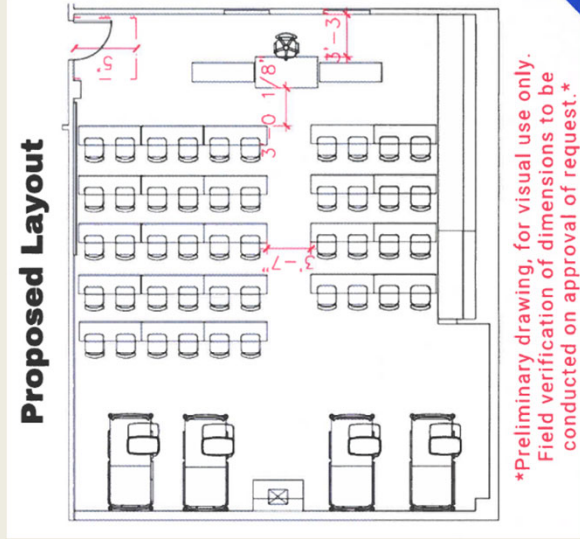
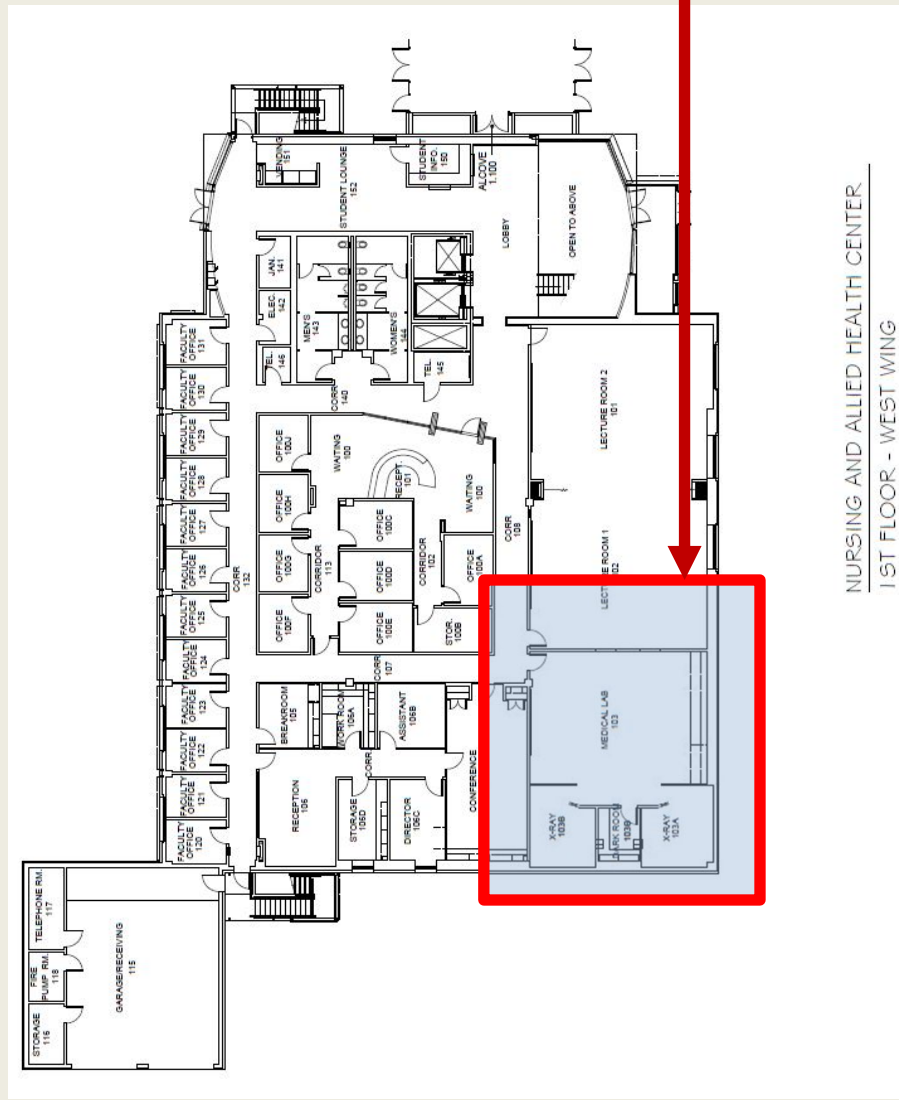
**SOUTH TEXAS  
COLLEGE**

**Nursing & Allied Health Campus  
Conversion of Radiology Lab  
2023-003C**

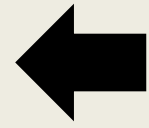
# Nursing & Allied Health Campus Conversion of Radiology Lab



# Nursing & Allied Health Campus Conversion of Radiology Lab



**PROJECT LOCATION**

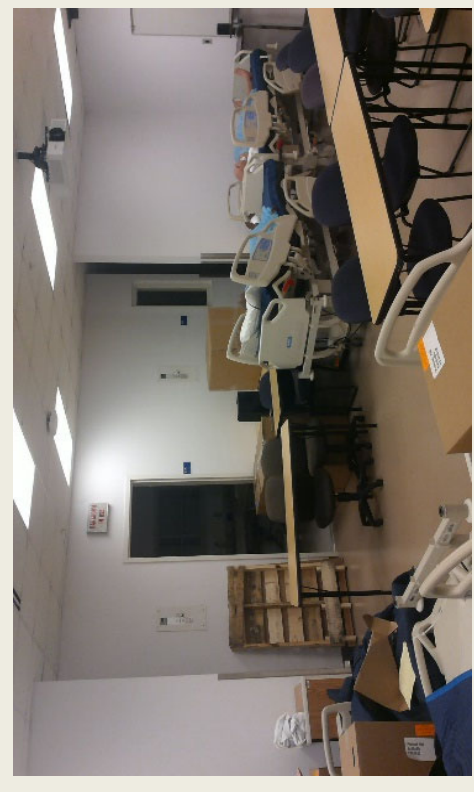


**North**

# Nursing & Allied Health Campus Conversion of Radiology Lab



## EXISTING PHOTOS



# Nursing & Allied Health Campus Conversion of Radiology Lab



## Requested By

Nursing and Allied Health Department

## Scope of Work

Renovation of existing Radiology Lab Space to a multi purpose instructional skills lab for hands on training.

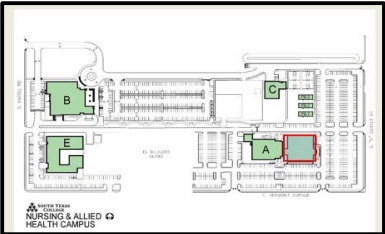
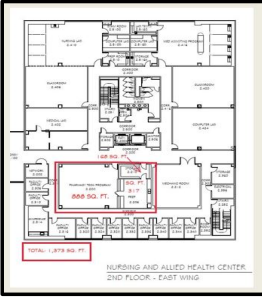

- Total Square Feet = 1,278 s.f.
- Renovation to Include:
  - Demolition of Two X-Ray Rooms and One Dark Room
  - New Flooring and Wall Base, New Ceiling, Paint Existing Walls

## Estimated Total Project Budget

|                             |                   |
|-----------------------------|-------------------|
| Construction                | \$ 125,000        |
| Design                      | 12,500            |
| Miscellaneous               | 3,500             |
| FFE                         | 10,320            |
| Tech                        | 10,320            |
| <b>Total Project Budget</b> | <b>\$ 161,640</b> |

## Project Fact Sheet

### 9/5/2024

|   |                                      |   |                              |   |   |   |                           |
|---|--------------------------------------|---|------------------------------|---|---|---|---------------------------|
| Nursing and Allied Health Campus - Community Pharmacy Renovation  |                                      |   |                              | Project No. 2025-005C   |   |   |                           |
| Funding Source(s): Unexpended Construction Fund   |                                      |   |                              |   |   |   |                           |
|   |                                      | FY 24-25  |                              |   |   |   |                           |
|   |                                      | FY 24-25  |                              | Variance of Project   |   |   |                           |
|   |                                      | Actual  |                              | Budget vs. Actual   |   |   |                           |
|   |                                      | Expenditures  |                              | Expenditures  |   |   |                           |
|   |                                      | Project Budget  |                              | Expenditures  |   |   |                           |
| Construction:   |                                      | \$ 274,600.00   | \$ -                         | \$ 274,600.00   |   |   |                           |
| Design  |                                      | 27,460.00   | -                            | 27,460.00   |   |   |                           |
| Miscellaneous:  |                                      | 6,865.00  | -                            | 6,865.00  |   |   |                           |
| FFE:  |                                      | 23,341.00   | -                            | 23,341.00   |   |   |                           |
| Technology:   |                                      | 23,341.00   | -                            | 23,341.00   |   |   |                           |
| <b>Total:</b>   |                                      | <b>\$ 355,607.00</b>  | <b>\$ -</b>                  | <b>\$ 355,607.00</b>  |   |   |                           |
| <b>Project Team</b>   |                                      |   |                              | <b>Board Status</b>   |   |   |                           |
| Approval to Solicit Architect/Engineer: 9/24/2024<br>N/A  |                                      | Contractor: TBD   |                              | <b>Board Approval of Schematic Design</b> NA  |   | <b>Contract Amount</b> TBD              |                           |
|   |                                      |   |                              | <b>Substantial Completion</b> TBD   |   | <b>Actual Expenditures</b> \$ -         |                           |
|   |                                      |   |                              | <b>Final Completion</b> TBD   |   | <b>Variance</b> \$ -                    |                           |
| <b>STC FPC Project Manager:</b> Samuel Saldana  |                                      |   |                              | <b>Board Acceptance</b> TBD   |   |   |                           |
|   |                                      |   |                              | <b>Board Acceptance</b> TBD   |   |   |                           |
| <b>Project Description</b>  |                                      |   |                              | <b>Project Scope</b>  |   |   |                           |
| Renovation of existing Community Pharmacy Lab and Pharmacy Technology Lecture area in NAHA 2.206 & 2.208 to include 1 large Community Pharmacy Lab for 8 students, 1 instructor, and 1 lab assistant to work in community pharmacy simulation simultaneously. |                                      |   |                              | Renovation of existing Community Pharmacy Lab and Pharmacy Technology Lecture area in NAHA 2.206 & 2.208 to include 1 large Community Pharmacy Lab for 8 students, 1 instructor, and 1 lab assistant to work in community pharmacy simulation simultaneously. |   |   |                           |
| <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 |
| 9/24/2024   | 11/26/2024                           | 2/25/2025   | 4/22/2025                    | 5/15/2025   | 11/15/2025                                    | 12/25/2025                              | 11/15/2025                |
| <b>Project Calendar of Expenditures by Fiscal Year</b>  |                                      |   |                              |   |   |   |                           |
| Fiscal Year   | Construction                         | Design  | Miscellaneous                | FFE   | Tech  |   | Project Total             |
| 2024-25   | -                                    | -   | -                            | -   | -   |   | -                         |
| <b>Project Total</b>  | <b>\$ -</b>                          | <b>\$ -</b>   | <b>\$ -</b>                  | <b>\$ -</b>   | <b>\$ -</b>                                   |   | <b>\$ -</b>               |
| <b>Current Agenda Item</b>  |                                      |   |                              |   |   |   |                           |
| 09/10/2024 Facilities Committee Meeting: Review and Recommend Action on Solicitation of Architectural Services  |                                      |   |                              |   |   |   |                           |
| <br>Nursing and Allied Health  |                                      | <br>Project Location |                              | <br>Existing Pharmacy  |   |   |                           |

FPC Project Manager SPF

FPC Asst. Director Rita Cella

FPC Director RdA

## Project Fact Sheet

### 9/4/2024

|  |                                      |   |                              |  |   |   |                            |
|--|--------------------------------------|---|------------------------------|--|---|---|----------------------------|
| Nursing and Allied Health Campus - Radiology Lab Renovation  |                                      |   |                              | Project No. 2023-003C  |   |   |                            |
| Funding Source(s): Unexpended Construction Fund  |                                      |   |                              |  |   |   |                            |
|  |                                      | FY 24-25  |                              | FY 24-25   |   | Variance of Project                                       |                            |
|  |                                      | Total   |                              | Actual   |   | Budget vs. Actual   |                            |
|  |                                      | Project Budget                                      |                              | Expenditures   |   | Expenditures  |                            |
| Construction:  |                                      | \$ 125,000.00                                       | \$ -                         | \$ -   | \$ 125,000.00                                 |   |                            |
| Design:  |                                      | 12,500.00   | -                            | -  | 12,500.00                                     |   |                            |
| Miscellaneous:   |                                      | 3,500.00  | -                            | -  | 3,500.00                                      |   |                            |
| FFE:   |                                      | 10,320.00   | -                            | -  | 10,320.00                                     |   |                            |
| Technology:  |                                      | 10,320.00   | -                            | -  | 10,320.00                                     |   |                            |
| <b>Total:</b>  |                                      | <b>\$ 161,640.00</b>                                | <b>\$ -</b>                  | <b>\$ -</b>  | <b>\$ 161,640.00</b>                          |   |                            |
| <b>Project Team</b>  |                                      |   |                              | <b>Board Status</b>  |   |   |                            |
| Approval to Solicit :  | 9/24/2024                            | <b>Board Approval of Schematic Design</b>           |                              | NA   | <b>Vendor</b>                                 | <b>Contract Amount</b>                                    | <b>Actual Expenditures</b> |
| Architect/Engineer:  | N/A                                  |   |                              |  | TBD   |   | <b>Variance</b>            |
| Contractor:  | TBD                                  |   |                              |  |   |   | \$ -                       |
|  |                                      |   |                              | <b>Substantial Completion</b>  | TBD   | <b>Board Acceptance</b>                                   | TBD                        |
| STC FPC Project Manager: Samuel Saldana  |                                      |   |                              | <b>Final Completion</b>  | TBD   | <b>Board Acceptance</b>                                   | TBD                        |
| <b>Project Description</b>   |                                      |   |                              | <b>Project Scope</b>   |   |   |                            |
| Renovation of existing Radiation Lab Room 103 to a multi purpose instructional skills lab for hands on training. |                                      |   |                              | Renovation of existing Radiation Lab Room 103 to a multi purpose instructional skills lab for hands on training. |   |   |                            |
| <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  |
| 9/24/2024  | 11/26/2024                           | 2/25/2025   | 4/22/2025                    | 5/15/2025  | 11/15/2025                                    | 12/25/2025  | 11/15/2025                 |
| <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>                                      |                            |
| 2024-25  | -                                    | -   | -                            | -  | -   | \$ -  | -                          |
| <b>Project Total</b>   | <b>\$ -</b>                          | <b>\$ -</b>   | <b>\$ -</b>                  | <b>\$ -</b>  | <b>\$ -</b>                                   | <b>\$ -</b>   | <b>-</b>                   |
| <b>Current Agenda Item</b>   |                                      |   |                              |  |   |   |                            |
| 09/10/2024 Facilities Committee Meeting: Review and Recommend Action on Solicitation of Architectural Services   |                                      |   |                              |  |   |   |                            |
| <p style="text-align: center;">Nursing and Allied Health</p>   |                                      | <p style="text-align: center;">Project Location</p> |                              |  |   | <p style="text-align: center;">Existing Radiology Lab</p> |                            |

FPC Project Manager SPS

FPC Asst. Director Rita Collins

FPC Director RDA



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

Approval of final 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<br><br>Engineer: DBR Engineering Consultants, Inc.<br>Contractor: Metro Electric, Inc. | Final Completion Recommended | September 4, 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with by Metro Electric, Inc. The original cost approved for this project was \$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         | \$191,332.85         | \$10,070.15       |

**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 \$10,070.15 to Metro Electric, Inc. for 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



September 4, 2024

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

Re: Final Completion for South Texas College - Nursing and Allied Health Campus - Generator Replacement RFP 22-23-1014

Mr. De La Garza,

Pursuant to the Substantial Completion, DBR team confirmed that all punch list items have been completed by Metro Electric, Inc. As such, the project is complete per the plans and specifications within the 30 days allocated by the Substantial Completion of July 10, 2024. Close Out documents have been delivered to the South Texas College.

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

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

Sincerely,



Hugo H. Avila, P.E.  
Principal

|  |                      |                         |                                       |                     |                                       |                      |                                       |                      |                                       |                      |                                   |                      |  |
|--|----------------------|-------------------------|---------------------------------------|---------------------|---------------------------------------|----------------------|---------------------------------------|----------------------|---------------------------------------|----------------------|-----------------------------------|----------------------|--|
| Project Name: Nursing and Allied Health Campus - East Building A Generator Replacement |                      | Project No. 2022-023R   |                                       |                     |                                       |                      |                                       |                      |                                       |                      |                                   |                      |  |
| Funding Source(s): Renewals & Replacement Fund   |                      |                         |                                       |                     |                                       |                      |                                       |                      |                                       |                      |                                   |                      |  |
|  |                      | FY 21-22                |                                       |                     | FY 22-23                              |                      |                                       | FY 23-24             |                                       |                      | Total Actual Expenditures To Date |                      |  |
|  | Total Project Budget | *Revised Project Budget | Variance of Project Budget vs. Actual |                     | Variance of Project Budget vs. Actual |                      | Variance of Project Budget vs. Actual |                      | Variance of Project Budget vs. Actual |                      |                                   |                      |  |
|  |                      |                         | FY 21-22                              | FY 21-22            | FY 22-23                              | FY 22-23             | FY 23-24                              | FY 23-24             | FY 23-24                              |                      |                                   |                      |  |
|  |                      |                         | Project Budget                        | Actual Expenditures | Actual Expenditures                   | Actual Expenditures  | Project Budget                        | Actual Expenditures  | Actual Expenditures                   | Actual Expenditures  |                                   |                      |  |
| 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> |  |

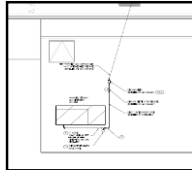
\*Revised Project Budget based on the Construction cost amount.

|   |                 |  |           |                  |     |
|---|-----------------|--|-----------|------------------|-----|
| Project Team  |                 | Board Status   |           |                  |     |
| Approval to Solicit Architect/Engineer:   | 9/28/2021       | Board Approval of Schematic Design   | N/A       | Board Acceptance | TBD |
| Architect/Engineer:   | DBR Engineering |  |           |                  |     |
| Contractor:   | Metro Electric  |  |           |                  |     |
| STC FPC Project Manager:  | Samuel Saldana  | Substantial Completion   | 7/10/2024 | Board Acceptance | TBD |
|   |                 | Final Completion   | TBD       | Board Acceptance | TBD |
| Project Description   |                 | Project Scope  |           |                  |     |
| 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. |           |                  |     |

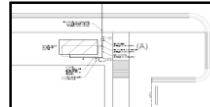
|   |                                      |                                    |                              |                         |   |                                   |
|---|--------------------------------------|------------------------------------|------------------------------|-------------------------|---|-----------------------------------|
| Projected Timeline                              |                                      |                                    |                              |                         |   |                                   |
| Board Approval to Solicit Architect/Engineer    | Board Approval of Architect/Engineer | Board Approval of Schematic Design | Board Approval of Contractor | Construction Start Date | Board Approval of Substantial Completion Date | Board Approval of Completion Date |
| 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                               |
| Project Calendar of Expenditures by Fiscal Year |                                      |                                    |                              |                         |   |                                   |
| Fiscal Year                                     | Construction                         | Design                             | Miscellaneous                | FFE                     | Tech  | Project Total                     |
| 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>\$ 2,163.66</b>           | <b>\$ -</b>             | <b>\$ -</b>                                   | <b>\$ 214,652.25</b>              |

Current Agenda Item

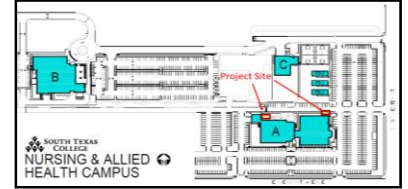
09/10/2024 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the Nursing Allied Health Campus Generator Replacement



West Side Building A



East Side Building A



FPC Project Manager

*SPF*

FPC Asst. Director

*Rita Gelle*

FPC Director

*RDA*

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

Approval of final 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<br><br>Engineer: DBR Engineering Consultants, Inc.<br>Contractor: Metro Electric, Inc. | Final Completion Recommended | September 4, 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with by Metro Electric, Inc. The original cost approved for this project was \$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             | \$1,771.00              | \$341,022.00         | \$322,288.45         | \$18,733.55       |

**Enclosed Documents**

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

**Recommended Action**

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$18,733.55 to Metro Electric, Inc. for the Pecan Campus South Academic Building J Generator Replacement project as presented.

# Pecan Campus South Academic Building J Generator Replacement



September 4, 2024

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

Re: Final Completion for South Texas College – Pecan Campus - Generator Replacement RFP 22-23-1014

Mr. De La Garza,

Pursuant to the Substantial Completion, DBR team confirmed that all punch list items have been completed by Metro Electric, Inc. As such, the project is complete per the plans and specifications within the 30 days allocated by the Substantial Completion of August 9, 2024. Close Out documents have been delivered to the South Texas College.

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

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

Sincerely,



Hugo H. Avila, P.E.  
Principal



|   |                             |                                      |                               |                     |                                  |                       |                     |                                  |                       |                      |                                  |  |
|---|-----------------------------|--------------------------------------|-------------------------------|---------------------|----------------------------------|-----------------------|---------------------|----------------------------------|-----------------------|----------------------|----------------------------------|--|
| <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>FY 21-22</b>               |                     | <b>Variance of</b>               | <b>FY 22-23</b>       |                     | <b>Variance of</b>               | <b>FY 23-24</b>       |                      | <b>Variance of</b>               |  |
|   |                             |                                      | <b>Actual</b>                 |                     | <b>Project Budget vs. Actual</b> | <b>Actual</b>         |                     | <b>Project Budget vs. Actual</b> | <b>Actual</b>         |                      | <b>Project Budget vs. Actual</b> |  |
|   | <b>Total Project Budget</b> | <b>*Revised Total Project Budget</b> | <b>Project Budget</b>         | <b>Expenditures</b> | <b>Expenditures</b>              | <b>Project Budget</b> | <b>Expenditures</b> | <b>Expenditures</b>              | <b>Project Budget</b> | <b>Expenditures</b>  | <b>Expenditures</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         | \$ 264,314.70        | \$ 216,384.30                    | \$ 322,288.45                            |
| 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          | \$ 3,087.18          | \$ 15,337.82                     | 16,969.23                                |
| 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>231,722.12</b> | \$ <b>231,722.12</b>             | \$ <b>339,761.26</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>Architect/Engineer:</b>                     | DBR Engineering |  | <u>Board Approval of Schematic Design</u> |     |                         |     |
| <b>Contractor:</b>                             | Metro Electric  |  | <u>Substantial Completion</u>             | TBD | <u>Board Acceptance</u> | TBD |
| <b>STC FPC Project Manager:</b>                | Samuel Saldana  |  | <u>Final Completion</u>                   | TBD | <u>Board Acceptance</u> | TBD |

| Vendor          | Contract Amount | Actual Expenditures | Variance     |
|-----------------|-----------------|---------------------|--------------|
| DBR Engineering | \$ 17,410.00    | \$ 16,969.23        | \$ 440.77    |
| Metro Electric  | \$ 339,251.00   | \$ 322,288.45       | \$ 16,962.55 |

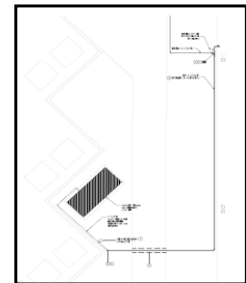
|   |   |
|---|---|
| <b>Project Description</b>  | <b>Project Scope</b>  |
| Replace the existing diesel generator with a natural gas generator that provides continuous power without the need to refuel. | Replace existing diesel generator with a natural gas generator, and providing new natural gas service to the new generator. |

| Projected Timeline                           |                                      |                                    |                              |                         |   |   |
|--|--------------------------------------|------------------------------------|------------------------------|-------------------------|---|---|
| Board Approval to Solicit Architect/Engineer | Board Approval of Architect/Engineer | Board Approval of Schematic Design | Board Approval of Contractor | Construction Start Date | Board Approval of Substantial Completion Date | Board Approval of Final Completion Date |
| 9/28/2021                                    | 3/29/2022                            | NA                                 | 9/27/2022                    | 11/15/2022              | 8/27/2024                                     | 9/27/2024                               |
|  |                                      |                                    |                              |                         |   | FFE Completion of Move In               |
|  |                                      |                                    |                              |                         |   | N/A                                     |

| Project Calendar of Expenditures by Fiscal Year |                      |                     |                  |             |             |                      |
|---|----------------------|---------------------|------------------|-------------|-------------|----------------------|
| Fiscal Year                                     | Construction         | Design              | Miscellaneous    | FFE         | Tech        | Project Total        |
| 2021-22   | \$ -                 | \$ 12,187.50        | \$ 503.58        | \$ -        | \$ -        | \$ 12,691.08         |
| 2022-23   | \$ 57,973.75         | \$ 1,694.55         | \$ -             | \$ -        | \$ -        | \$ 59,668.30         |
| 2023-24   | \$ 264,314.70        | \$ 3,087.18         | \$ -             | \$ -        | \$ -        | \$ 267,401.88        |
| <b>Project Total</b>                            | \$ <b>322,288.45</b> | \$ <b>16,969.23</b> | \$ <b>503.58</b> | \$ <b>-</b> | \$ <b>-</b> | \$ <b>339,761.26</b> |

**Current Agenda Item**

**9/10/2024 Facilities Committee Meeting:** Review and Recommend Action on Final Completion for the Pecan Campus South Academic Building J Generator Replacement



FPC Project Manager SPF

FPC Asst. Director

Rita Geller FPC Director

RADA

### **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 2024 - 2025 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                   | Pecan Campus Kinesiology Bldg Q Phase I   | SS                   | Boulinghouse Simpson Gates Architects<br>6/28/22 | 6/27/2023                        | 3/4/2025   | 4/15/2025        | 3/30/2025                   | 4/30/2025        |
| 2                   | Cooper Center for Performing Arts Bldg L Expansion and Renovations for the Music and Dance Programs | MV                   | Brown Reynolds Watford Architects<br>6/28/22     | 10/31/2023                       | 10/29/2024 | 12/4/2024        | 1/27/2026                   | 2/24/2026        |
| 3                   | Business and Science Bldg G Engineering Lab Renovation  | SS                   | TBD  | TBD                              | TBD        | TBD              | TBD                         | TBD              |
| 4                   | Student Services Building K Renovation  | SS                   | TBD  | TBD                              | TBD        | TBD              | TBD                         | TBD              |
| 5                   | North Academic Humanities Building P Renovations for Accounts Receivable and Grant                  | SS                   | TBD  | TBD                              | TBD        | TBD              | TBD                         | TBD              |
| 6                   | Operations Support Center Building Z  | MV                   | -  | -                                | -          | -                | -                           | -                |
| 7                   | Athletic Field Improvements   | KN                   | -  | -                                | -          | -                | -                           | -                |
| 8                   | Institutional Support Services Building N Expansion   | MV                   | -  | -                                | -          | -                | -                           | -                |
| 9                   | Administration Building S   | TBD                  | -  | -                                | -          | -                | -                           | -                |

**FY 2024 - 2025 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 West</b>        |   |                      |                            |                                  |                             |                  |                             |                  |
| 10                       | New Continuing Education Bldg and Testing Center Addition           | DV                   | 12/6/2024                  | 4/23/2024                        | 1/28/2025                   | 2/25/2025        | 3/24/2026                   | 4/28/2026        |
| 11                       | Parking & Site Improvements   | DV                   | 1/31/2023                  | N/A                              | 2/25/2025                   | 4/1/2025         | 1/27/2026                   | 2/24/2026        |
| <b>Pecan Plaza</b>       |   |                      |                            |                                  |                             |                  |                             |                  |
| 12                       | Human Resources Building A Renovation                               | KN                   | TBD                        | TBD                              | TBD                         | TBD              | TBD                         | TBD              |
| 13                       | East Building B Renovation for Cosmetology                          | KN                   | 11/26/2024                 | 5/27/2025                        | 11/25/2025                  | 1/14/2026        | 12/15/2026                  | 1/15/2027        |
| <b>Mid-Valley Campus</b> |   |                      |                            |                                  |                             |                  |                             |                  |
| 14                       | Student Union Building F Financial Aid Renovation                   | MV                   | -                          | -                                | -                           | -                | -                           | -                |
| 15                       | Child Development Center Canopy Expansion                           | SS                   | TBD                        | TBD                              | TBD                         | TBD              | TBD                         | TBD              |
| 16                       | Workforce Center Building D Welding Expansion                       | MV                   | PBK Architects<br>10/26/21 | 6/28/2022                        | Holchemont LTD<br>1/31/2023 | 4/10/2023        | 7/23/2024                   | 10/29/2024       |
| 17                       | Workforce Building M Automotive Expansion                           | MV                   | PBK Architects<br>10/26/21 | 6/28/2022                        | Holchemont LTD<br>1/31/2023 | 4/10/2023        | 6/25/2024                   | 10/29/2024       |
| 18                       | North Academic Building C HVAC-R Classroom and Outdoor Covered Area | MV                   | PBK Architects<br>10/26/21 | 6/28/2022                        | Holchemont LTD<br>1/31/2023 | 4/10/2023        | 6/25/2024                   | 10/29/2024       |

**FY 2024 - 2025 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>Technology Campus</b>                  |  |                      |                                    |                                  |                               |                  |                             |                  |
| 19  | Welding Lab Expansion Bldg   | SS                   | EGV Architects<br>2/22/22          | 8/23/2022                        | Kimber 1985<br>7/25/2023      | 9/13/2023        | 12/6/2024                   | 1/28/2025        |
| 20  | Institute for Advanced Manufacturing Bldg E Collaboration Lab Renovation | TBD                  | -                                  | -                                | -                             | -                | -                           | -                |
| <b>Nursing &amp; Allied Health Campus</b> |  |                      |                                    |                                  |                               |                  |                             |                  |
| 21  | East Building A Renovation of Radiology Lab to Multipurpose Skills Lab   | SS                   | TBD                                | TBD                              | TBD                           | TBD              | TBD                         | TBD              |
| 22  | East Building A Breakroom and Offices Expansion Renovation               | SS                   | TBD                                | TBD                              | TBD                           | TBD              | TBD                         | TBD              |
| 23  | Regional Workforce Development Healthcare Center Building E Renovation   | DV                   | 5/28/2024                          | 10/29/2024                       | 3/25/2025                     | 4/1/2025         | 3/24/2026                   | 4/28/2026        |
| 24  | East Building A Community Pharmacy Lab                                   | SS                   | TBD                                | TBD                              | TBD                           | TBD              | TBD                         | TBD              |
| <b>Starr County Campus</b>                |  |                      |                                    |                                  |                               |                  |                             |                  |
| 25  | Workforce Bldg Q Automotive Expansion                                    | MV                   | Abel City Architects<br>10/26/2021 | 2/22/2022                        | Trium Construction<br>1/31/23 | 4/12/2023        | 10/29/2024                  | 11/26/2024       |
| 26  | North Academic Bldg C HVAC-R Classroom and Outdoor Area                  | MV                   | Abel City Architects<br>10/26/2021 | 2/22/2022                        | Trium Construction<br>1/31/23 | 4/12/2023        | 10/29/2024                  | 11/26/2024       |
| 27  | Cultural Arts Center Building F Renovation                               | MV                   | Abel City Architects<br>10/26/2021 | 2/22/2022                        | Trium Construction<br>1/31/23 | 4/12/2023        | 10/29/2024                  | 11/26/2024       |

**FY 2024 - 2025 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> |                                      |                      |                    |                                  |            |                  |                             |                  |
| 28  | Perimeter Fencing                    | DV                   | N/A                | N/A                              | 10/27/2024 | 11/15/2024       | 1/28/2025                   | 2/25/2025        |
| 29  | Parking Lot #1 for Additional Spaces | DV                   | 2/27/2024          | N/A                              | 11/26/2024 | 12/9/2024        | 3/25/2025                   | 4/22/2025        |
| <b>District Wide</b>                                |                                      |                      |                    |                                  |            |                  |                             |                  |
| 30  | Facility Signage                     | DV                   | -                  | -                                | -          | -                | -                           | -                |
| 31  | Entry Monument Signs                 | KN                   | TBD                | TBD                              | TBD        | TBD              | TBD                         | TBD              |
| 32  | Interior Facility Signage            | KN                   | TBD                | TBD                              | TBD        | TBD              | TBD                         | TBD              |

Red text signifies projected dates

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

| Total Project Budget Summary                           | FY24<br>Unexpended Plant<br>Fund | FY24<br>Renewal &<br>Replacement Plant<br>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                 | \$ 4,066,405.20                                |
| FY 2024 Proposed and Approved Projects                 | \$ 15,130,579.68                 | \$ 1,205,368.00                                |
| FY 2024 Proposed Projects for the Month of August 2024 | \$ -                             | \$ 44,384.00                                   |
| <b>FY 2024 Total Project Estimated Budget Balance</b>  | <b>\$ 17,014,024.32</b>          | <b>\$ 10,040,288.00</b>                        |

| Project Reference<br>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<br>Unexpended Plant<br>Fund | FY24<br>Renewal &<br>Replacement Plant<br>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>        |   |                                  |  |
| <b>No projects were presented</b>                |   |                                  |  |
| <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<br>Unexpended Plant<br>Fund | FY24<br>Renewal &<br>Replacement Plant<br>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<br>Unexpended Plant<br>Fund | FY24<br>Renewal &<br>Replacement Plant<br>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                                | RCPE - 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>Board Approved on August 27, 2024</b> |  |                                  |  |
| 2024                                     | Pecan Campus - Stucco Repainting Contracting Construction Services   | \$ 23,700.00                     |  |
| 2024                                     | Mid Valley Campus - Stucco Repainting Contracting Construction Services  | \$ 26,632.20                     |  |
| 2024                                     | Starr County Campus - Stucco Repainting Contracting Construction Services  | \$ 135,412.48                    |  |
| 2022-023R                                | Nursing & Allied Health Campus - Substantial completion of NAH East Building A Generators Replacement (\$201,403. Paid \$190,857.85 and Remaining Balance \$10,545.15)           |                                  | \$ 10,545.15                                   |

| Total Project Budget Summary               |  | FY24<br>Unexpended Plant<br>Fund | FY24<br>Renewal &<br>Replacement Plant<br>Fund |
|--|--|----------------------------------|--|
| 2022-019R                                  | Pecan Campus - Substantial completion of South Academic Building J Generators Replacement (\$339,251. Paid \$302,178.85 and Remaining Balance \$32,072.15) | \$ -                             | \$ 32,072.15                                   |
| 2022-015C                                  | RCPS - Final Completion Approval for Two-Story Residential Fire Training Structure (Cost \$2,492,237.75 Paid \$2,320,360.99)                               | \$ -                             |  |
| 2024-012R                                  | Mid Valley Campus - District Wide - Flooring Replacement Student Union Building F (\$44,384.00)  |                                  | \$ 44,384.00                                   |
| <b>Total Board Approval on August 2024</b> |  | <b>\$ 185,744.68</b>             | <b>\$ 87,001.30</b>                            |
| <b>Total FY 24 Board Approved Projects</b> |  | <b>\$ 51,718,970.18</b>          | <b>\$ 5,316,157.20</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 2024 - 2025

| #                            | 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 | FY2425 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         | \$ 209,291        | \$ 925,709            | \$ 240,000           | Low             | N/A                         | N/A                               | N/A                                    | N/A |
| 2                            | Pecan Campus Kinesiology Building Phase I   | SS                   |             |                     |              | ●                        |                    |                        |                  |         |           | \$ 6,177,150         | \$ 318,002        | \$ 5,859,148          | \$ 5,579,120         | High            | July 2024                   | Approval of Construction Services | Boultinghouse Simpson Gates Architects | TBD |
| 3                            | Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs | MV                   |             |                     | ●            |                          |                    |                        |                  |         |           | \$ 10,224,375        | \$ 414,687        | \$ 9,809,688          | \$ 10,606,225        | High            | October 2024                | Approval of Construction Services | BRW Architects                         | TBD |
| 4                            | Business and Science Building G Engineering Lab Renovation  | SS                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 500,000           | \$ -              | \$ 500,000            | \$ 500,000           | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| 5                            | Student Services Building K Renovations   | SS                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 2,615,760         | \$ -              | \$ 2,615,760          | \$ 2,119,556         | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| 6                            | North Academic Humanities Building P Renovations for Accounts Receivable and Grant                      | SS                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 94,500            | \$ -              | \$ 94,500             | \$ 94,500            | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| 7                            | Operations Support Center Building Z  | MV                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 5,000,000         | \$ -              | \$ 5,000,000          | \$ 780,000           | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| 8                            | Athletic Field Improvements   | KN                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 615,250           | \$ -              | \$ 615,250            | \$ 50,740            | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| 9                            | Institutional Support Services Building N Expansion   | MV                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 5,759,100         | \$ -              | \$ 5,759,100          | \$ 317,152           | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| 10                           | Administration Building S   | TBD                  | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 31,200,000        | \$ -              | \$ 31,200,000         | \$ 3,000,000         | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| <b>Pecan Campus Subtotal</b> |   |                      |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 63,321,135</b> | <b>\$ 941,979</b> | <b>\$ 62,379,156</b>  | <b>\$ 23,287,293</b> |                 |                             |                                   |  |     |
| <b>Pecan West</b>            |   |                      |             |                     |              |                          |                    |                        |                  |         |           |                      |                   |                       |                      |                 |                             |                                   |  |     |
| 11                           | Pecan West Continuing Education Building A & Testing Center Addition                                    | DV                   |             |                     | ●            |                          |                    |                        |                  |         |           | \$ 9,087,683         | \$ 193,621        | \$ 8,894,062          | \$ 4,932,329         | High            | February 2025               | Approval of Construction Services | ERO Architects                         | TBD |
| 12                           | Pecan West Continuing Education Parking & Site Improvements   | DV                   |             |                     | ●            |                          |                    |                        |                  |         |           | \$ 2,794,942         | \$ 35,729         | \$ 2,759,213          | \$ 1,702,186         | High            | February 2025               | Approval of Construction Services | Perez Consulting Engineers             | TBD |
| <b>Pecan West Subtotal</b>   |   |                      |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 11,882,625</b> | <b>\$ 229,350</b> | <b>\$ 11,653,275</b>  | <b>\$ 6,634,515</b>  |                 |                             |                                   |  |     |
| <b>Pecan Plaza</b>           |   |                      |             |                     |              |                          |                    |                        |                  |         |           |                      |                   |                       |                      |                 |                             |                                   |  |     |
| 13                           | Human Resources Building A Renovation   | KN                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 550,000           | \$ -              | \$ 550,000            | \$ 545,400           | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| 14                           | East Building B Renovation for Cosmetology  | KN                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 6,664,135         | \$ -              | \$ 6,664,135          | \$ 990,615           | Low             | TBD                         | TBD                               | TBD                                    | TBD |
| <b>Pecan Plaza Subtotal</b>  |   |                      |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 7,214,135</b>  | <b>\$ -</b>       | <b>\$ 7,214,135</b>   | <b>\$ 1,536,015</b>  |                 |                             |                                   |  |     |

South Texas College  
Unexpended Plant Fund - Capital Improvement Projects (CIP)  
Project Status  
FY 2024 - 2025

| #   | 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 | FY2425 Budget       | Priority Status | Upcoming Board Meeting Item | Architect/Engineering Firm         | Contractor     |             |
|---|--|----------------------|-------------|---------------------|--------------|--------------------------|--------------------|------------------------|------------------|---------|-----------|----------------------|---------------------|-----------------------|---------------------|-----------------|-----------------------------|------------------------------------|----------------|-------------|
| <b>Mid-Valley Campus</b>                                      |  |                      |             |                     |              |                          |                    |                        |                  |         |           |                      |                     |                       |                     |                 |                             |                                    |                |             |
| 15  | Student Union Building F Financial Aid Renovation                            | MV                   |             |                     |              | ●                        |                    |                        |                  |         |           | \$ 89,000            | \$ -                | \$ 89,000             | \$ 22,000           | Low             | TBD                         | TBD                                | TBD            | TBD         |
| 16  | Child Development Center Canopy Expansion                                    | SS                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 65,000            | \$ -                | \$ 65,000             | \$ 65,000           | High            | TBD                         | TBD                                | TBD            | TBD         |
| 17  | Workforce Center Building D Welding Expansion                                | MV                   |             |                     |              |                          |                    |                        | ●                |         |           | \$ 1,539,755         | \$ 1,205,823        | \$ 333,932            | \$ -                | High            | October 2024                | Approval of Final Completion       | PBK Architects | Holchemont  |
| 18  | Workforce Center Building M Automotive Lab Expansion                         | MV                   |             |                     |              |                          |                    |                        | ●                |         |           | \$ 2,648,275         | \$ 2,113,325        | \$ 534,950            | \$ -                | High            | October 2024                | Approval of Final Completion       | PBK Architects | Holchemont  |
| 19  | Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area        | MV                   |             |                     |              |                          |                    |                        | ●                |         |           | \$ 1,235,430         | \$ 980,752          | \$ 254,678            | \$ -                | High            | October 2024                | Approval of Final Completion       | PBK Architects | Holchemont  |
| <b>Mid-Valley Subtotal</b>                                    |  |                      |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 5,577,460</b>  | <b>\$ 4,299,900</b> | <b>\$ 1,277,560</b>   | <b>\$ 87,000</b>    |                 |                             |                                    |                |             |
| <b>Technology Campus</b>                                      |  |                      |             |                     |              |                          |                    |                        |                  |         |           |                      |                     |                       |                     |                 |                             |                                    |                |             |
| 20  | Welding Lab Expansion Building F   | SS                   |             |                     |              |                          | ●                  |                        |                  |         |           | \$ 3,108,000         | \$ 2,713,803        | \$ 394,197            | \$ 2,694,087        | High            | December 2024               | Approval of Substantial Completion | EGV Architects | Kimber 1985 |
| 21  | Institute for Advanced Manufacturing Building E Collaboration Lab Renovation | TBD                  | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 285,000           | \$ -                | \$ 285,000            | \$ 285,000          | Low             | TBD                         | TBD                                | TBD            | TBD         |
| 22  | Athletic Field and Basketball Court  | KN                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 282,000           | \$ -                | \$ 282,000            | \$ 144,600          | Low             | TBD                         | TBD                                | TBD            | TBD         |
| <b>Technology Campus Subtotal</b>                             |  |                      |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 3,675,000</b>  | <b>\$ 2,713,803</b> | <b>\$ 961,197</b>     | <b>\$ 3,123,687</b> |                 |                             |                                    |                |             |
| <b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b> |  |                      |             |                     |              |                          |                    |                        |                  |         |           |                      |                     |                       |                     |                 |                             |                                    |                |             |
| 23  | East Building A Renovation of Radiology Lab to Multipurpose Skills Lab       | SS                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 163,296           | \$ -                | \$ 163,296            | \$ 161,640          | Low             | TBD                         | TBD                                | TBD            | O&M         |
| 24  | East Building A Breakroom and Offices Expansion Renovation                   | SS                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 147,950           | \$ -                | \$ 147,950            | \$ 142,450          | Low             | TBD                         | TBD                                | TBD            | O&M         |
| 25  | Regional Workforce Development Healthcare Center Building E Renovation       | DV                   |             | ●                   |              |                          |                    |                        |                  |         |           | \$ 5,561,500         | \$ 499              | \$ 5,561,001          | \$ 5,561,500        | High            | November 2024               | Approval of Schematic Design       | ERO Architects | TBD         |
| 26  | East Building A Community Pharmacy Lab                                       | SS                   | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 369,337           |                     | \$ 369,337            | \$ 165,514          | High            | TBD                         | TBD                                | TBD            | TBD         |
| <b>Nursing and Allied Health Campus Subtotal</b>              |  |                      |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 6,242,083</b>  | <b>\$ 499</b>       | <b>\$ 6,241,584</b>   | <b>\$ 6,031,104</b> |                 |                             |                                    |                |             |

South Texas College  
 Unexpended Plant Fund - Capital Improvement Projects (CIP)  
 Project Status  
 FY 2024 - 2025

| #  | 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 | FY2425 Budget        | Priority Status | Upcoming Board Meeting Item | Architect/Engineering Firm         | Contractor                 |                    |
|--|---|----------------------|-------------|---------------------|--------------|--------------------------|--------------------|------------------------|------------------|----------|-----------|-----------------------|---------------------|-----------------------|----------------------|-----------------|-----------------------------|------------------------------------|----------------------------|--------------------|
| <b>Starr County Campus</b>                                   |   |                      |             |                     |              |                          |                    |                        |                  |          |           |                       |                     |                       |                      |                 |                             |                                    |                            |                    |
| 27   | Workforce Building Q Automotive Expansion                           | MV                   |             |                     |              |                          | ●                  |                        |                  |          |           | \$ 2,551,300          | \$ 1,066,926        | \$ 1,484,374          | \$ 765,800           | High            | October 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            | \$ 238,868          | \$ 275,760            | \$ 159,389           | High            | October 2024                | Approval of Substantial Completion | Able City, LLC             | Triun Construction |
| 29   | Cultural Arts Center Building F Renovation                          | MV                   | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 352,500            |                     | \$ 352,500            | \$ 155,000           | Low             | TBD                         | TBD                                | TBD                        | TBD                |
| <b>Starr County Campus Subtotal</b>                          |   |                      |             |                     |              |                          |                    |                        |                  |          |           | <b>\$ 3,418,428</b>   | <b>\$ 1,305,794</b> | <b>\$ 2,112,634</b>   | <b>\$ 1,080,189</b>  |                 |                             |                                    |                            |                    |
| <b>Regional Center for Public Safety Excellence</b>          |   |                      |             |                     |              |                          |                    |                        |                  |          |           |                       |                     |                       |                      |                 |                             |                                    |                            |                    |
| 30   | Perimeter Fencing   | DV                   |             |                     | ●            |                          |                    |                        |                  |          |           | \$ 193,000            | \$ -                | \$ 193,000            | \$ 192,500           | Low             | November 2024               | Approval of Construction Services  | TBD                        | TBD                |
| 31   | Parking Lot #1 for Additional Spaces                                | DV                   |             |                     | ●            |                          |                    |                        |                  |          |           | \$ 330,700            | \$ -                | \$ 330,700            | \$ 329,170           | High            | October 2024                | Approval of Construction Services  | Perez Consulting Engineers | TBD                |
| <b>Regional Center for Public Safety Excellence Subtotal</b> |   |                      |             |                     |              |                          |                    |                        |                  |          |           | <b>\$ 523,700</b>     | <b>\$ -</b>         | <b>\$ 523,700</b>     | <b>\$ 521,670</b>    |                 |                             |                                    |                            |                    |
| <b>District Wide</b>   |   |                      |             |                     |              |                          |                    |                        |                  |          |           |                       |                     |                       |                      |                 |                             |                                    |                            |                    |
| 32   | Fence Enclosures  | MV                   | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 35,000             | \$ -                | \$ 35,000             | \$ 35,000            | Low             | N/A                         |                                    | N/A                        | TBD                |
| 33   | Outdoor Furniture   | OS                   |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 25,000             | \$ -                | \$ 25,000             | \$ 25,000            | Low             | N/A                         |                                    | N/A                        | TBD                |
| 34   | Land  | N/A                  |             |                     |              |                          |                    |                        |                  |          |           | \$ 3,000,000          | \$ -                | \$ 3,000,000          | \$ 3,000,000         | N/A             | N/A                         |                                    | N/A                        | N/A                |
| 35   | Renovation and Contingencies  | N/A                  |             |                     |              |                          |                    |                        |                  |          |           | \$ 948,750            | \$ -                | \$ 948,750            | \$ 948,750           | N/A             | N/A                         |                                    | N/A                        | TBD                |
| 36   | Campus Master Plan  | N/A                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 375,000            | \$ -                | \$ 375,000            | \$ 375,000           | Low             | N/A                         |                                    | N/A                        | TBD                |
| 37   | Facility Signage  | DV                   | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 500,000            | \$ -                | \$ 500,000            | \$ 500,000           | Low             | N/A                         |                                    | N/A                        | TBD                |
| 38   | Removal of Existing Trees   | TBD                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 25,900             | \$ -                | \$ 25,900             | \$ 25,900            | Low             | N/A                         |                                    | N/A                        | TBD                |
| 39   | Entry Monument Signs  | KN                   | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 1,040,000          | \$ -                | \$ 1,040,000          | \$ 1,040,000         | High            | N/A                         |                                    | N/A                        | N/A                |
| 40   | Interior Facility Signage   | KN                   | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 250,000            | \$ -                | \$ 250,000            | \$ 250,000           | High            | N/A                         |                                    | N/A                        | N/A                |
| 41   | Project Cost Control Reserve  | N/A                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 9,947,295          | \$ -                | \$ 9,947,295          | \$ 9,947,295         | High            | N/A                         |                                    | N/A                        | N/A                |
| <b>District Wide Subtotal</b>                                |   |                      |             |                     |              |                          |                    |                        |                  |          |           | <b>\$ 16,146,945</b>  | <b>\$ -</b>         | <b>\$ 16,146,945</b>  | <b>\$ 16,146,945</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>0</b>  | <b>\$ 118,001,511</b> | <b>\$ 9,491,325</b> | <b>\$ 108,510,186</b> | <b>\$ 58,448,418</b> |                 |                             |                                    |                            |                    |

South Texas College  
Renewal and Replacement Projects  
Project Status  
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| #   | 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 | FY2425 Budget       | Priority Status | Upcoming Board Meeting Item | Architect/Engineering Firm         | Contractor                    |                      |
|---|--|---------------------|-------------|---------------------|--------------|--------------------------|--------------------|------------------------|------------------|---------|-----------|----------------------|-------------------|-----------------------|---------------------|-----------------|-----------------------------|------------------------------------|-------------------------------|----------------------|
| <b>Pecan Campus</b>   |  |                     |             |                     |              |                          |                    |                        |                  |         |           |                      |                   |                       |                     |                 |                             |                                    |                               |                      |
| 1   | Reseeding and Regrading of Athletic Fields   | KN                  | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 111,000           | \$ -              | \$ 111,000            | \$ 111,000          | Low             | TBD                         | TBD                                | TBD                           | TBD                  |
| 2   | Library Building F Exterior Building Envelope Repairs  | TBD                 | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 125,000           | \$ -              | \$ 125,000            | \$ 125,000          | High            | TBD                         | TBD                                | TBD                           | TBD                  |
| 3   | Stucco Repainting Phase II   | SS                  |             |                     |              | ●                        |                    |                        |                  |         |           | \$ 503,000           | \$ 137            | \$ 502,863            | \$ 503,000          | Low             | November 2024               | Approval of Substantial Completion | N/A                           | Calidad Construction |
| 4   | Institutional Support Services Building N Training Room Upgrade                              | RC                  | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 61,000            | \$ -              | \$ 61,000             | \$ 61,000           | Low             | TBD                         | TBD                                | N/A                           | TBD                  |
| 5   | Ann Richards Administration Building D Auditorium Upgrade                                    | RC                  | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 70,000            | \$ -              | \$ 70,000             | \$ 70,000           | Low             | TBD                         | TBD                                | N/A                           | TBD                  |
| 6   | South Academic Building J Generator Replacement  | SS                  |             |                     |              |                          |                    |                        | ●                |         |           | \$ 344,100           | \$ 339,982        | \$ 4,118              | \$ -                | High            | September 2024              | Approval of Final Completion       | DBR                           | Metro Electric       |
| <b>Pecan Campus Subtotal</b>                                  |  |                     |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 1,214,100</b>  | <b>\$ 340,119</b> | <b>\$ 873,981</b>     | <b>\$ 870,000</b>   |                 |                             |                                    |                               |                      |
| <b>Mid Valley Campus</b>                                      |  |                     |             |                     |              |                          |                    |                        |                  |         |           |                      |                   |                       |                     |                 |                             |                                    |                               |                      |
| 7   | South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas (Phase II) | DV                  |             |                     | ●            |                          |                    |                        |                  |         |           | \$ 1,730,000         | \$ 733,434        | \$ 996,566            | \$ 1,448,246        | Low             | November 2024               | Approval of Construction Services  | Milnet Architectural Services | TBD                  |
| 8   | Stucco Repainting Phase II   | SS                  |             |                     |              | ●                        |                    |                        |                  |         |           | \$ 303,000           | \$ 137            | \$ 302,863            | \$ 303,000          | Low             | November 2024               | Approval of Substantial Completion | N/A                           | AJ3 Contruction      |
| 9   | Student Union Building F Multipurpose Room Upgrade   | RC                  | ●           |                     |              |                          |                    |                        |                  |         |           | \$ 69,000            | \$ -              | \$ 69,000             | \$ 69,000           | Low             | TBD                         | TBD                                | N/A                           | TBD                  |
| <b>Mid Valley Campus Subtotal</b>                             |  |                     |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 2,102,000</b>  | <b>\$ 733,572</b> | <b>\$ 1,368,428</b>   | <b>\$ 1,820,246</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           | \$ 214,718        | \$ 207,282            | \$ -                | Low             | September 2024              | Approval of Final Completion       | DBR                           | Metro Electric       |
| <b>Nursing and Allied Health Campus Subtotal</b>              |  |                     |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 762,000</b>    | <b>\$ 214,718</b> | <b>\$ 547,282</b>     | <b>\$ 340,000</b>   |                 |                             |                                    |                               |                      |
| <b>Technology Campus</b>                                      |  |                     |             |                     |              |                          |                    |                        |                  |         |           |                      |                   |                       |                     |                 |                             |                                    |                               |                      |
| 13  | Advanced Technical Careers Bldg. B Atrium Repainting   | RC                  |             |                     | ●            |                          |                    |                        |                  |         |           | \$ 61,200            | \$ -              | \$ 61,200             | \$ 75,000           | Low             | TBD                         | TBD                                | TBD                           | TBD                  |
| 14  | Resurfacing of Parking Lot #2 & Regrading of Existing Swales                                 | SS                  |             |                     | ●            |                          |                    |                        |                  |         |           | \$ 362,000           | \$ -              | \$ 362,000            | \$ 395,000          | Low             | October 2024                | Approval of Construction Services  | TBD                           | TBD                  |
| <b>Technology Campus Subtotal</b>                             |  |                     |             |                     |              |                          |                    |                        |                  |         |           | <b>\$ 423,200</b>    | <b>\$ -</b>       | <b>\$ 423,200</b>     | <b>\$ 470,000</b>   |                 |                             |                                    |                               |                      |

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| #                                   | 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 | FY2425 Budget        | Priority Status | Upcoming Board Meeting Item | Architect/ Engineering Firm        | Contractor |                 |
|-------------------------------------|--|---------------------|-------------|---------------------|--------------|--------------------------|--------------------|------------------------|------------------|----------|-----------|----------------------|---------------------|-----------------------|----------------------|-----------------|-----------------------------|------------------------------------|------------|-----------------|
| <b>Starr County Campus</b>          |  |                     |             |                     |              |                          |                    |                        |                  |          |           |                      |                     |                       |                      |                 |                             |                                    |            |                 |
| 15                                  | Stucco Repainting Phase II   | SS                  |             |                     |              | ●                        |                    |                        |                  |          |           | \$ 253,000           | \$ 125              | \$ 252,875            | \$ 253,000           | Low             | November 2024               | Approval of Substantial Completion | N/A        | AJ3 Contruction |
| 16                                  | Administration/Bookstore Building A Data Cabling Infrastructure Replacement            | RC                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 60,000            | \$ -                | \$ 60,000             | \$ 60,000            | Low             | TBD                         | TBD                                | TBD        | TBD             |
| 17                                  | Center for Learning Excellence Building B Data Cabling Infrastructure Replacement      | RC                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 60,000            | \$ -                | \$ 60,000             | \$ 60,000            | Low             | TBD                         | TBD                                | TBD        | TBD             |
| 18                                  | North Academic Building C Data Cabling Infrastructure Replacement                      | RC                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 60,000            | \$ -                | \$ 60,000             | \$ 60,000            | Low             | TBD                         | TBD                                | TBD        | TBD             |
| 19                                  | Manuel Benavides, Jr. Rural Technology Center Building J Analog to Digital Replacement | RC                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 298,000           | \$ -                | \$ 298,000            | \$ 298,000           | Low             | TBD                         | TBD                                | TBD        | TBD             |
| <b>Starr County Campus Subtotal</b> |  |                     |             |                     |              |                          |                    |                        |                  |          |           | <b>\$ 731,000</b>    | <b>\$ 125</b>       | <b>\$ 730,875</b>     | <b>\$ 731,000</b>    |                 |                             |                                    |            |                 |
| <b>District Wide</b>                |  |                     |             |                     |              |                          |                    |                        |                  |          |           |                      |                     |                       |                      |                 |                             |                                    |            |                 |
| 20                                  | Renewals & Replacements  | N/A                 |             |                     |              |                          |                    |                        |                  |          |           | \$ 151,000           | \$ -                | \$ 151,000            | \$ 151,000           | N/A             | N/A                         |                                    | N/A        | N/A             |
| 21                                  | Marker Boards Replacement  | SS                  |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 301,500           | \$ -                | \$ 301,500            | \$ 301,500           | Low             | N/A                         |                                    | N/A        | TBD             |
| 22                                  | Fire Alarm Panel Replacement/Upgrade   | RC/O&M              |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 102,500           | \$ -                | \$ 102,500            | \$ 102,500           | Low             | N/A                         |                                    | N/A        | TBD             |
| 23                                  | Interior LED Lighting Replacements   | RC/O&M              |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 110,000           | \$ -                | \$ 110,000            | \$ 110,000           | Low             | N/A                         |                                    | N/A        | TBD             |
| 24                                  | Ext. Walkway LED Lighting Replacements   | RC/O&M              |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 50,000            | \$ -                | \$ 50,000             | \$ 50,000            | Low             | N/A                         |                                    | N/A        | TBD             |
| 25                                  | Building Automation Systems Replacements   | RC/O&M              |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 76,500            | \$ -                | \$ 76,500             | \$ 76,500            | Low             | N/A                         |                                    | N/A        | TBD             |
| 26                                  | Flooring Replacements  | KN                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 504,000           | \$ 43,397           | \$ 460,603            | \$ 504,000           | Medium          | N/A                         |                                    | N/A        | TBD             |
| 27                                  | HVAC Replacements  | O&M                 | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 527,000           | \$ 566              | \$ 526,434            | \$ 527,000           | Low             | N/A                         |                                    | N/A        | TBD             |
| 28                                  | HVAC Replacements Phase I - MVC Bldg. E  | MV                  |             |                     | ●            |                          |                    |                        |                  |          |           | \$ 778,780           | \$ 4                | \$ 778,776            | \$ 755,064           | Low             | October 2024                | Approval of Construction Services  | Ethos      | TBD             |
| 29                                  | HVAC Replacements Phase I - MVC Bldg. F  | MV                  |             |                     | ●            |                          |                    |                        |                  |          |           | \$ 389,330           | \$ 4                | \$ 389,326            | \$ 377,482           | Low             | October 2024                | Approval of Construction Services  | Ethos      | TBD             |
| 30                                  | HVAC Replacements Phase I - MVC Bldg G   | MV                  |             |                     | ●            |                          |                    |                        |                  |          |           | \$ 1,362,890         | \$ 4                | \$ 1,362,886          | \$ 1,321,387         | Low             | October 2024                | Approval of Construction Services  | Ethos      | TBD             |
| 31                                  | Exterior Lighting Replacements   | RC/O&M              |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 279,000           | \$ -                | \$ 279,000            | \$ 279,000           | Low             | N/A                         |                                    | N/A        | TBD             |
| 32                                  | Signage Replacement  | KN                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 250,000           | \$ 1,085            | \$ 248,915            | \$ 250,000           | N/A             | TBD                         |                                    | N/A        | TBD             |
| 33                                  | Water Tower Logo Replacements  | DV                  |             | ●                   |              |                          |                    |                        |                  |          |           | \$ 80,000            | \$ -                | \$ 80,000             | \$ 80,000            | N/A             | TBD                         |                                    | N/A        | TBD             |
| 34                                  | Outdoor Furniture Replacements   | KN                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 154,000           | \$ 12,332           | \$ 141,668            | \$ 154,000           | N/A             | TBD                         |                                    | N/A        | TBD             |
| 35                                  | HVAC Replacements Phase II - PCN Bldg. G   | MV                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 529,000           | \$ -                | \$ 529,000            | \$ 529,000           | Low             | TBD                         |                                    | TBD        | TBD             |
| 36                                  | HVAC Replacements Phase II - PCN Bldg. H   | MV                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 529,000           | \$ -                | \$ 529,000            | \$ 529,000           | Low             | TBD                         |                                    | TBD        | TBD             |
| 37                                  | HVAC Replacements Phase II - PCN Bldg. X   | MV                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 133,000           | \$ -                | \$ 133,000            | \$ 133,000           | Low             | TBD                         |                                    | TBD        | TBD             |
| 38                                  | HVAC Replacements Phase II - PCN Bldg. K   | MV                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 133,000           | \$ -                | \$ 133,000            | \$ 133,000           | Low             | TBD                         |                                    | TBD        | TBD             |
| 39                                  | HVAC Replacements Phase II - PCN Bldg. C   | MV                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 397,000           | \$ -                | \$ 397,000            | \$ 397,000           | Low             | TBD                         |                                    | TBD        | TBD             |
| 40                                  | HVAC Replacements Phase II - PCN Bldg. F   | MV                  | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 265,000           | \$ -                | \$ 265,000            | \$ 265,000           | Low             | TBD                         |                                    | TBD        | TBD             |
| 41                                  | AV Equipment Replacements  | N/A                 | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 130,000           | \$ -                | \$ 130,000            | \$ 130,000           | N/A             | TBD                         |                                    | N/A        | TBD             |
| 42                                  | Project Cost Control Reserve   | N/A                 | ●           |                     |              |                          |                    |                        |                  |          |           | \$ 1,300,087         | \$ -                | \$ 1,300,087          | \$ 1,300,087         | N/A             | TBD                         |                                    | N/A        | TBD             |
| <b>District Wide Subtotal</b>       |  |                     |             |                     |              |                          |                    |                        |                  |          |           | <b>\$ 8,532,587</b>  | <b>\$ 57,391</b>    | <b>\$ 8,475,196</b>   | <b>\$ 8,455,520</b>  |                 |                             |                                    |            |                 |
| <b>Totals</b>                       |  | <b>0</b>            | <b>8</b>    | <b>7</b>            | <b>5</b>     | <b>1</b>                 | <b>0</b>           | <b>0</b>               | <b>1</b>         | <b>0</b> | <b>0</b>  | <b>\$ 13,764,887</b> | <b>\$ 1,345,925</b> | <b>\$ 12,418,962</b>  | <b>\$ 12,686,766</b> |                 |                             |                                    |            |                 |



**Outstanding Issues - Action Plan**  
**September 10, 2024 Facilities Committee Meeting**  
*as of September 4, 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<br>6/5/2023<br>7/11/2023<br>8/8/2023<br>10/11/2023<br>11/17/2023<br>1/10/2024<br>2/6/2024<br>2/28/2024<br>4/2/2024<br>5/9/2024<br>6/3/2024<br>7/10/2024<br>7/29/2024<br>9/4/2024 | 2/28/2018: First warranty request was issued to Contractor.<br>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.<br>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.<br>5/18/2023: Report from Spring Break and a proposed Plan of Action from D. Wilson received.<br>6/5/2023: D. Wilson testing the windows and brick walls to verify locations of water infiltrations.<br>7/5/2023: D. Wilson has continued the same testing.<br>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.<br>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.<br>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.<br>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.<br>1/10/2024: 1) D. Wilson has not provided Items 1 & 3 as noted on 11/6/2024. 2) D. Wilson has scheduled with the Design Team and the Owner to provide a mock-up of the repair for the brick ledge weep holes on January 12, 2024.<br>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.<br>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.<br>4/2/2024: College Staff & Administration met with Legal Counsel, BEAM Professionals, and PBK Architects to review draft of request letter for final editing.<br>4/2/2024: College Staff & Administration met with Legal Counsel and discussed additional editing requested by the Board of Trustees. Administration to provide letter to Board Member for editing.<br>7/10/2024: Administration forwarded the letter at the end of June 2024 to Contractor.<br>7/29/2024: Contractor has received letter and sent email to College that they will coordinate a meeting to review outstanding items .<br>9/4/2024: Administration authorized meeting with the Contractor at the Contractor's request. College staff, architect, and consultants met with Contractor and their team to review status of the issues. Owner forwarded photos of water infiltration into the building as Contractor requested. | 5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.<br>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.<br>7/5/2023: D. Wilson to provide update on results of water testing of all window possible water infiltrations.<br>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.<br>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.<br>10/11/2023: The College is coordinating a meeting to be held with the Contractor and Architect to discuss the next steps as required.<br>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.<br>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.<br>2/6/2024: Pending report and letter from BEAM Professionals on recommendation on how to proceed forward.<br>4/2/2024: College Staff will forward request letter to D. Wilson Construction when ready and will await response from contractor.<br>5/9/2024: Administration to forward letter for editing by Board Member.<br>6/3/2024: Administration is pending revised letter from Board Member/Legal Counsel.<br>7/10/2024: Administration has forwarded the letter to the Contractor.<br>7/29/2024: Pending meeting to be coordinated by Contractor.<br>9/4/2024: Architect to work with Contractor on latest solution |

**Mid Valley Campus**

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|---|--|-------------------------------------|---------|---|---|---|
| 2 | Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim) | Hartford Insurance, Public Adjuster | Pending | <p>5/31/2023<br/>6/5/2023<br/>7/11/2023<br/>8/8/2023<br/>10/11/2023<br/>11/17/2023<br/>1/10/2024<br/>2/6/2024<br/>2/28/2024<br/>4/2/2024<br/>5/9/2024<br/>6/3/2024<br/>7/10/2024<br/>7/29/2024<br/>9/4/2024</p> | <p>5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks.<br/>5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services.<br/>5/18/2023: Pending response from Public Adjuster on status of final insurance settlement.<br/>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.<br/>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.<br/>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.<br/>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.<br/>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.<br/>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.<br/>5/3/2024: Attended meeting with Public Adjuster and College Staff to review budget estimates and scope.<br/>5/7/2024: Attended meeting with Legal Counsel and Staff to review concerns from Public Adjuster regarding Architect's scope of work to repair the roof and interior damages.<br/>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.<br/>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 .<br/>7/29/2024 - 9/4/2024: <b>No Change from 7/10/2024-still pending letter from City of Weslaco stating the required code requirements to be followed by the project team..</b></p> | <p>5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster.<br/>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.<br/>7/5/2023 - 8/2/23: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement pending to begin.<br/>9/7/2023: Still awaiting the same final settlement and recommendation. Roof replacement has begun.<br/>9/7/2023 - 11/6/23: Still awaiting the same final settlement and recommendation. Roof replacement is in progress.<br/>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.<br/>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.<br/>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.<br/>6/3/2024: Architect to provide construction documents for the interior repair work based on meeting with the City of Weslaco.<br/>7/10/2024 - 9/4/2024: 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 | <p>2/6/2024<br/>5/9/2024<br/>6/3/2024<br/>7/10/2024<br/>7/29/2024<br/>9/4/2024</p>  | <p>2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided Change Proposals for Contractor's General Conditions and are currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor coordination and delays in material. The project team is working to resolve the change order to benefit both parties.<br/>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.<br/>4/2/2024 - 6/3/2024: The project team is continuing to resolve the change order fairly.<br/>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.<br/>7/29/2024: Waiting on response from Contractor regarding an updated change proposal.<br/>9/4/2024: <b>Waiting on response from Contractor regarding an updated change proposal.</b></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.<br/>2/28/2024 - 4/2/24: The Project Team is working on the change order.<br/>5/9/2024 - 6/3/24: The Architect and Owner are pending to meet with the Contractor to discuss a change order.<br/>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.<br/>7/29/24 - 9/4/24: Pending response from Contractor for revised change proposal that is fair to all parties.</p>   |

**Pecan Campus**

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| 4 | Nursing Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration | D. Wilson Construction | Pending | <p>5/31/2023<br/>7/11/2023<br/>10/11/2023<br/>11/17/2023<br/>1/10/2024<br/>2/6/2024<br/>2/28//2024<br/>4/2/2024<br/>5/9/2024<br/>6/3/2024<br/>7/10/2024</p> | <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.<br/>5/18/2023: Meeting with Contractor and Architect on site to review water infiltration.<br/>Pending moisture study from Contractor as requested by Architect .<br/>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.<br/>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.<br/>11/6/2023: Contractor provided moisture test results to the Architect; Architect requested meeting with Owner and Contractor to review moisture test results and discuss next steps; Owner has not received formal notice from Contractor that water infiltration repairs on third are completed.<br/>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.<br/>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.<br/>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.<br/>4/12/2024: Contractor, Architect, and College Staff have met on site to review status of cracks and water infiltration issues.<br/>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.<br/>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.<br/>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.<br/>7/29/24 - 9/4/24: Contractor to repair floor and wall tile in kitchen area and assist with repairs to interior corridor drywall cracks. Architect to provide details for interior wall repairs. Grading on exterior of kitchen is needed to provide proper drainage away from building. College staff to meet to review timeline regarding water infiltration versus first occurence of wall crack issues.</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.<br/>6/5/2023 - 7/5/23: Pending moisture study and removal of metal panels by Contractor.<br/>9/7/2023: Pending moisture study and repair of water intrusion on 3rd Floor by Contractor.<br/>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.<br/>11/6/2023 - 1/10/24 :Pending meeting with architect and contractor to discuss next steps.<br/>2/6/2024: A report from the Architect regarding recommendations and next steps is pending<br/>2/28/2024: Architect's letter will be shared with College Administration for review and direction on next step.<br/>4/2/2024: Architect will need to provide direction on next step based on most recent moisture tests provided by Contractor.<br/>5/9/2024: Architect and Contractor will have testing lab company to perform boring samples below kitchen floor to test existing soil conditions.<br/>6/3/2024: Pending test results from borings to be performed on 6/7/2024 to recommend next steps.<br/>6/7/2024 Architect to recommend next steps.<br/>7/10/2024: Pending test results from borings performed on slab in kitchen by testing lab.<br/>7/29/2024: Contractor, Architect, and College will work together to make the necessary repairs and modifications as per the Architect's recommendations.<br/>9/4/2024: Contractor, Architect, and College will work</p> |
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**Starr County Campus**

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|---|---|-------|---------|---|---|---|
| 5 | Starr County Campus Workforce Center Building D - Automotive Lab and HVAC-R Lab | Triun | Pending | <p>2/6/2024<br/>2/28/2024<br/>4/2/2024<br/>5/9/2024</p> | <p>2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided a Change Proposal for Contractor's General Conditions and is currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor's coordination of product submittals and installation of construction materials. The project team is working to resolve the change order that is fair to the Contractor and Owner.<br/>2/28/24 - 4/2/24: 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.<br/>5/9/2024: The change order was approved by the Board on April 23, 2024 .</p> | <p>2/6/2024: The construction of the project is in progress and the Contractor's revised schedule has Substantial Completion scheduled for August. The Project Team is working on a change order that is fair to the Contractor and Owner.<br/>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.<br/>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.<br/>5/9/2024: Item has been resolved.</p> |
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