

South Texas College  
Board of Trustees  
Facilities Committee  
Pecan Campus, Ann Richards Administration Building A  
Conference Room A 142  
Tuesday, October 15, 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. September 10, 2024 Facilities Committee Meeting

**Meeting Minutes**  
**Facilities Committee Meeting**  
**September 10, 2024**

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

**MINUTES**

The Facilities Committee Meeting was held on September 10, 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. and Mr. Paul R. Rodriguez.

Other Trustees present: Mr. Danny Guzman and Mrs. Victoria Cantu via teleconference.

Members absent: Ms. Rose Benavidez

Also present: Dr. Ricardo J. Solis via teleconference, Ms. Mary Del Paz, Dr. Anahid Petrosian, Dr. Rodney Rodriguez, Dr. Brett Millan, Mr. Ricardo De La Garza, Mr. George McCaleb, Mrs. Olivia Gomez, Mr. David Valdez, M. Luis De La Garza, Dr. Teresa Garza, Mr. Robert Cuellar, Ms. Nadia Ochoa, Dr. Margo Ayala, Ms. Deyadira Leal, Ms. Lynda Lopez, Dr. Rachel Sale, Ms. Kelly Nelson, Mr. Hugo Avila, Mr. Martin Villarreal, Mr. Andrew Fish, and Ms. Venisa Earhart

**Approval of August 12, 2024 Facilities Committee Meeting Minutes**

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

1. August 12, 2024 Facilities Committee Meeting

Dr. Salinas called for any corrections to the Minutes as written. Correction to the person who made a second for item "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" correct to "second by Ms. Rose Benavidez". Dr. Salinas adopted the Minutes for the August 12, 2024 Facilities Committee Meeting with this correction as presented.

## **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**

Administration requested Approval to solicit consulting services for an assessment of the administrative and noninstructional 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.

### **Enclosed Documents**

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

### **Recommended Action**

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas, Jr. the Committee recommended 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.

Dr. Alejo Salinas asked that a report be submitted as to what items had already been completed from the original Master Plan that was done years ago. Trustee, Mr. Danny Guzman, asked if the RFQ was going to be advertised as consulting services or architectural services. The idea was to ask for a combination of both.

The motion carried.

## **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**

Administration requested 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.

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 Cooling Tower Above Ground Piping 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.

### **Enclosed Documents**

Following in the packet was 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, were present at the meeting to address any questions.

### **Recommended Action**

Administration requested 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.

Dr. Alejo Salinas asked Mr. George McCaleb to please include a schematic as to what repairs will be done and more detail as to what the repairs entail. This would help the Board to see the repairs clearer and understand the cost better.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended 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.

The motion carried.

**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

Administration requested approval to proceed with solicitation of architectural services for the following Nursing and Allied Health Campus East Building A projects that 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.

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 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 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>

**Enclosed Documents**

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

**Recommended Action**

Administration requested 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.

Dr. Alejo Salinas asked when the lab was last renovated. Dr. Theresa Garza, Chair of the Pharmacy Technology Department, said that there have not been any previous renovations done to this lab.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval to proceed with the solicitation of architectural services for the Nursing and Allied Health Campus East Building A projects as presented.

The motion carried.



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

Administration requested 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
Nursing and Allied Health Campus NAH East Building A Generators Replacement Project 2022-023R  Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Final Completion Recommended	September 4, 2024

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 were enclosed for the Committee's review and information.

### Recommended Action

Administration requested 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.

Mr. Paul Rodriguez asked if the generator needed to have fence around it. Mr. George McCaleb advised that the generator is always locked but administration could look into fencing if need be.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended 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.

The motion carried.

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

Administration requested the Committee recommend Board approval of final completion of the Pecan Campus South Academic Building J. Generator Replacement project that will be requested at the Board Meeting:

	Project	Completion Recommended	Date Received
1.	Pecan Campus South Academic Building J Generator Replacement Project 2022-019R  Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Final Completion Recommended	September 4, 2024

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 were enclosed for the Committee's review and information.

Upon a motion by Paul R. Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of the 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.

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 4:37 p.m.

I certify that the foregoing are the true and correct minutes of the September 10, 2024 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Dr. Alejo Salinas, Jr., Presiding

## **Review and Discussion on Status of 2010 District Wide College Master Plan**

An update on the status of the 2010 District Wide College Master Plan will be provided to the Facilities Committee.

### **Background**

The 2010 Master Plan, developed by Freese & Nichols, identified facility and construction needs over a 10-year period from 2010 to 2020. The College has completed some of the new construction and renovations prescribed in the master plan through the use of the 2013 Bond Construction Program and the College's annual Capital Improvement Proposal program. Some projects noted in the master plan are still pending.

### **Enclosed Documents**

College Staff has developed a report of the status of the 2010 Master Plan master plan and is included for the Committee's review and information.

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

## Master Plan Projects Evaluation vs. Current Facility Needs

### Pecan Campus

#	Buildings Defined under the 2010 Master Plan - Phase One	Buildings Completed under the 2013 Bond Construction Program
1	New Classroom Building I - North Side	North Academic Bldg. P
2	New Classroom Building II - South Side	General Academic Bldg. Y
3	New Academic Building I - South Side	STEM Bldg. V
4	Student Services Expansion - South Side	Student Union Bldg. U
5	Parking & Traffic Circulation	Parking & Site Improvement

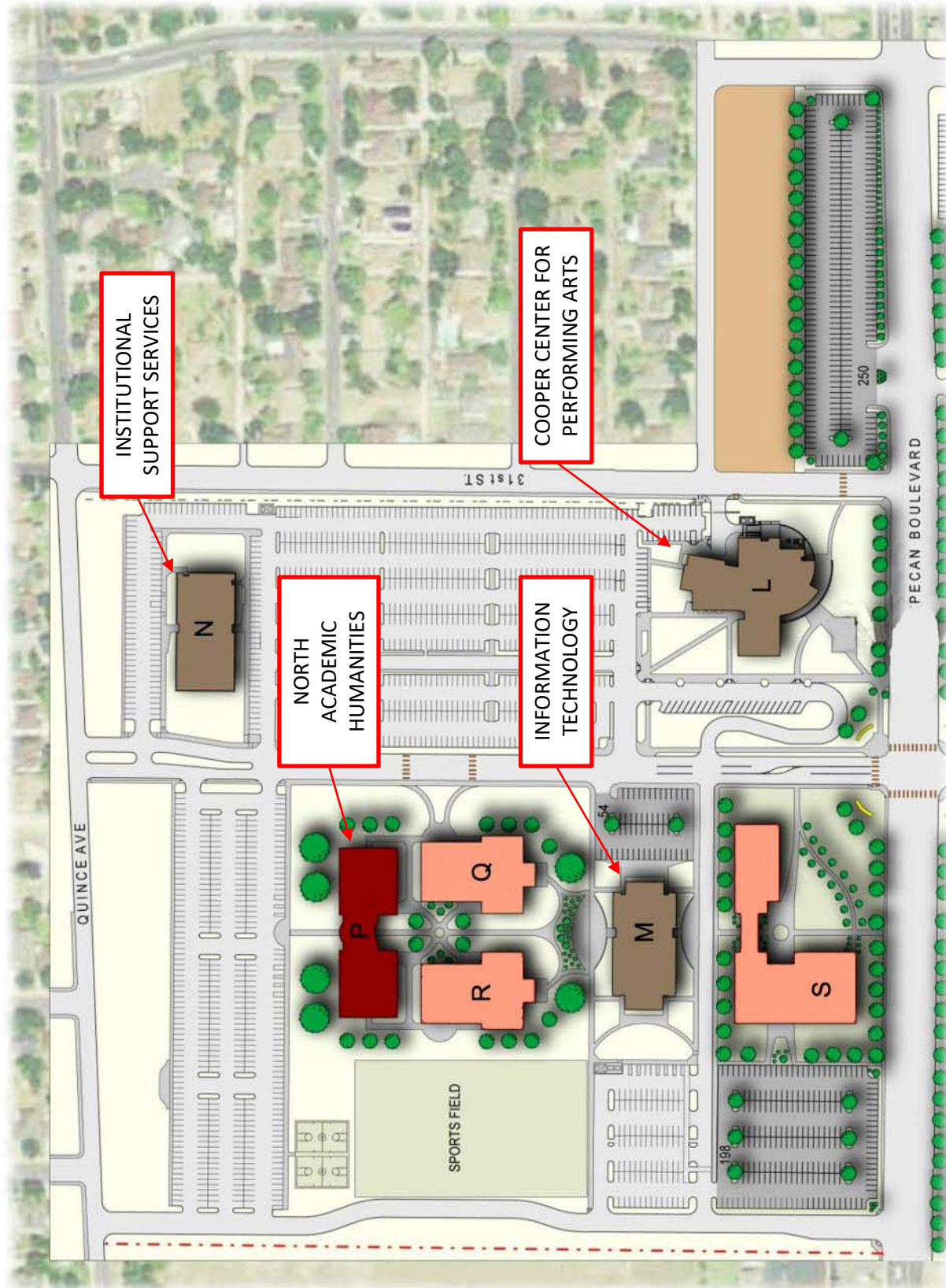
2010 Master Plan Projects Pending - Pecan Campus			Project Status				
#	Buildings Defined under the 2010 Master Plan - Phase Two & Three	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
F	Existing Library Renovation and Expansion	Renovate Existing Library building (Bldg. F) for classroom use and faculty offices		✓			
Q	New Classroom Building III - North Side	40,000 sq.ft. Classrooms, labs, offices for Developmental Studies, LASS, and Math & Science					✓
R	New Classroom Building II - North Side	40,000 sq.ft. Classrooms, labs, offices for Developmental Studies, LASS, and Math & Science					✓
S	New Academic Building II - North Side	70,000 sq.ft. Classrooms, labs, offices for Developmental Studies, LASS, and Math & Science					✓
W	Library, Center for Learning Excellence and Information Commons	100,500 sq.ft. New Library stacks, CLE and Information Commons space					✓
Z	College Visitor and Information Center Building - South Side	50,000 sq.ft. - New visitor, information center and administrative spaces				✓	
	Pedestrian Bridge	Bridge should facilitate pedestrian movement at main campus entry crossing Pecan Blvd.				✓	
	Parking	Expand and reconfigure parking			✓	✓	
Current Needs			Project Status				
#	Current Needs	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
1	College President's Office Renovation at Pecan Campus Building A	3,100 sq.ft. renovation to Ann Richards Administration Building A President's Office, Staff Offices, Conference Room, Lobby, Workroom, Private Restroom, and Support Spaces.	✓				
2	Vice President for Institutional Advancement and Economic Development - Office Renovation at Pecan Campus Building A	760 sq.ft. renovation Ann Richards Administration Building A Vice President's Office, Staff Office, Conference Room, and Reception Area	✓				
3	Vice President for Finance and Administrative Services - Office Renovation at Pecan Campus Building P	3600sq.ft renovation to North Academic and Humanities Building P Vice President's Office, Staff Offices, Conference Room, Reception, and Workroom	✓				
4	Business Process and Accountability Department Office's Renovation at Pecan Campus Building P	4,300 sq.ft renovation to North Academic and Humanities Building P for the Business Process and Accountability department which includes Staff Offices, Conference Room, Reception, Waiting Area, and Workroom	✓				

## Master Plan Projects Evaluation vs. Current Facility Needs

### Pecan Campus

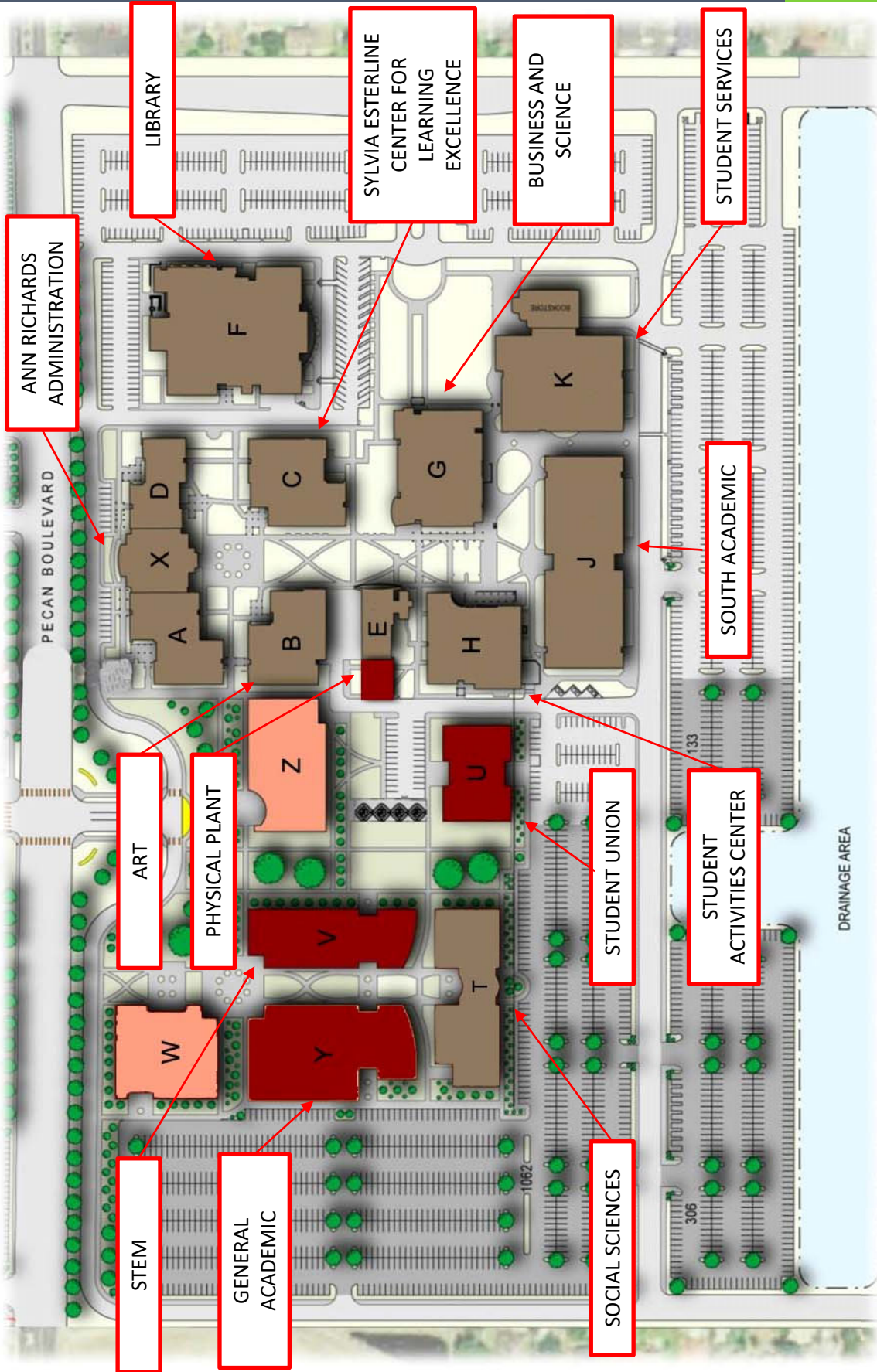
#	Current Needs	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
5	New Continuing Education Building	Vacate Pecan Plaza 20,000 sq.ft Design and Construction of a New Continuing Education Building for the Continuing Education program with Classrooms, Training Labs, Computer Labs, Staff & Faculty Offices, and Support Spaces		✓			
6	Cosmetology Building	10,000 sq.ft Design and Construction of a New Cosmetology Building for a Cosmetology Program with Training Labs, Classrooms, Computer Lab, Staff and Faculty Offices, Reception and Waiting, Support Spaces		✓			
7	Kinesiology Building Phase I	Vacate Pecan Plaza 12,000 sq.ft Weight Training Areas, Kinesiology Training Areas, Offices, Restrooms, Showers, Lockers		✓			
8	Cooper Center Expansion (Music Expansion)	Vacate Pecan Plaza 11,000 sq.ft Expansion and renovation to Cooper Center		✓			
9	New Department of Public Safety Building	Vacate Pecan Plaza 13,500 sq.ft. Offices, Lobby, Meeting Room, Evidence Room, Arms, Holding Cell, Support Rooms				✓	
10	Operations Support Center Building Z	Vacate 3 Portables at Pecan 15,000 sq.ft Storage and Distribution of Supplies and Equipment for Maintenance, Custodial Services, and Mail room.		✓			
11	District Office with Executive and Support Services - (President, VPs, Business Office, & Administrative Services)	28,500 sq.ft President's Suite, Executive Offices, VP offices for Academic Affairs, Vice President for Institutional Advancement and Economic Development, Board Room, Conference Rooms			✓		
12	Kinesiology Building (Large Conference and Meeting Space)	Vacate Pecan Plaza 100,000 sq.ft Weight Training Areas, Athletic Courts, Kinesiology Training Areas, Offices, Restrooms, Showers, Lockers				✓	
13	Performing Arts Facility	58,560 sq.ft 500 Seat Auditorium with Stage, Lobby, Green Rooms, Dressing Rooms, Storage Rooms, Rehearsal Rooms, Support Spaces				✓	
14	Distance Education Building	10,000 sq.ft Training Room, Conference Room, Collaboration Spaces, Video Lab, Offices, Restrooms, Support Spaces				✓	
15	Institutional Support Services Building N Expansion	10,000 sq.ft Office and Support Spaces				✓	
<b>Not on 2010 Master Plan, but Designated Funds for Major Construction Projects</b>			<b>Project Status</b>				
<b>Projects Not Completed in Previous Bond Program</b>			<b>Completed</b>	<b>In Progress</b>	<b>5 Year Planned Projects</b>	<b>Future</b>	<b>No Longer Planned</b>
1	Satellite Center Expansion	Startup classrooms (15) and labs (4)				✓	

# Pecan Campus - North



- PHASE II & III BUILDINGS:**
- Q – NEW CLASSROOM BUILDING III
  - R – NEW CLASSROOM BUILDING II
  - S – NEW ACADEMIC BUILDING II
- LEGEND:**
- EXISTING (Brown)
  - 2013 BOND (Dark Red)
  - PHASE II AND III (Light Orange)

# Pecan Campus - South



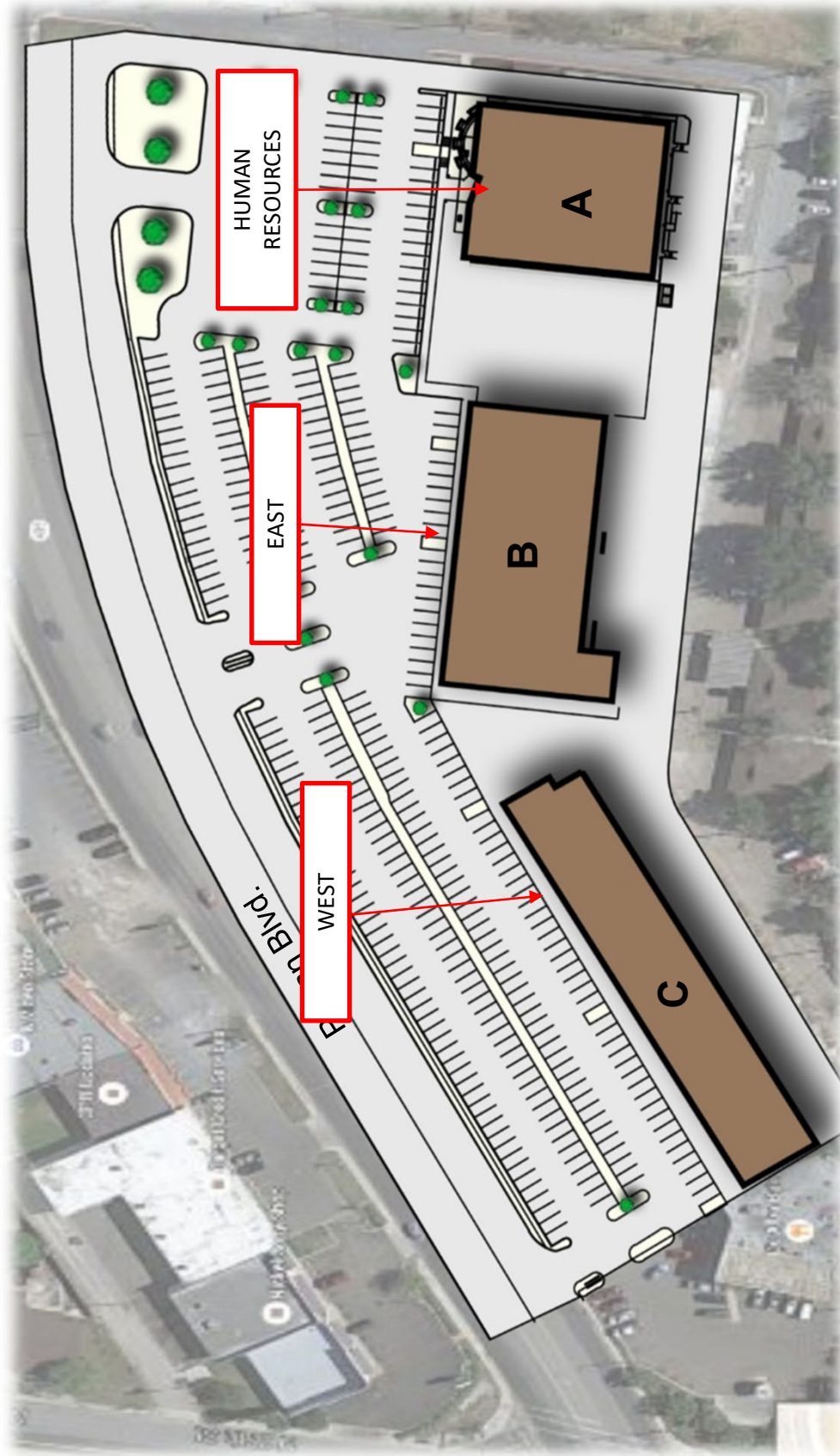
**PHASE II & III BUILDINGS:**

- W – LIBRARY, CENTER FOR LEARNING EXCELLENCE AND INFORMATION COMMONS
- Z – COLLEGE VISITOR AND INFORMATION CENTER BUILDING

	EXISTING
	2013 BOND
	PHASE II AND III



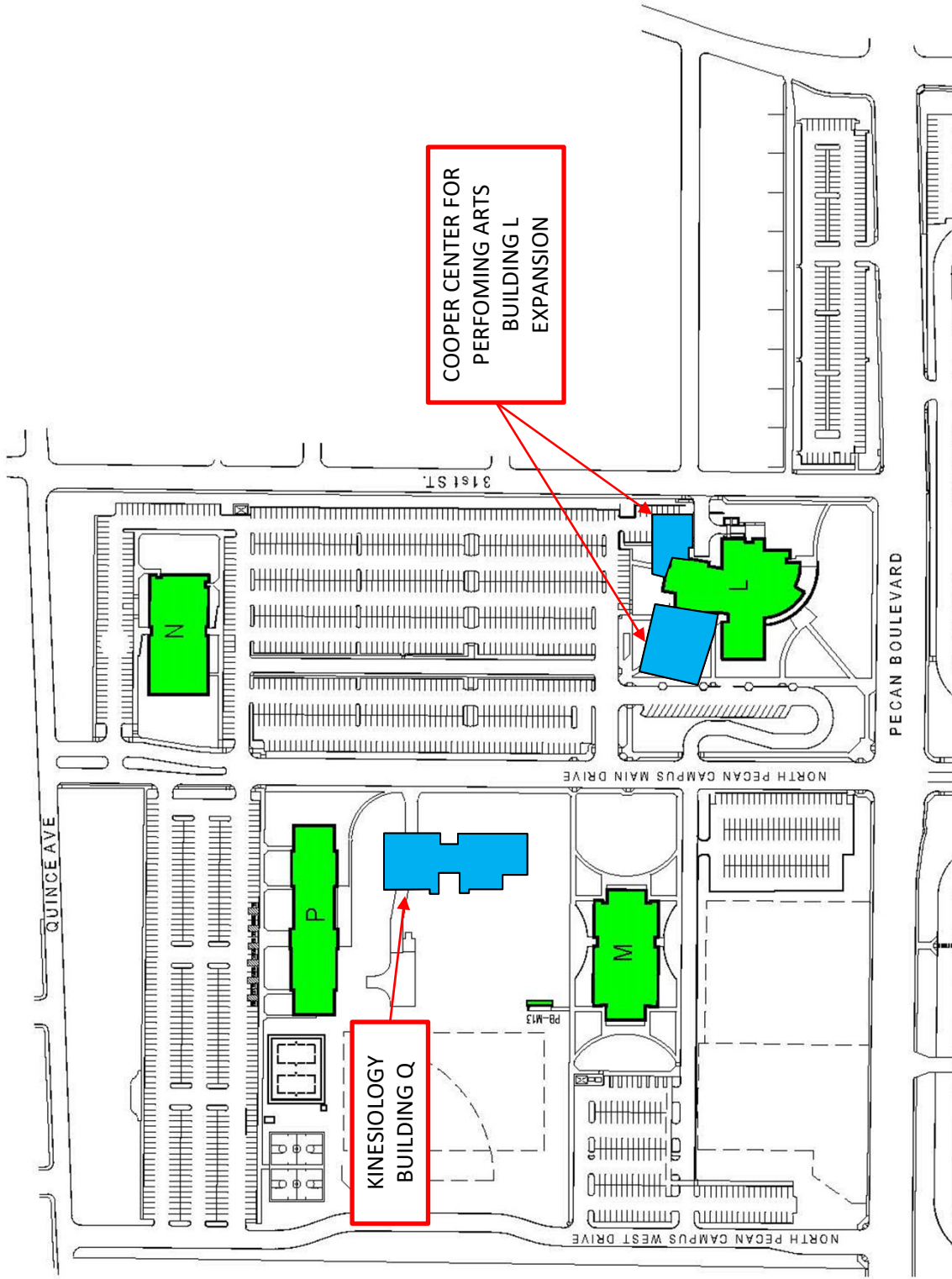
# Pecan Plaza



- EXISTING
- 2013 BOND
- PHASE II AND III



# Pecan Campus - North



Current Campus Plan

# Pecan Campus - South



## Current Campus Plan



## Master Plan Projects Evaluation vs. Current Facility Needs

### Mid Valley Campus

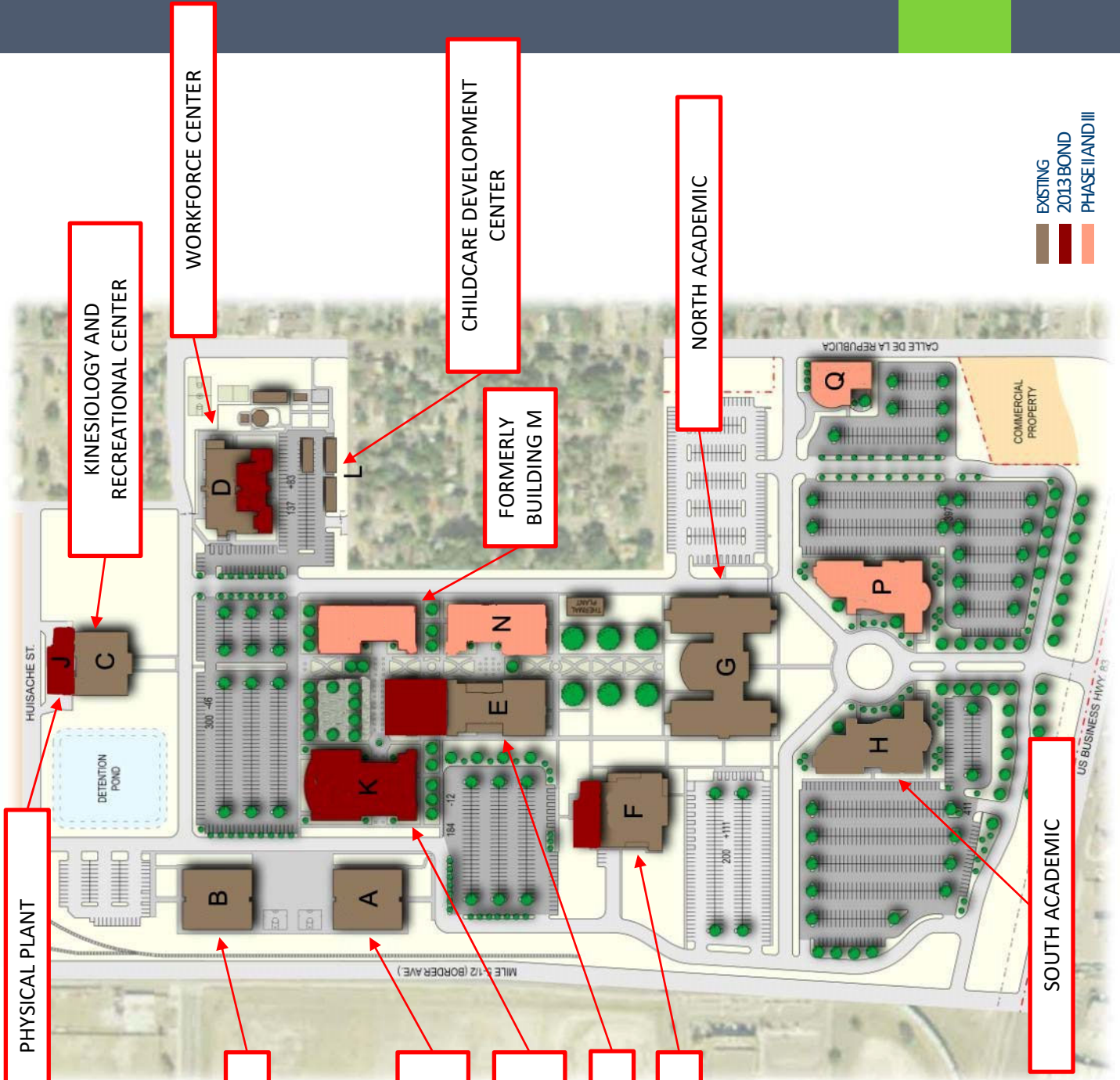
#	Buildings Defined under the 2010 Master Plan - Phase One	Buildings Completed under the 2013 Bond Construction Program
1	New Classroom Building I	Health Professions and Sciences Building K
2	Student Services Building F Expansion	16,000 sq.ft. expansion to the existing building
3	Library Building E Renovation and Expansion*	10,800 sq.ft. expansion to the existing building
3	Physical Plant Building J*	10,800 sq.ft. expansion to the existing building
4	Parking & Traffic Circulation	Parking & Site Improvement

Not included as part of the 2010 Master

\* Plan but included as part of the 2013 Bond Program

2010 Master Plan Projects Pending - Mid Valley Campus			Project Status				
#	Buildings Defined under the 2010 Master Plan - Phase Two & Three	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
M	New Classroom Building II	40,000 sq.ft. Classrooms, Labs, and Offices Spaces					✓
N	New Classroom Building III	51,000 sq.ft. Classrooms, Labs, and Offices Spaces					✓
P	New Classroom Building II	40,000 sq.ft. Classrooms, Labs, and Offices Spaces				✓	
Q	Childcare Center	10,000 sq.ft. childcare center			✓		
	Parking & Traffic Circulation	Parking & Site Improvement			✓	✓	
Current Needs			Project Status				
#	Current Needs	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
1	Automotive Lab Building M	3,468 sq.ft. Automotive Lab	✓				
2	Workforce Center Building D Welding Lab Expansion and Renovation	3,575 sq.ft. renovation and expansion to the existing Workforce Center Building D Welding Lab	✓				
2	Workforce Center Building D HVAC-R Classroom Expansion	2,116 sq.ft. expansion to the existing Workforce Center Building D HVAC-R classrooms	✓				

# Mid-Valley Campus

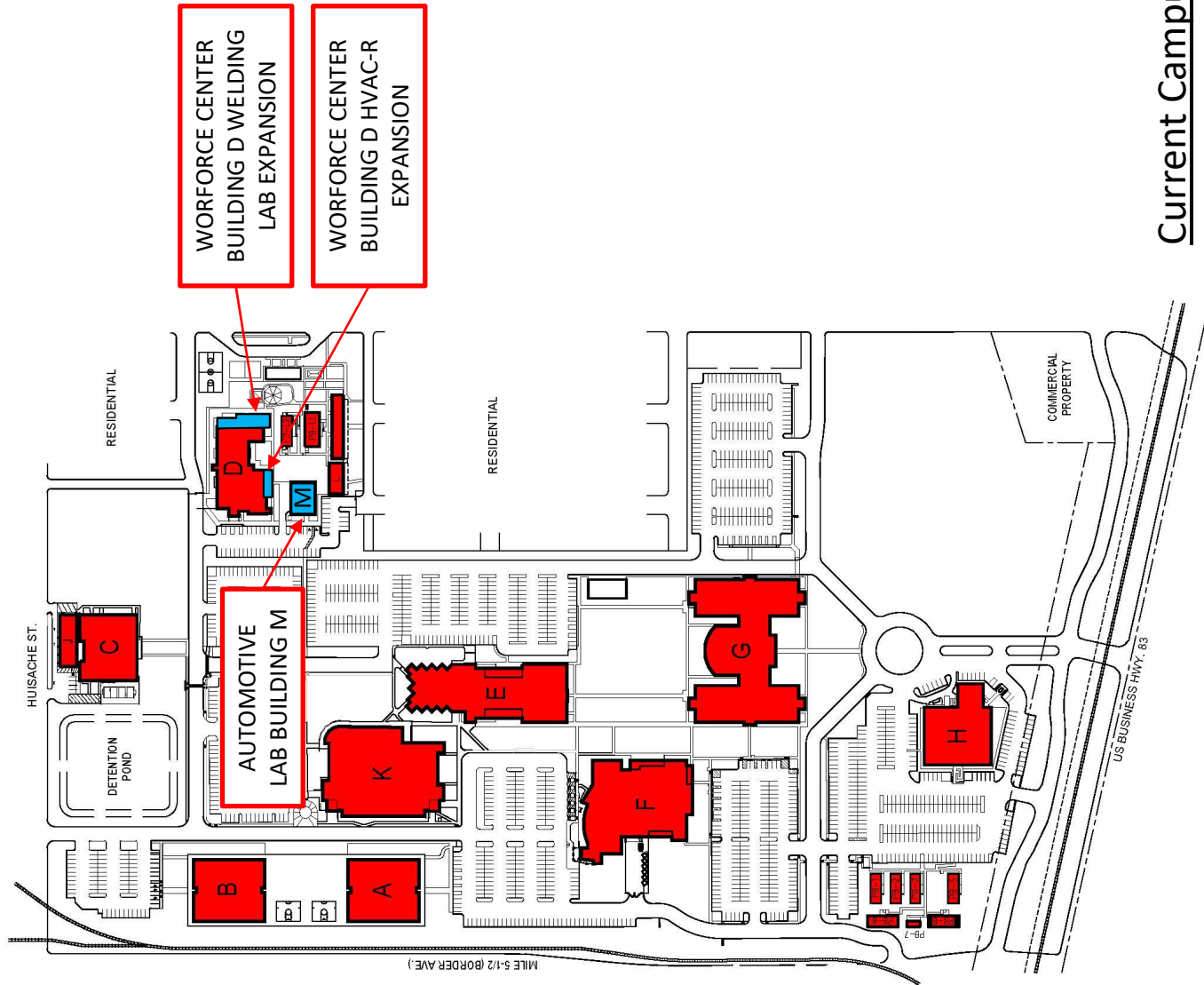


- PHASE II & III BUILDINGS:**  
**M** (FORMERLY) – NEW CLASSROOM BUILDING II  
**N** – NEW CLASSROOM BUILDING III  
**P** – NEW CLASSROOM BUILDING I  
**Q** – CHILDCARE CENTER



- EXISTING
- 2013 BOND
- PHASE II AND III

# Mid-Valley Campus



WORFORCE CENTER  
BUILDING D WELDING  
LAB EXPANSION

WORFORCE CENTER  
BUILDING D HVAC-R  
EXPANSION

## Current Campus Plan

## Master Plan Projects Evaluation vs. Current Facility Needs

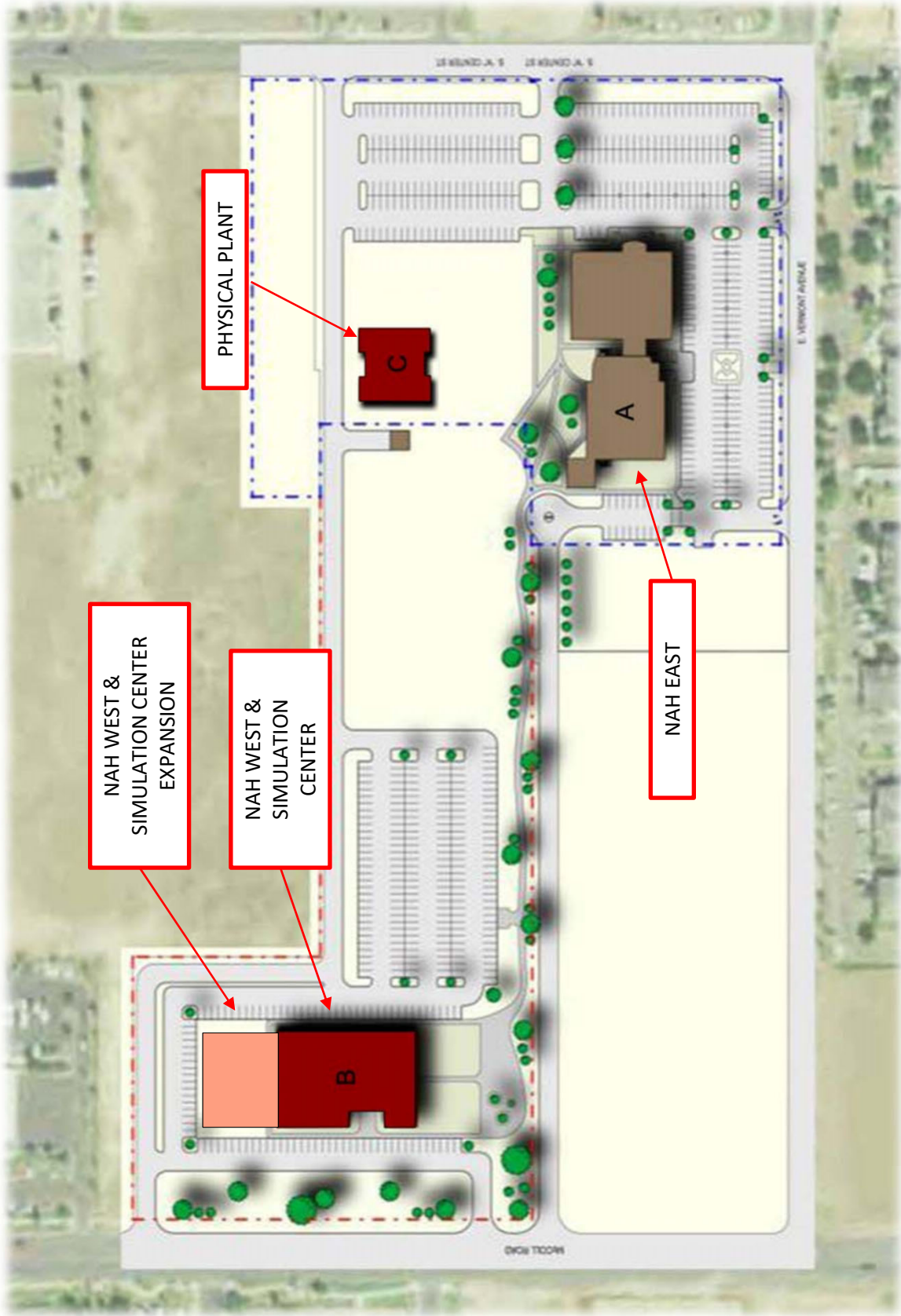
### Nursing and Allied Health Campus

#	Buildings Defined under the 2010 Master Plan - Phase One	Buildings Completed under the 2013 Bond Construction Program
1	New Classroom Building I - West Side	NAH West & Simulation Center Building B
2	Physical Plant*	Physical Plant Building C
3	Parking & Traffic Circulation	Parking & Site Improvement

\* Not part of original 2010 Master Plan

2010 Master Plan Projects Pending - Nursing and Allied Health Campus			Project Status				
#	Buildings Defined under the 2010 Master Plan - Phase Two & Three	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
	New Classroom Building Expansion	82,000 sq.ft. expansion to the existing NAH West & Simulation Center Building B Classrooms, labs, and offices for Nursing and Allied Health				✓	
	Parking & Traffic Circulation	Expand and reconfigure parking				✓	
Current Needs			Project Status				
#	Current Needs	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
1	Regional Workforce Development Healthcare Center Renovation and Expansion	22,500 sq.ft. renovation and 5,700 sq.ft. expansion to the recently purchased facility at the Southeast corner of McColl Rd. and Vermont for Instruction Classrooms, Labs, Offices, Meeting Space, and Building Support Spaces.	✓				

# Nursing and Allied Health Campus

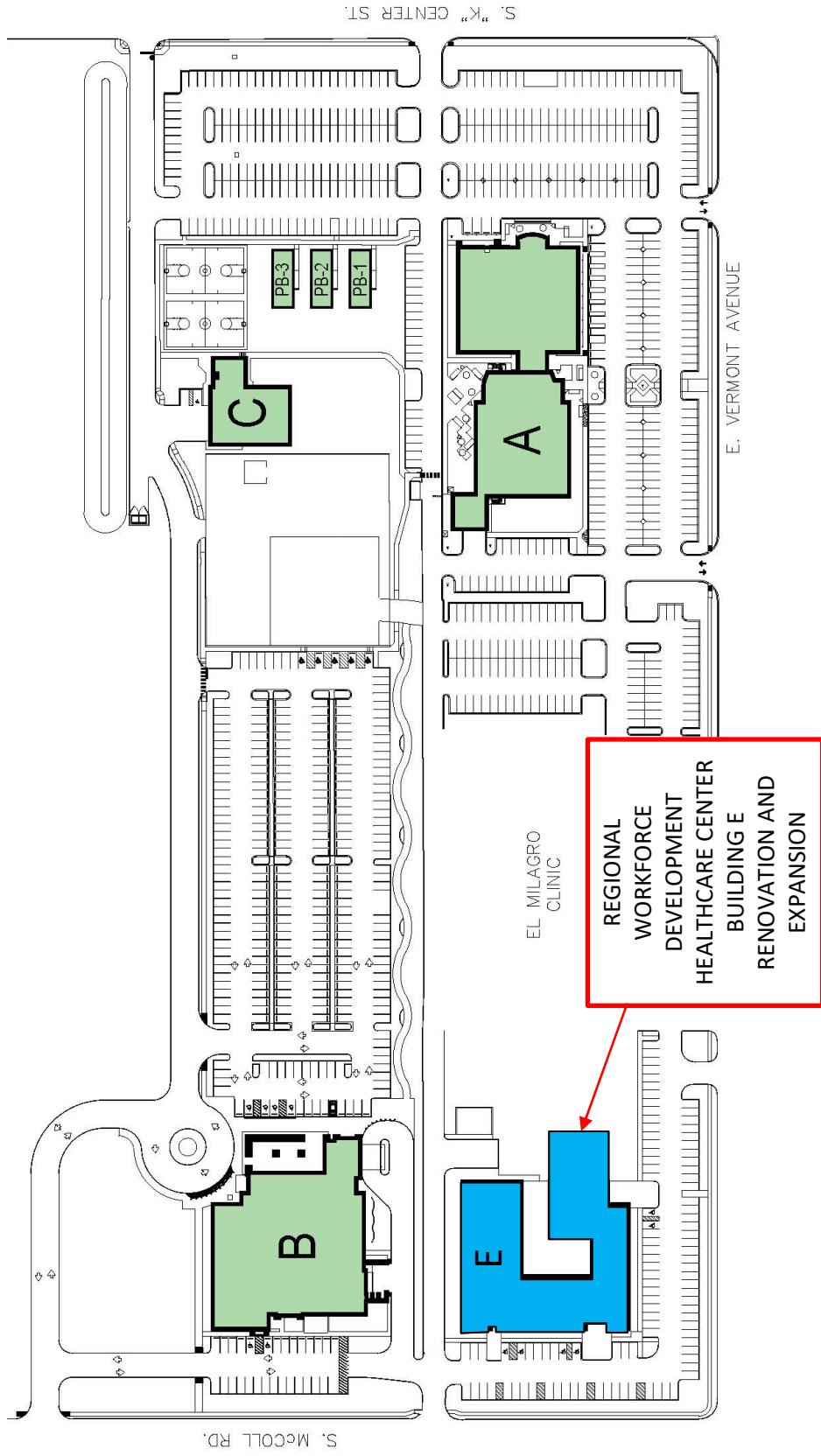


**PHASE II & III BUILDINGS:**  
**B** – NAH WEST & SIMULATION CENTER EXPANSION

EXISTING  
 2013 BOND  
 PHASE II AND III



# Nursing and Allied Health Campus



## Current Campus Plan



## Master Plan Projects Evaluation vs. Current Facility Needs

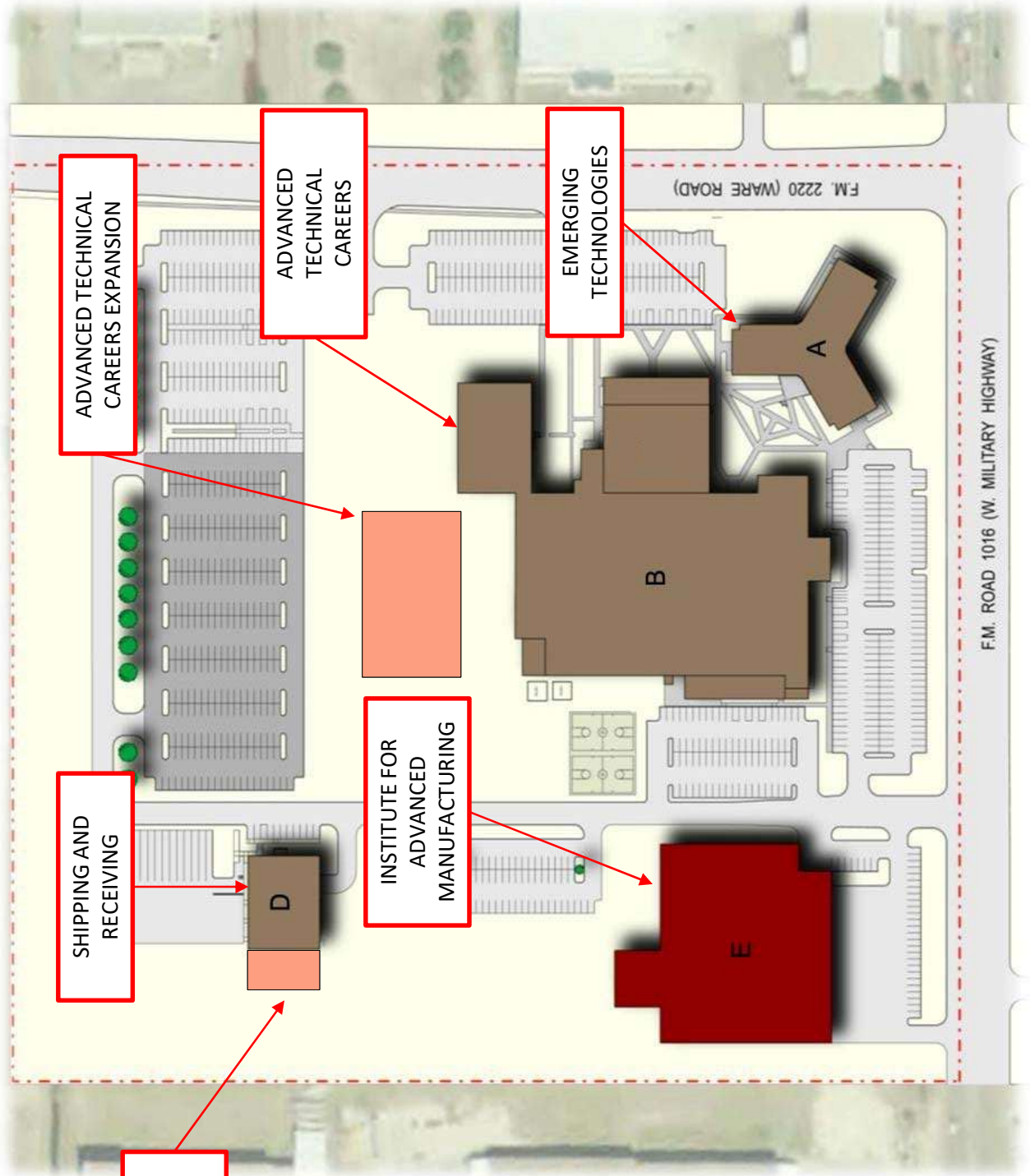
### Technology Campus

#	Buildings Defined under the 2010 Master Plan - Phase One	Buildings Completed under the 2013 Bond Construction Program
1	New Classroom Building I	Institute for Advanced Manufacturing Building E - 64,000 sq.ft. of classroom/lab spaces and 10,000 sq.ft. of Logistical Support Center
2	Parking & Traffic Circulation	Parking & Site Improvement

2010 Master Plan Projects Pending - Technology Campus			Project Status				
#	Buildings Defined under the 2010 Master Plan - Phase Two & Three	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
	Technology Expansion II	41,000 sq.ft. expansion Classrooms, Labs, and Offices Spaces				✓	
	Technology Expansion III	46,000 sq.ft. expansion Classrooms, Labs, and Offices Spaces				✓	
	Parking & Traffic Circulation	Parking & Site Improvement				✓	

Current Needs			Project Status				
#	Current Needs	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
1	Emerging Technologies Building A & Advanced Technical Careers B Renovations	Renovations to Buildings A and B to meet the current and future needs to include but not limited to the following: - Redesign existing offices and classrooms for Electronics and Welding Programs. - Redesign atrium space for various events, seating, and enhancing acoustics of Building B (Advanced Technical Careers). - Redesign existing classrooms and open computer labs for Library relocation. - Redesign existing library in Building A for AEDT Program. - Renovate and expand the existing kitchen. - Renovate and upgrade Buildings A and B exterior facade to enhance aesthetics to resemble the new bond Building E (Institute for Advanced Manufacturing).		✓	✓		
2	Logistical Support Center Expansion	10,000 sq.ft. expansion to the existing Shipping and Receiving Building D				✓	

# Technology Campus

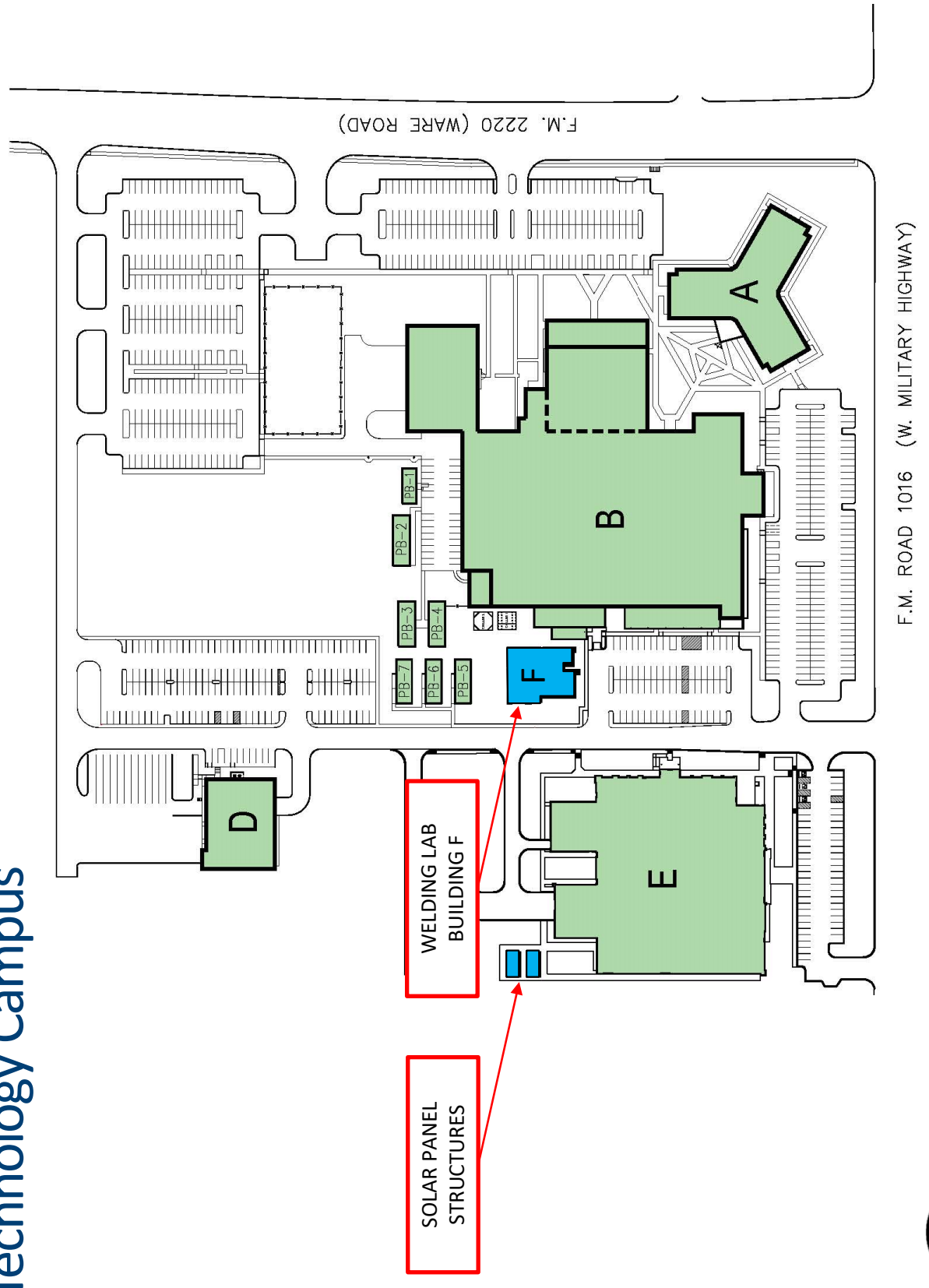


**PHASE II & III BUILDINGS:**  
**D** – SHIPPING AND RECEIVING EXPANSION  
**B** – ADVANCED TECHNICAL CAREERS EXPANSION

- EXISTING
- 2013 BOND
- PHASE II AND III



# Technology Campus



F.M. ROAD 1016 (W. MILITARY HIGHWAY)

F.M. ROAD 2220 (WARE ROAD)

## Current Campus Plan

## Master Plan Projects Evaluation vs. Current Facility Needs

### Starr County Campus

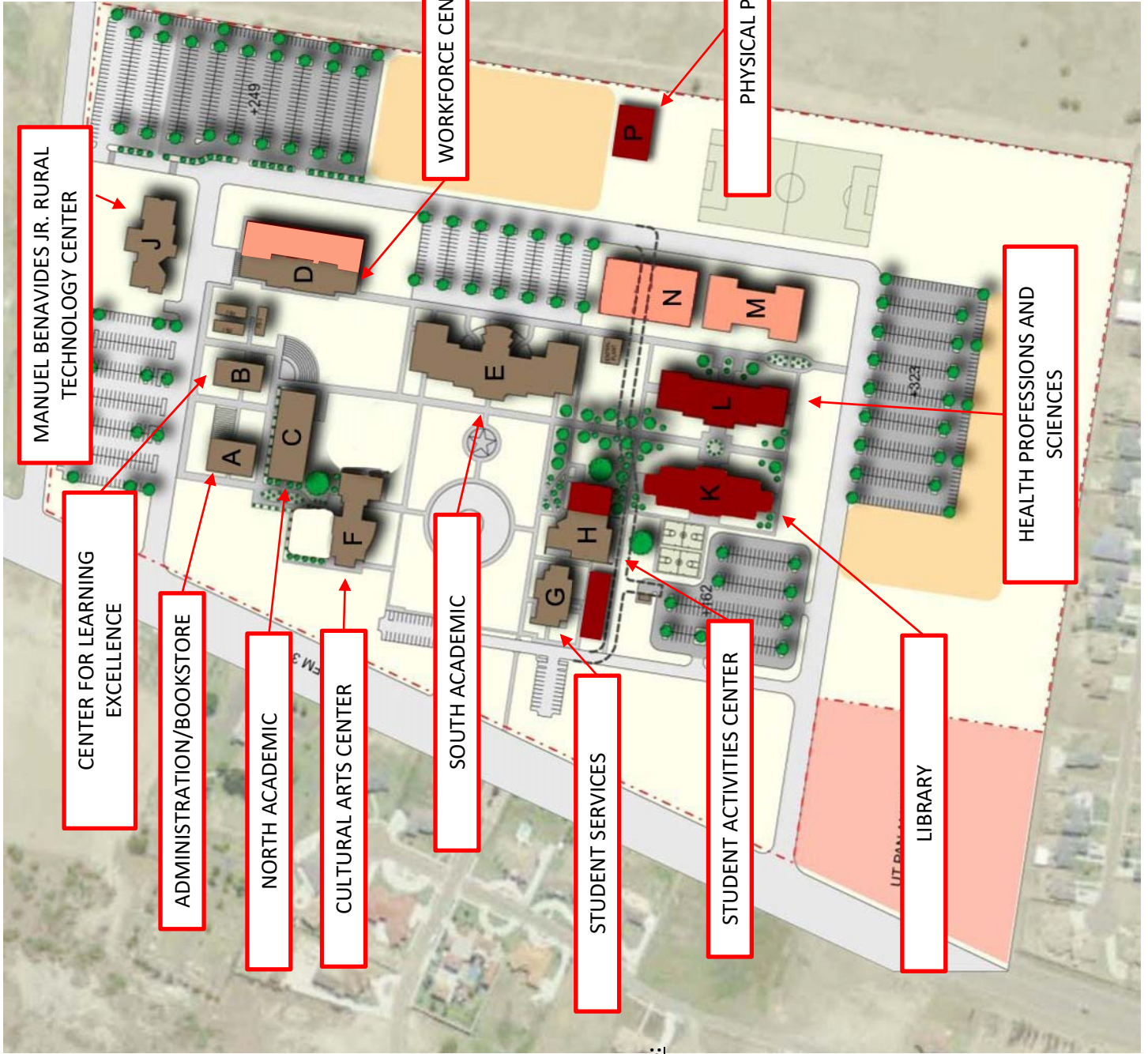
#	Buildings Defined under the 2010 Master Plan - Phase One	Buildings Completed under the 2013 Bond Construction Program
1	Health Professions and Science Center	Health Professions and Sciences Building L
2	Student Services Building G Expansion*	5,293 sq.ft. expansion to the existing building
3	Student Activities Center Building H Expansion	4,925 sq.ft. expansion to the existing building
4	Library Building K	18,800 sq.ft. Library
5	Physical Plant Building P*	Physical Plant Building P
6	Parking & Traffic Circulation	Parking & Site Improvement

Not included as part of the 2010 Master

\* Plan but included as part of the 2013 Bond Program

2010 Master Plan Projects Pending - Starr County Campus			Project Status				
#	Buildings Defined under the 2010 Master Plan - Phase Two & Three	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
	New Classroom Building I (Replaced with Library Building K as part of 2013 Bond)	20,000 sq.ft. Classrooms, Labs, and Offices Spaces					✓
M	Performing Arts Classroom Building	19,000 sq.ft. for Music and Drama programs				✓	
N	New Classroom Building II	44,000 sq.ft. Classrooms, Labs, and Offices Spaces				✓	
	Parking & Traffic Circulation	Parking & Site Improvement				✓	
Current Needs			Project Status				
#	Current Needs	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
1	Large Auditorium/Multi-purpose Building	30,000 sq.ft. Auditorium and meeting space				✓	
2	New Center for Learning Excellence	9,500 sq.ft. Center for Learning Excellence				✓	
4	Automotive Lab Building Q	3,272 sq.ft. Automotive Lab	✓				
5	Workforce Center Building D Welding Lab Expansion	3,449 sq.ft. renovation and expansion to the existing Workforce Center Building D Welding Lab	✓				
6	North Academic Building C HVAC-R Outdoor Covered Area Expansion	4,868 sq.ft. expansion to the existing North Academic Building C HVAC-R classrooms	✓				
7	Electrician Technology Expansion (Solar Panel Structures)	Construction of a solar panel training structure			✓		

# Starr County Campus

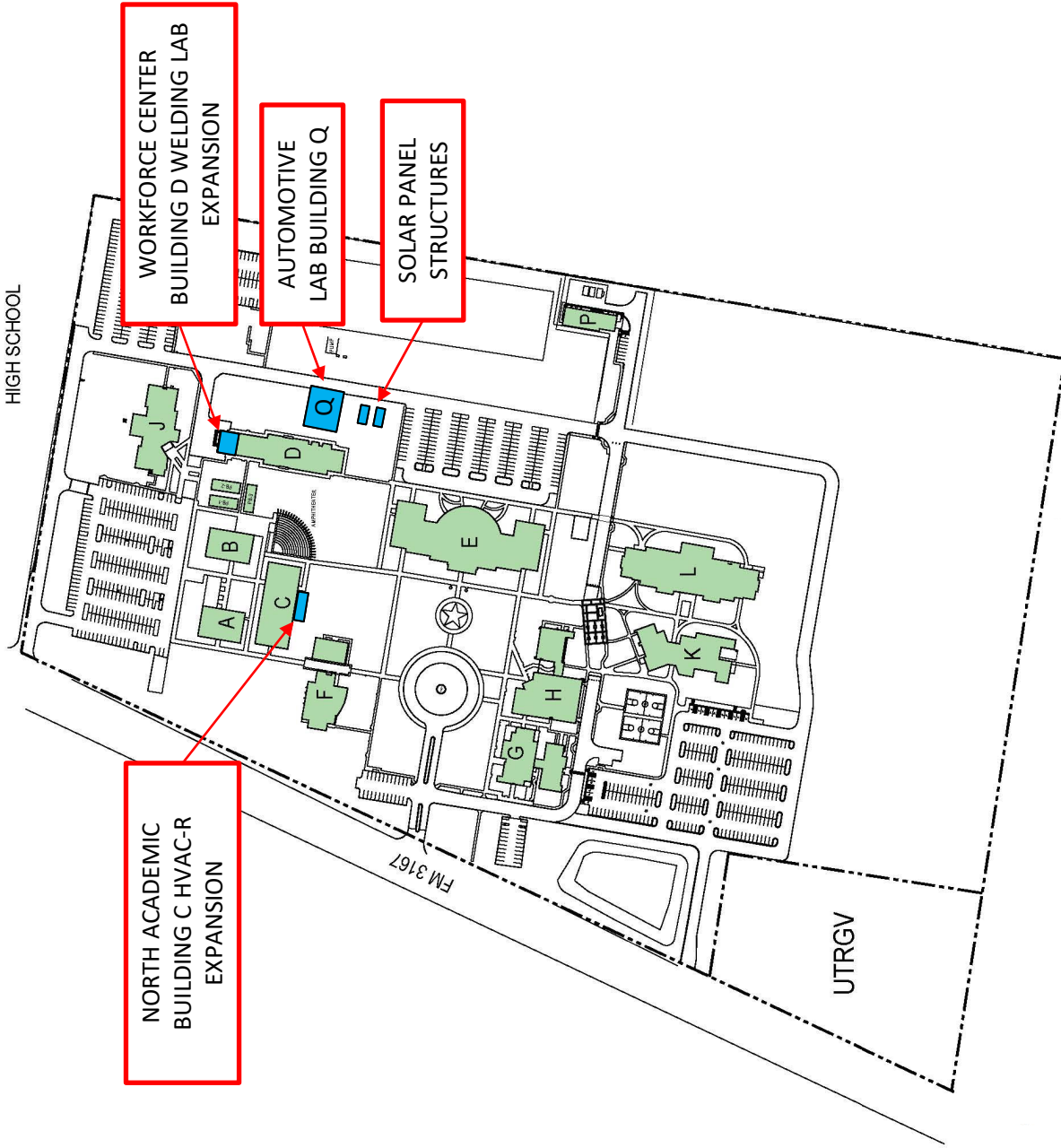


**PHASE II & III BUILDINGS:**

- M – PERFORMING ARTS CLASSROOM BUILDING
- N – NEW CLASSROOM BUILDING II

- EXISTING
- 2013 BOND
- PHASE II AND III





Current Campus Plan



## Master Plan Projects Evaluation vs. Current Facility Needs

### Regional Center for Public Safety Excellence

#	Buildings Defined under the 2010 Master Plan - Phase One	Buildings Completed under the 2013 Bond Construction Program
1	Educational Building	Regional Center for Public Safety Excellence Building A
2	Skills/Skid Pad Driving Area	Skills Pad
3	Collision Avoidance	Collision Avoidance Track
4	City Scape (without Simulation Buildings)	Cityscape Drives
5	Parking & Traffic Circulation	Parking & Site Improvement

2010 Master Plan Projects Pending - Regional Center for Public Safety Excellence			Project Status				
#	Buildings Defined under the 2010 Master Plan - Phase Two & Three	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
J	Multi-store Fire Training Area	7,500 sq.ft. Fire Training Building			✓		
	EVOG Driving Track	255,156 sq.ft. Driving Track			✓		
M	Cityscape Simulation Buildings	(4) 1,200 sq.ft. Simulation Buildings			✓		
	Covered Shooting Range/Firearm Target Classroom	39,000 sq.ft. Covered Shooting Range, Classrooms, and Office Spaces			✓		
	Confined Space/Trench Rescue Training	18,00 sq.ft. Confined Space/Trench Rescue Training Area				✓	
	Flashover Training	(4) 9,000 sq.ft. Flashover Training Area				✓	
	Flammable Liquid and Gas (F.L.A.G) Training Pad	18,144 sq.ft. Flammable Liquid and Gas Training Pad	✓				
K	Two Story Residential Fire Training Structure	2,400 sq.ft. Two Story Fire Training Structure	✓				
B	Physical Plant	15,000 sq.ft. Physical Plant				✓	
D	Educational Building I	50,000 sq.ft. Classrooms, Labs, and Offices Spaces					✓
E	Educational Building II	50,000 sq.ft. Classrooms, Labs, and Offices Spaces				✓	
H	Student Services Building I	25,000 sq.ft. Student Services Building				✓	
C	Student Services Building I	15,000 sq.ft. Student Services Building				✓	
F	Student Services Building II	15,000 sq.ft. Student Services Building				✓	
G	Student Services Building III	15,000 sq.ft. Student Services Building				✓	
	Parking & Traffic Circulation	Parking & Site Improvement				✓	
Current Needs			Project Status				
#	Current Needs	Building Description & Purpose	Completed	In Progress	5 Year Planned Projects	Future	No Longer Planned
1	Fire Science and Police Training Building	20,000 sq.ft. Fire Science and Police Training			✓		



# Regional Center for Public Safety Excellence

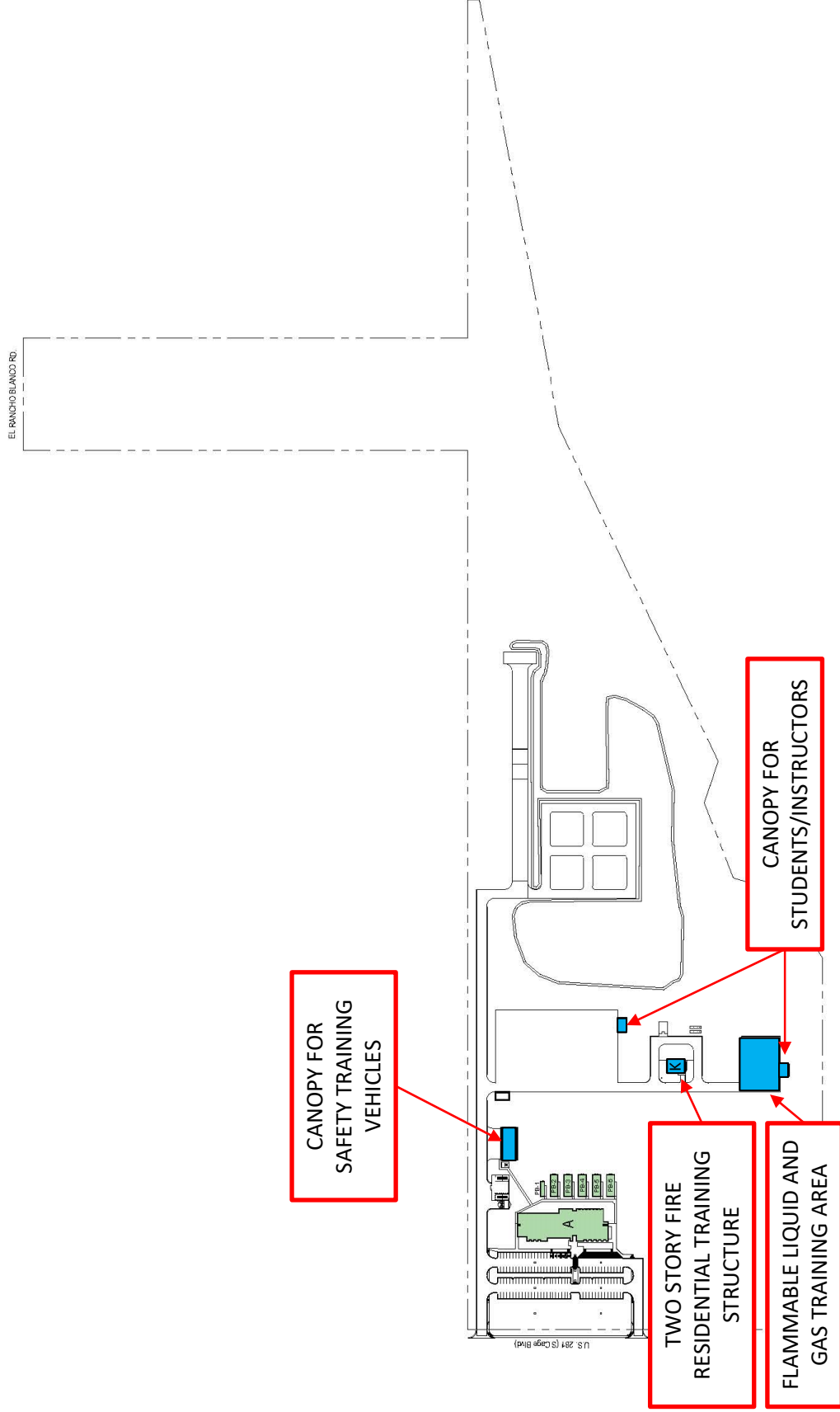


## PHASE II & III BUILDINGS:



- B – PHYSICAL PLANT
  - C – STUDENT SERVICES BUILDING
  - D – EDUCATIONAL BUILDING
  - E – EDUCATIONAL BUILDING
  - F – STUDENT SERVICES BUILDING
  - G – STUDENT SERVICES BUILDING
  - H – STUDENT SERVICES BUILDING
  - J – MULTI STORY FIRE TRAINING STRUCTURE
  - M – CITYSCAPE SIMULATION BUILDINGS
  - N – COVERED SHOOTING RANGE
- EXISTING
  - 2013 BOND
  - PHASE II AND III

# Regional Center for Public Safety Excellence



Current Campus Plan

## **Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Campus Business & Science Building G Engineering Labs Renovation**

Approval of authorization to proceed with the solicitation of architectural services for the Pecan Campus Business & Science Building G Engineering Labs Renovation project will be requested at the Board meeting.

### **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 will evaluate the responses using the Board approved procurement process and propose an architect to the Facilities Committee at a later date.

### **Scheduling Priority**

This project was requested by the Physical Sciences and Engineering Department, and has been reviewed by the Facilities Operations and Maintenance and Facilities Planning and Construction Departments, and Administration. This project is scheduled as an educational improvement to provide larger and upgraded engineering lab spaces.

### **Background**

The project consists of renovating existing classrooms to construct two larger lab spaces and a storage room, and converting a chemistry lab to an engineering lab/student design project work space.

The proposed scope of work is summarized as follows:

- Renovation and conversion of three existing classrooms into two larger laboratory spaces and a storage room
- Renovation and conversion of existing chemistry to an engineering lab/student design project work space
- Total Renovation Space 3,616 sq. ft.

The total project estimated cost, including construction, design, miscellaneous, and FFE, is \$500,000 and is itemized in the table below:

<b>Pecan Campus Business &amp; Science Building G Engineering Labs Renovation Total Estimated Project Budget</b>	
<b>Budget Item</b>	<b>Estimated Costs</b>
Construction	\$400,000
Design	40,000
Miscellaneous	10,000
FFE	50,000
<b>Total Estimated Project Budget</b>	<b>\$500,000</b>

### **Funding Source**

Funds for the Pecan Campus Business & Science Building G Engineering Labs Renovation Project 2023-018C 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 May 2025, with construction to commence in July 2025 and Substantial Completion in November 2025.

### **Enclosed Documents**

Following in the packet is a presentation of the project 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 Pecan Campus Business & Science Building G Engineering Labs Renovation project as presented.



**SOUTH TEXAS  
COLLEGE**

**Pecan Campus  
Business and Science Building G  
Engineering Labs Renovation  
023-014C**

# Pecan Campus Business and Science Building G Engineering Labs Renovation Project Site



SOUTH TEXAS  
COLLEGE





# Pecan Campus Business and Science Building G Engineering Labs Renovation Proposed Scope & Budget



**Requested By**  
Engineering Department

**Scope of Work**  
Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department. Rooms include Rm: 119,125, 126 and 127.

Approx. 3,616 SF

<b><u>Estimated Total Project Budget</u></b>	
Construction	\$ 400,000
Design	40,000
Miscellaneous	10,000
FFE	50,000
<b>Total Project Budget</b>	<b>\$ 500,000</b>





**Project Fact Sheet**  
**10/7/2024**

<b>Project Name:</b>	Pecan Campus - Business and Science Building G - Engineering Lab Renovation			<b>Project No.</b>	2023-014C
<b>Funding Source(s):</b>	Unexpended Plant Fund				
		<b>FY 24-25</b>			
	<b>Original Project Budget</b>		<b>FY 24-25 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Total Actual Expenditures To Date</b>
Construction:	\$ 400,000.00	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -
Design:	40,000.00	40,000.00	-	40,000.00	-
Miscellaneous:	10,000.00	10,000.00	-	10,000.00	-
FFE:	50,000.00	50,000.00	-	50,000.00	-
Technology:	-	-	-	-	-
<b>Total:</b>	<b>\$ 500,000.00</b>	<b>\$ 500,000.00</b>	<b>\$ -</b>	<b>\$ 500,000.00</b>	<b>\$ -</b>

<b>Project Team</b>		<b>Board Status</b>					
<b>Approval to Solicit Architect/Engineer:</b>	10/22/2024	<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			TBD			\$ -
<b>Contractor:</b>	TBD			TBD	\$ -	\$ -	\$ -
		<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD		
<b>STC FPC Project Manager:</b>	Samuel Saldana	<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD		

<b>Project Description</b>	<b>Project Scope</b>
Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department. Rooms include Rm: 119,125, 126 and 127. <b>Approx. 3,616 SF</b>	Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department. Rooms include Rm: 119,125, 126 and 127.

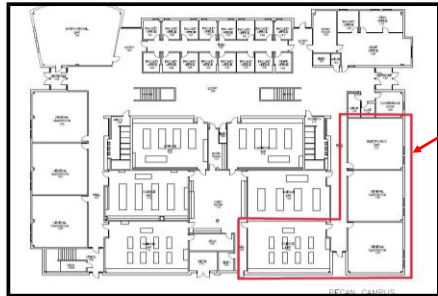
<b>Projected Timeline</b>							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
10/22/2024	1/28/2025	3/25/2025	6/24/2025	7/15/2025	12/17/2025	01/28/2026	1/15/2026
<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**

**10/15/2024 Facilities Committee Meeting:** Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Campus Business and Science Building G Engineering Lab Renovation.



Project Location



Project Location

Business and Science Building G

FPC Project Manager SPS

FPC Asst. Director Robert G... (signature)

FPC Director R... (signature)

**Review and Recommend Action on Authorization to Proceed with Solicitation of Engineering Services for the District Wide HVAC Replacements Phase II at Pecan Campus**

Approval of authorization to proceed with the solicitation of engineering services for the District Wide HVAC Replacements at Pecan Campus project will be requested at the Board meeting.

**Justification**

Solicitation of Request for Qualifications (RFQ) for 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 has been requested by the Facilities Operations & Maintenance department. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project is scheduled as a non-educational improvement to provide new and efficient air conditioning units.

**Background**

The project consists of replacing a total of nine (9) heating, ventilation, and air conditioning (HVAC) units at Business and Science Building G, Student Activities Building H, and Ann Richards Administration Building X. This project is the second phase of the district-wide replacement efforts.

The proposed scope of work is summarized below:

- Replacement of HVAC units at the following Pecan Campus buildings:
  - Business and Science Building G 4 Units
  - Student Activities Center Building H 4 Units
  - Ann Richards Administration Building X 1 Unit
  - Total 9 Units

The total project estimated cost, including construction and design, is \$1,986,000 and is itemized in the table below:

<b>District Wide HVAC Replacements Phase II at Pecan Campus Total Estimated Project Budget</b>	
<b>Budget Item</b>	<b>Estimated Costs</b>
Construction	\$1,800,000
Design	180,000
Miscellaneous	6,000
<b>Total Estimated Project Budget</b>	<b>\$1,986,000</b>

**Funding Source**

Funds for the District Wide HVAC Replacements Phase II at Pecan Campus Project 2025-015R are available in the Renewals & Replacements Fund for use in FY 2024 – 2025.

**Estimated Project Timeline**

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

**Enclosed Documents**

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

**Recommended Action**

Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of engineering services for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented.



# Pecan Campus

## District Wide Air Handler Replacements

R&R 2025-015R



**SOUTH TEXAS  
COLLEGE**

# District Wide Air Handler Replacement

## Pecan Campus

### Project Site



SOUTH TEXAS  
COLLEGE

PROJECT  
LOCATIONS



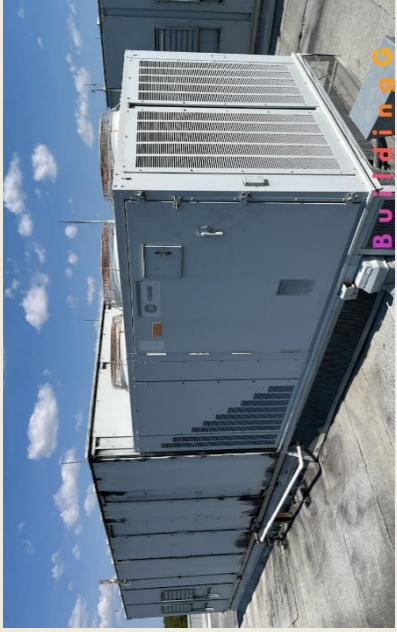
Ann Richards  
Administration  
Building X

Business & Science  
Building G

Student Activities  
Center Building H

 SOUTH TEXAS  
COLLEGE  
PECAN CAMPUS

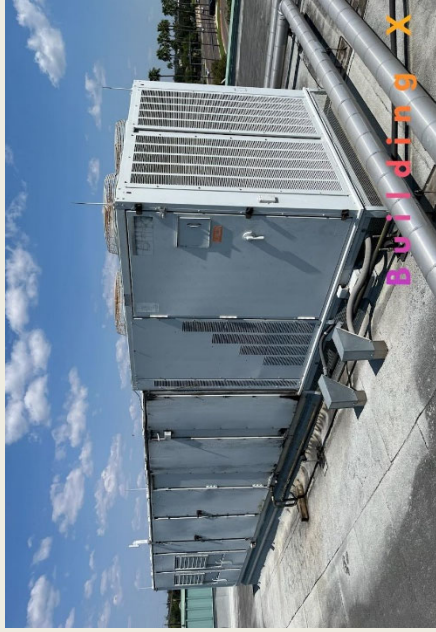
# District Wide Air Handler Replacement Pecan Campus Existing Photos



Business and Science Building G



Student Activities Center  
Building H



Ann Richards Administration  
Building X

# District Wide Air Handler Replacement Pecan Campus



## **Requested By**

Facilities Operations and Maintenance

## **Scope of Work**

Removal and replacement of multiple existing air conditioning units at the Pecan Campus.

## **Estimated Total Project Budget**

Construction	\$ 1,800,000
Design	180,000
Miscellaneous	6,000
<b>Total Project Budget</b>	<b>\$ 1,986,000</b>

Project Fact Sheet  
10/8/2024

Project Name: DW - HVAC Replacements Phase II - Pecan Campus Building G, H, and X Project No. 2025-015R

Funding Source(s): Renewals and Replacements Fund

	Original Total Project Budget	Project Budget	FY24-25		Total Actual Expenditures To Date	
			FY 24-25			Variance of Project Budget vs. Actual Expenditures
			Actual Expenditures	Expenditures		
Construction:	\$ 1,800,000.00	\$ 1,800,000.00	\$ -	\$ 1,800,000.00	\$ -	
Design:	180,000.00	180,000.00	-	180,000.00	-	
Miscellaneous:	6,000.00	6,000.00	-	6,000.00	-	
FFE:	-	-	-	-	-	
Technology:	-	-	-	-	-	
<b>Total:</b>	<b>\$ 1,986,000.00</b>	<b>\$ 1,986,000.00</b>	<b>\$ -</b>	<b>\$ 1,986,000.00</b>	<b>\$ -</b>	

**Project Team**

Approval to Solicit		Board Status			
Architect/Engineer:	Date	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	10/29/2024	TBD	\$ -	\$ -	\$ -
Architect/Engineer:	TBD	TBD	\$ -	\$ -	\$ -
Contractor:	TBD	Board Acceptance TBD			
STC FPC Project Manager:	Martin Villarreal	Board Acceptance TBD			

**Project Description**  
Replace existing aging air conditioning roof top units to reduce repairs.

**Project Scope**  
Removal and replacement of multiple existing air conditioning units with UV lights in buildings G, H, & X at the Pecan Campus.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
10/29/2023	1/14/2025	N/A	7/22/2025	8/15/2025	2/10/2026	3/24/2026	N/A

Project Calendar of Expenditures by Fiscal Year						
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>

Current Agenda Item

10/15/2024 Facilities Committee Meeting: Review and Recommend Action on Authorization to Proceed with Solicitation of Engineering Services for the District Wide HVAC Replacements Phase II at Pecan Campus



Business and Science Building G



Student Activities Center Building H



Ann Richards Administration Building X

FPC Project Manager Martin Villarreal

FPC Asst. Director Robert Guillot

FPC Director R. J. [Signature]



**Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2**

Approval of authorization to proceed with the solicitation of construction services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2 (PB-L2) project will be requested at the Board meeting.

Construction services are necessary to construct a covered walkway for the portable building to be used by the Child Development Center program. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

**Background**

The College has planned the construction of a covered canopy that will cover the walkways that lead to Portable Building PB-L2 and will be connected to the existing canopy.

The College’s Child Development Center amended a previously accepted Child Care Access Means Parents In School (CCAMPIS) grant from the U.S. Department of Education to utilize the grant’s unused funds, in the amount of \$62,944.22, for increasing the scope of the proposed canopy to include covering the stair and ramp accesses on the east and west sides of the building.

The College has budgeted \$65,000.00 for the project, which includes funds for construction and miscellaneous costs. The unused grant funds of \$62,944.22 will be added to the total project costs per the table below.

<b>Mid Valley Campus Child Development Center Canopy for Portable Building L2 Total Estimated Project Budget</b>	
<b>Budget Item</b>	<b>Estimated Costs</b>
Construction - STC	\$60,000.00
Construction - Grant Funds	62,944.22
Miscellaneous	5,000.00
<b>Total Estimated Project Budget</b>	<b>\$127,944.22</b>

The project will be solicited as a turnkey construction project, with the contractor providing the design and construction services.

**Recommended Action**

Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of construction services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2 project as presented.

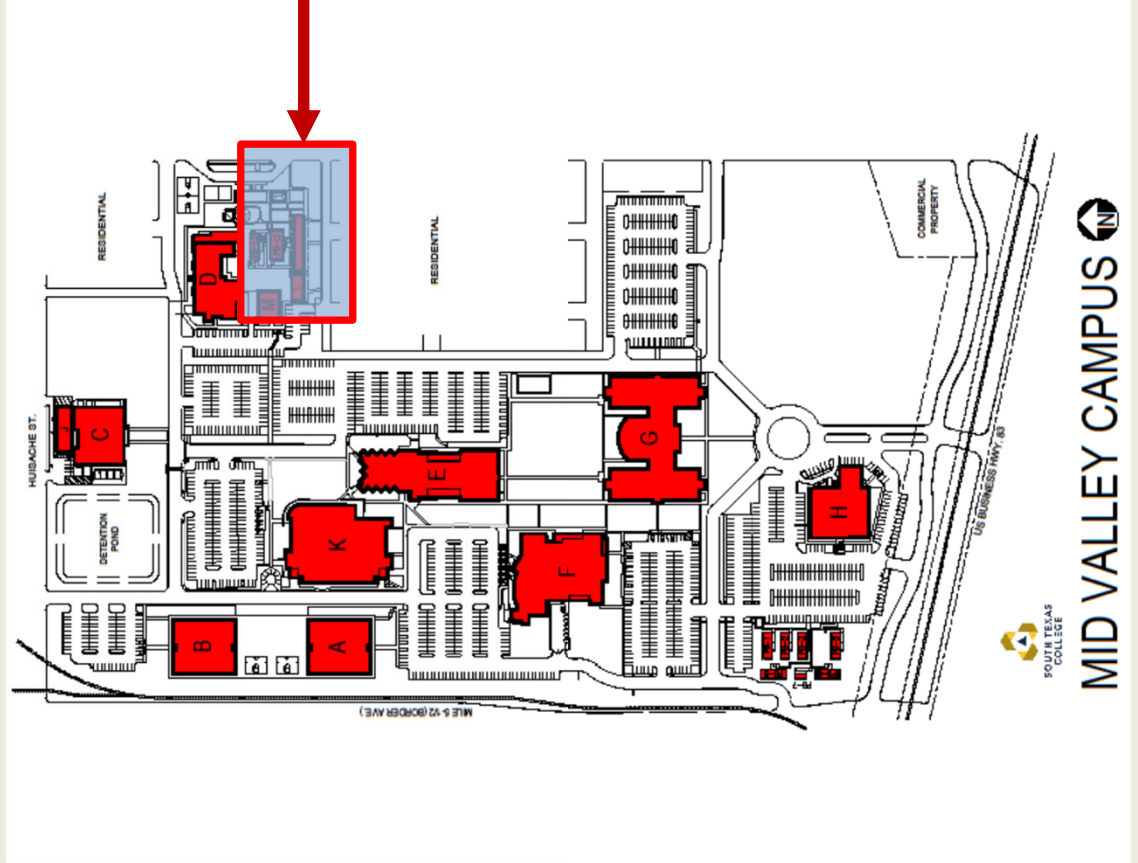


**Mid Valley Campus Child Care Development  
Center Canopy Expansion  
Project: 2025-004C**

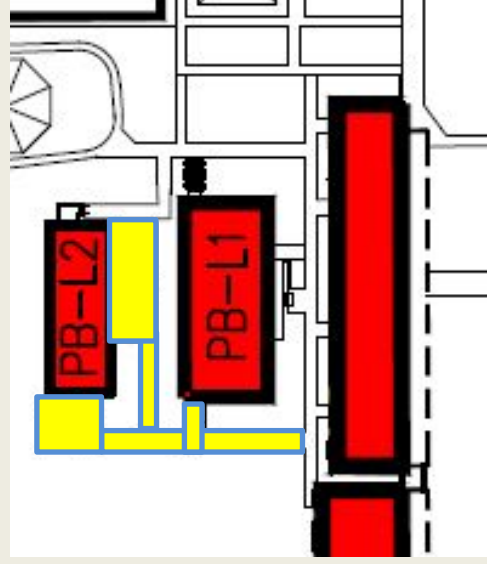


**SOUTH TEXAS  
COLLEGE**

# Mid Valley Campus Child Care Development Center Canopy Expansion

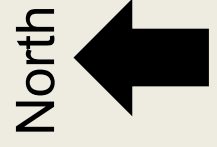


**PROJECT  
LOCATION  
Child Care  
Development Center**



**Partial Site Plan**

 Proposed New Canopy



# Mid Valley Campus Child Care Development Center Canopy Expansion



Looking North



Looking East

# Mid Valley Campus Child Care Development Center Canopy Expansion



Looking North



Looking West

# Mid Valley Campus Child Care Development Center Canopy Expansion



Existing Canopy



Existing Canopy

# Mid Valley Campus Child Care Development Center Canopy Expansion



## **Requested By**

Child Care Development Center

## **Scope of Work**

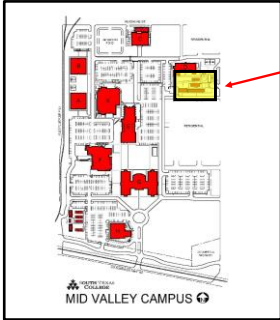
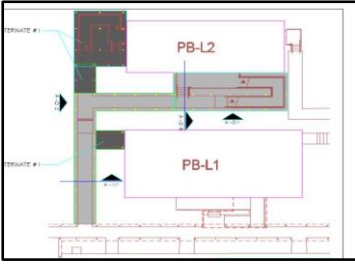
1. Provide canopy over existing sidewalks to portable building PB-L2
2. Provide canopy over existing Ramps and Stairs at portable building PB-L2

## **Estimated Total Project Budget**

Construction	\$ 60,000.00
CCAMPIS Grant Funds	62,944.22
<u>Miscellaneous</u>	<u>5,000.00</u>
Total Project Budget	<b>\$ 127,944.22</b>



**Project Fact Sheet**  
**10/7/2024**

<b>Project Name:</b> Mid Valley Campus Child Care Development Center Canopy Expansion		<b>Project No.</b> 2025-004C					
<b>Funding Source(s):</b> Unexpended Plant Fund							
	<b>FY 24-25</b>						
	<b>Total</b>	<b>FY 24-25</b>	<b>Variance of</b>				
	<b>Project Budget</b>	<b>Actual</b>	<b>Project Budget</b>	<b>Total Actual</b>			
	<b>Expenditures</b>	<b>Expenditures</b>	<b>vs. Actual</b>	<b>Expenditures To</b>			
			<b>Expenditures</b>	<b>Date</b>			
Construction:	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 60,000.00			
Design:	-	-	-	-			
Miscellaneous:	5,000.00	-	5,000.00	5,000.00			
FFE:	-	-	-	-			
Technology:	-	-	-	-			
<b>Total:</b>	<b>\$ 65,000.00</b>	<b>\$ -</b>	<b>\$ 65,000.00</b>	<b>\$ 65,000.00</b>			
<b>Project Team</b>		<b>Board Status</b>					
<b>Approval to Solicit :</b>	N/A	<b>Board Approval of Schematic Design</b>	NA				
<b>Architect/Engineer:</b>	N/A						
<b>Contractor:</b>	TBD						
		<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b> TBD			
<b>STC FPC Project Manager:</b>	Samuel Saldana	<b>Final Completion</b>	TBD	<b>Board Acceptance</b> TBD			
<b>Project Description</b>		<b>Project Scope</b>					
Expansion of Existing Canopy to cover walkways and entry ramps at portable building PB-L2.		Provide a new canopy to cover new walkways and entry ramps recently constructed for Portable building PB-L2. Approximately 265 LF.					
<b>Projected Timeline</b>							
<b>Board Approval to Solicit Architect/Engineer</b>	<b>Board Approval of Architect/Engineer</b>	<b>Board Approval of Schematic Design</b>	<b>Board Approval of Contractor</b>	<b>Construction Start Date</b>	<b>Board Approval of Substantial Completion Date</b>	<b>Board Approval of Final Completion Date</b>	<b>FFE Completion of Move In</b>
N/A	N/A	N/A	1/28/2025	2/15/2025	4/22/2025	5/27/2025	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	60,000.00	-	-	-	-	\$ 60,000.00	
<b>Project Total</b>	<b>\$ 60,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,000.00</b>	
<b>Current Agenda Item</b>							
<b>10/15/2024 Facilities Committee Meeting:</b> Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2							
		Project Location					

FPC Project Manager SPS

FPC Asst. Director Rob Guill

FPC Director RHP



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

Approval to rescind the awards of construction services to Calidad Construction, LLC and AJ3 Construction, LLC for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus project will be requested at the Board meeting.

**Scheduling Priority**

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

**Background**

On August 27, 2024, the Board approved contracting with Calidad Construction, LLC for the portions of the project scope at Pecan Campus, and with AJ3 Construction, LLC for the Mid Valley and Starr County Campuses. The vendors have informed the College that they are unable to honor their proposals.

**Recommended Action**

Administration requests the Facilities Committee recommend Board approval to rescind the awards of construction services to Calidad Construction, LLC and AJ3 Construction, LLC for the District Wide Stucco Repainting at Pecan Campus, Mid Valley Campus, and Starr County Campus project as presented.

**Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase III at Mid Valley Campus North Academic Building G**

Approval of substantial completion of the District Wide Flooring Replacements Phase III at Mid Valley Campus North Academic Building G project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Flooring Replacements Phase III at Mid Valley Campus North Academic Building G Project 2024-012R  Contractor: Intertech Flooring	Substantial Completion Recommended	October 7, 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.

College staff visited the site and developed a construction punch list on October 7, 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 Intertech Flooring. The original cost approved for this project was \$360,800.

The following table summarizes the current budget status:

District Wide Flooring Replacements Phase III at Mid Valley Campus North Academic Building G					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$360,800.00	\$360,800.00	\$0	\$360,800.00	\$323,440.80	\$37,359.20

**Enclosed Documents**

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

**Recommended Action**

Administration requests the Committee recommend Board approval of substantial completion of the District Wide Flooring Replacements Phase III at the Mid Valley Campus North Academic Building G project as presented.

District Wide Flooring Replacements Phase III at  
Mid Valley Campus North Academic Building G



District Wide Flooring Replacements Phase III at  
Mid Valley Campus North Academic Building G



District Wide Flooring Replacements Phase III at  
Mid Valley Campus North Academic Building G



# Substantial Completion Acceptance

**Project Name:** District Wide Flooring Replacement Mid Valley Campus North Academic Building G

**Project No.:** 22-24-1041

**Owner:** South Texas College

**Contractor:** Terra Fuerte Construction, LLC

**A/E Firm:** N/A

**Scope of Work Covered by This Acceptance:**

Luxury Vinyl Tile at the Mid Valley Campus Student Union Building F.

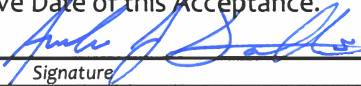
Effective Date of Acceptance: 10/7/2024

This constitutes the Owner's acceptance for Beneficial Occupancy:    Yes        No   

In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued under separate cover. It is expressly understood that the failure to include any items on such list (s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the Contract, the Date of Substantial Completion is that Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.



The <b>Contractor</b> shall complete/correct the items identified on the punch list(s) within		30
Calendar days from the Effective Date of this Acceptance.		
<u>A.J. SALDANA -VP</u>		<u>10/10/24</u>
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>

The <b>Architect/Engineer</b> agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.		
<u>N/A</u>		
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>

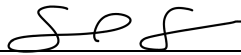
With the exception of those items noted on the attached "punch list(s)", the <b>Owner</b> accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.		
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>



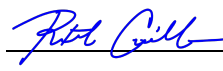
## Project Fact Sheet 10/8/2024

<b>Project Name:</b> District Wide - Flooring Replacement Phase III		<b>Project No.:</b> 2024-012R	
<b>Funding Source(s):</b> Renewals & Replacements Fund			
		<b>FY 23-24</b>	
		<b>FY 23-24</b>	<b>Variance of</b>
		<b>Actual</b>	<b>Project Budget</b>
		<b>vs. Actual</b>	
		<b>Expenditures</b>	<b>Expenditures</b>
		<b>Total</b>	<b>Total Actual</b>
		<b>Project Budget</b>	<b>Expenditures To</b>
		<b>Date</b>	
Construction:		\$ 500,000.00	\$ 386,767.59
Design:		-	-
Miscellaneous:		4,000.00	433.23
FFE:		-	-
Technology:		-	-
<b>Total:</b>		<b>\$ 504,000.00</b>	<b>\$ 387,200.82</b>
<b>Project Team</b>		<b>Board Status</b>	
<b>Approval to Solicit :</b>	2/14/2024	<b>Board Approval of Schematic</b>	NA
<b>Architect/Engineer:</b>	N/A	<b>Design</b>	
<b>Contractor:</b>	Interch Flooring	<b>Substantial Completion</b>	Building F: 06/18/2024
<b>Contractor:</b>	Terra Fuerte		Building G: 10/07/2024
			Building F: 07/18/2024
<b>STC FPC Project Manager:</b>	Samuel Saldana	<b>Final Completion</b>	07/18/2024
		<b>Board Acceptance</b>	7/23/2024
			08/27/2024
<b>Project Description</b>		<b>Project Scope</b>	
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.	
<b>Projected Timeline</b>			
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor
N/A	N/A	N/A	4/23/2024
Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
5/20/2024	8/13/2024	9/24/2024	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>
2023-24	386,767.59	-	433.23
<b>Project Total</b>	<b>\$ 386,767.59</b>	<b>\$ -</b>	<b>\$ 433.23</b>
			<b>\$ -</b>
			<b>\$ -</b>
			<b>\$ 387,200.82</b>
<b>Current Agenda Item</b>			
<b>10/15/24 Facilities Committee Meeting:</b> Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase III at Mid Valley Campus North Academic Building G			
			
<b>Mid-Valley Campus</b>			

FPC Project Manager



FPC Asst. Director



FPC Director



**Review and Recommend Action on Renewal of Lease Agreement with El Milagro Clinic and the City of McAllen for Use of the El Milagro Clinic Parking Lot**

Approval of renewal of the lease agreement with El Milagro Clinic and the City of McAllen for use of the El Milagro Clinic Parking Lot by South Texas College will be requested at the Board meeting.

**Purpose**

Authorization is being requested to renew the current lease agreement to continue providing parking at the Nursing and Allied Health Campus adjacent to the El Milagro Clinic.

**Justification**

The continuation of this lease is needed to provide eighty (80) parking spaces at the Nursing and Allied Health Campus.

**Background**

On November 29, 2022, the Board approved the lease agreement with the El Milagro Clinic and the City of McAllen to use the parking lot adjacent to the El Milagro Clinic. The current license agreement will expire on October 21, 2022, and allows for one 24-month renewal at a cost of \$1,250 annually. The South Texas College Nursing and Allied Health staff would like to continue to use this parking facility.

Staff recommends approval to renew the lease agreement as noted below.

Facility	Initial Term	Optional Renewal	Lease Cost
El Milagro Clinic 80-space Parking Lot	10/21/2022 – 10/20/2024	10/21/2024 – 10/20/ 2026	\$1,250 per year

**Funding Source**

Funds for these expenditures are budgeted in the facility lease budget for FY 2024-2025.

**Recommended Action**

Administration requests the Committee recommend Board approval of renewal of the lease agreement with El Milagro Clinic and the City of McAllen for use of the El Milagro Clinic Parking Lot by South Texas College for the period of October 21, 2024 to October 20, 2026 as presented.



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

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

**FY 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	Boultinhouse Simpson Gates Architects 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 6/28/22	10/31/2023	11/26/2024	1/13/2025	2/27/2026	3/27/2026
3	Business and Science Bldg G Engineering Lab Renovation	SS	1/28/2025	3/25/2025	6/24/2025	7/15/2025	12/16/2025	1/27/2026
4	Student Services Building K Renovation	SS	1/28/2025	4/22/2025	7/22/2025	8/15/2025	2/24/2026	3/24/2026
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	3/25/2025	6/24/2025	3/24/2026	4/15/2026	1/25/2027	2/22/2027
8	Institutional Support Services Building N Expansion	MV	-	-	-	-	-	-
9	Administration Building S	TBD	-	-	-	-	-	-
10	Physical Plant Building E Cooling Tower Above Ground Piping System	KN	11/26/2024	N/A	4/22/2025	5/14/2025	8/22/2025	9/26/2025

**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>								
11	New Continuing Education Bldg and Testing Center Addition	DV	12/6/2024	6/25/2024	1/28/2025	2/25/2025	3/24/2026	4/28/2026
12	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>								
13	Human Resources Building A Renovation	KN	4/22/2025	8/26/2025	3/25/2026	4/21/2026	2/23/2027	3/23/2027
14	East Building B Renovation for Cosmetology	KN	5/27/2025	9/23/2025	4/21/2026	5/15/2026	2/23/2027	3/23/2027
<b>Mid-Valley Campus</b>								
15	Student Union Building F Financial Aid Renovation	MV	-	-	-	-	-	-
16	Child Development Center Canopy Expansion	SS	TBD	TBD	1/28/2025	2/15/2025	5/27/2025	6/24/2025
17	Workforce Center Building D Welding Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	7/23/2024	11/26/2024
18	Workforce Building M Automotive Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	6/25/2024	11/26/2024
19	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	6/25/2024	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>Technology Campus</b>								
20	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	Kimber 1985 7/25/2023	9/13/2023	12/6/2024	1/28/2025
21	Institute for Advanced Manufacturing Bldg E Collaboration Lab Renovation	TBD	-	-	-	-	-	-
<b>Nursing &amp; Allied Health Campus</b>								
22	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	SS	11/26/2024	2/25/2025	6/24/2025	7/15/2025	1/27/2026	2/24/2026
23	East Building A Breakroom and Offices Expansion Renovation	SS	TBD	TBD	TBD	TBD	TBD	TBD
24	Regional Workforce Development Healthcare Center Building E Renovation	DV	5/28/2024	1/28/2025	12/16/2025	1/27/2026	11/24/2026	12/15/2026
25	East Building A Community Pharmacy Lab	SS	11/26/2024	2/25/2025	6/24/2025	7/15/2025	1/27/2026	2/24/2026
<b>Starr County Campus</b>								
26	Workforce Bldg Q Automotive Expansion	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	4/12/2023	12/17/2024	1/28/2025
27	North Academic Bldg C HVAC-R Classroom and Outdoor Area	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	4/12/2023	12/17/2024	1/28/2025
28	Cultural Arts Center Building F Renovation	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	4/12/2023	12/17/2024	1/28/2025

**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>								
29	Perimeter Fencing	DV	N/A	N/A	1/28/2025	2/10/2025	4/22/2025	5/27/2025
30	Parking Lot #1 for Additional Spaces	DV	2/27/2024	N/A	11/26/2024	12/9/2024	5/27/2025	6/24/2025
<b>District Wide</b>								
31	Facility Signage	DV	N/A	1/21/2025	6/24/2025	7/14/2025	11/25/2025	1/20/2026
32	Entry Monument Signs	KN	N/A	1/21/2025	6/24/2025	7/14/2025	11/25/2025	1/20/2026
33	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 2024-2025  
As of September 30, 2024**

Total Project Budget Summary	FY25 Unexpended Plant Fund	FY25 Renewal & Replacement Plant Fund
FY 2025 Total Construction Project Budget	\$ 58,383,418.00	\$ 13,440,885.00
Budget Amendment		
Prior to FY 2025 Approved Projects	\$ -	\$ 28,803.70
FY 2025 Proposed and Approved Projects		
FY 2025 Proposed Projects for the Month of September 2024	\$ 1,498,497.00	\$ -
<b>FY 2025 Total Project Estimated Budget Balance</b>	<b>\$ 56,884,921.00</b>	<b>\$ 13,412,081.30</b>

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
<b>Board Approved on September 24, 2024</b>			
2025-025C	Pecan Campus: Solicitation of Consulting Services for an Assessment of Administrative and Non-Instructional Facilities Space	\$ 250,000.00	
2025-026C	Pecan Campus: Mechanical Engineering Services for Physical Plant Building E Cooling Tower Above Ground Piping System	\$ 731,250.00	
	NAH Campus: Solicitation of Architectural Services for Pharmacy Lab Renovation Building A	\$ 355,607.00	
	NAH Campus: Solicitation of Architectural Services for Renovation of Radiology Lab to Multipurpose Skills Lab Building A	\$ 161,640.00	
*2022-023R	NAH Campus: Final Completion Generator Replacement Building A		\$ 10,070.15
*2022-019R	Pecan Campus: Final Completion Generator Replacement Building J		\$ 18,733.55
<b>Total Board Approval on September 2024</b>		<b>\$ 1,498,497.00</b>	<b>\$ 28,803.70</b>
<b>Total FY 24 Board Approved Projects</b>		<b>\$ 1,498,497.00</b>	<b>\$ 28,803.70</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	\$ 231,031	\$ 903,969	\$ 240,000	Low	N/A	N/A	N/A
2	Pecan Campus Kinesiology Building Phase I	SS				●						\$ 6,177,150	\$ 325,780	\$ 5,851,370	\$ 5,579,120	High	July 2024	Approval of Construction Services	Boultinghouse Simpson Gates Architects
3	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV				●						\$ 10,224,375	\$ 511,996	\$ 9,712,379	\$ 10,606,225	High	November 2024	Approval of Construction Services	BRW Architects
4	Business and Science Building G Engineering Lab Renovation	SS		●								\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	TBD	TBD	TBD
5	Student Services Building K Renovations	SS		●								\$ 2,615,760	\$ -	\$ 2,615,760	\$ 2,119,556	Low	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
7	Operations Support Center Building Z	MV	●									\$ 5,000,000	\$ -	\$ 5,000,000	\$ 780,000	Low	TBD	TBD	TBD
8	Athletic Field Improvements	KN	●									\$ 615,250	\$ -	\$ 615,250	\$ 50,740	Low	TBD	TBD	TBD
9	Institutional Support Services Building N Expansion	MV	●									\$ 5,759,100	\$ -	\$ 5,759,100	\$ 317,152	Low	TBD	TBD	TBD
10	Administration Building S	TBD	●									\$ 31,200,000	\$ -	\$ 31,200,000	\$ 3,000,000	Low	TBD	TBD	TBD
11	Physical Plant Building E Cooling Tower Above Ground Piping System	MV		●								\$ -	\$ -	\$ -	\$ -	Low	November 2024	Approval of Engineering Services	TBD
<b>Pecan Campus Subtotal</b>												\$ 63,321,135	\$ 1,068,807	\$ 62,252,328	\$ 23,287,293				
<b>Pecan West</b>																			
12	Pecan West Continuing Education Building A & Testing Center Addition	DV		●								\$ 9,087,683	\$ 193,621	\$ 8,894,062	\$ 4,932,329	High	January 2025	Approval of Construction Services	ERO Architects
13	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
<b>Pecan West Subtotal</b>												\$ 11,882,625	\$ 229,350	\$ 11,653,275	\$ 6,634,515				
<b>Pecan Plaza</b>																			
14	Human Resources Building A Renovation	KN	●									\$ 550,000	\$ -	\$ 550,000	\$ 545,400	Low	TBD	TBD	TBD
15	East Building B Renovation for Cosmetology	KN	●									\$ 6,664,135	\$ -	\$ 6,664,135	\$ 990,615	Low	TBD	TBD	TBD
<b>Pecan Plaza Subtotal</b>												\$ 7,214,135	\$ -	\$ 7,214,135	\$ 1,536,015				

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>																				
16	Student Union Building F Financial Aid Renovation	MV				●						\$ 89,000	\$ -	\$ 89,000	\$ 22,000	Low	TBD	TBD	TBD	TBD
17	Child Development Center Canopy Expansion	SS			●							\$ 65,000	\$ -	\$ 65,000	\$ 65,000	High	TBD	TBD	TBD	TBD
18	Workforce Center Building D Welding Expansion	MV							●			\$ 1,539,755	\$ 1,206,031	\$ 333,724	\$ -	High	November 2024	Approval of Final Completion	PBK Architects	Holchemont
19	Workforce Center Building M Automotive Lab Expansion	MV							●			\$ 2,648,275	\$ 2,114,318	\$ 533,957	\$ -	High	November 2024	Approval of Final Completion	PBK Architects	Holchemont
20	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV							●			\$ 1,235,430	\$ 980,961	\$ 254,469	\$ -	High	November 2024	Approval of Final Completion	PBK Architects	Holchemont
<b>Mid-Valley Subtotal</b>												<b>\$ 5,577,460</b>	<b>\$ 4,301,310</b>	<b>\$ 1,276,150</b>	<b>\$ 87,000</b>					
<b>Technology Campus</b>																				
21	Welding Lab Expansion Building F	SS					●					\$ 3,108,000	\$ 3,101,770	\$ 6,230	\$ 2,694,087	High	December 2024	Approval of Substantial Completion	EGV Architects	Kimber 1985
22	Institute for Advanced Manufacturing Building E Collaboration Lab Renovation	TBD	●									\$ 285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD	TBD	TBD
23	Athletic Field and Basketball Court	TBD	●									\$ 282,000	\$ -	\$ 282,000	\$ 144,600	Low	TBD	TBD	TBD	TBD
<b>Technology Campus Subtotal</b>												<b>\$ 3,675,000</b>	<b>\$ 3,101,770</b>	<b>\$ 573,230</b>	<b>\$ 3,123,687</b>					
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																				
24	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	SS		●								\$ 163,296	\$ -	\$ 163,296	\$ 161,640	Low	November 2024	Approval of Architectural Services	TBD	O&M
25	East Building A Breakroom and Offices Expansion Renovation	SS	●									\$ 147,950	\$ -	\$ 147,950	\$ 142,450	Low	TBD	TBD	TBD	O&M
26	Regional Workforce Development Healthcare Center Building E Renovation	DV			●							\$ 5,561,500	\$ 499	\$ 5,561,001	\$ 5,561,500	High	January 2025	Approval of Schematic Design	ERO Architects	TBD
27	East Building A Community Pharmacy Lab	SS		●								\$ 369,337		\$ 369,337	\$ 165,514	High	November 2024	Approval of Architectural Services	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>					
<b>Starr County Campus</b>																				
28	Workforce Building Q Automotive Expansion	MV					●					\$ 2,551,300	\$ 1,279,564	\$ 1,271,736	\$ 765,800	High	December 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
29	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 514,628	\$ 238,868	\$ 275,760	\$ 159,389	High	December 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
30	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>\$ 1,518,432</b>	<b>\$ 1,899,996</b>	<b>\$ 1,080,189</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>Regional Center for Public Safety Excellence</b>																					
31	Perimeter Fencing	DV			●							\$ 193,000	\$ -	\$ 193,000	\$ 192,500	Low	January 2025	Approval of Construction Services	TBD	TBD	
32	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>												\$ 523,700	\$ -	\$ 523,700	\$ 521,670						
<b>District Wide</b>																					
33	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Low	N/A		N/A	TBD	
34	Outdoor Furniture	OS		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A		N/A	TBD	
35	Land	N/A										\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A		N/A	N/A	
36	Renovation and Contingencies	N/A										\$ 948,750	\$ -	\$ 948,750	\$ 948,750	N/A	N/A		N/A	TBD	
37	Campus Master Plan	N/A	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	Low	N/A		N/A	TBD	
38	Facility Signage	DV		●								\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	January 2025	Approval of Schematic	N/A	TBD	
39	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A		N/A	TBD	
40	Entry Monument Signs	KN		●								\$ 1,040,000	\$ -	\$ 1,040,000	\$ 1,040,000	High	January 2025	Approval of Schematic Design	N/A	TBD	
41	Interior Facility Signage	KN	●									\$ 250,000	\$ -	\$ 250,000	\$ 250,000	High	N/A		N/A	N/A	
42	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>												\$ 16,146,945	\$ -	\$ 16,146,945	\$ 16,146,945						
<b>Totals</b>			12	3	6	0	8	1	0	0	0	\$ 118,001,511	\$ 10,220,167	\$ 107,781,344	\$ 58,448,418						

South Texas College  
Renewal and Replacement Projects  
Project Status  
FY 2024 - 2025

#	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	DV			●							\$ 111,000	\$ -	\$ 111,000	\$ 111,000	Low	February 2025	Approval of Construction Services	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	HVAC Replacements Phase II - PCN Bldg. G	MV	●									\$ 529,000	\$ -	\$ 529,000	\$ 529,000	Low	January 2025	Approval of Engineering Services	TBD	TBD
7	HVAC Replacements Phase II - PCN Bldg. H	MV	●									\$ 529,000	\$ -	\$ 529,000	\$ 529,000	Low	January 2025	Approval of Engineering Services	TBD	TBD
8	HVAC Replacements Phase II - PCN Bldg. X	MV	●									\$ 133,000	\$ -	\$ 133,000	\$ 133,000	Low	January 2025	Approval of Engineering Services	TBD	TBD
9	HVAC Replacements Phase II - PCN Bldg. K	MV	●									\$ 133,000	\$ -	\$ 133,000	\$ 133,000	Low	January 2025	Approval of Engineering Services	TBD	TBD
10	HVAC Replacements Phase II - PCN Bldg. C	MV	●									\$ 397,000	\$ -	\$ 397,000	\$ 397,000	Low	January 2025	Approval of Engineering Services	TBD	TBD
11	HVAC Replacements Phase II - PCN Bldg. F	MV	●									\$ 265,000	\$ -	\$ 265,000	\$ 265,000	Low	January 2025	Approval of Engineering Services	TBD	TBD
12	South Academic Building J Generator Replacement	SS							●			\$ 344,100	\$ 358,212	\$ (14,112)	\$ -	High	September 2024	Approval of Final Completion	DBR	Metro Electric
<b>Pecan Campus Subtotal</b>												<b>\$ 3,200,100</b>	<b>\$ 358,349</b>	<b>\$ 2,841,751</b>	<b>\$ 2,856,000</b>					
<b>Mid Valley Campus</b>																				
13	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas (Phase II)	DV			●							\$ 1,730,000	\$ 767,266	\$ 962,734	\$ 1,448,246	Low	January 2025	Approval of Construction Services	Milnet Architectural Services	TBD
14	HVAC Replacements Phase I - MVC Bldg. E	MV			●							\$ 778,780	\$ 30,134	\$ 748,646	\$ 755,064	Low	November 2024	Approval of Construction Services	Ethos	TBD
15	HVAC Replacements Phase I - MVC Bldg. F	MV			●							\$ 389,330	\$ 15,067	\$ 374,263	\$ 377,482	Low	November 2024	Approval of Construction Services	Ethos	TBD
16	HVAC Replacements Phase I - MVC Bldg G	MV			●							\$ 1,362,890	\$ 52,733	\$ 1,310,157	\$ 1,321,387	Low	November 2024	Approval of Construction Services	Ethos	TBD
17	Stucco Repainting Phase II	SS				●						\$ 303,000	\$ 137	\$ 302,863	\$ 303,000	Low	November 2024	Approval of Substantial Completion	N/A	AJ3 Construction
18	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>\$ 4,633,000</b>	<b>\$ 865,337</b>	<b>\$ 3,767,663</b>	<b>\$ 4,274,179</b>					

South Texas College  
Renewal and Replacement Projects  
Project Status  
FY 2024 - 2025

#	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>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																				
19	NAH East Building A Westside Window Waterproofing Repairs	RC	●									\$ 90,000	\$ -	\$ 90,000	\$ 90,000	Low	TBD	TBD	TBD	TBD
20	NAH East Building A Westside Elevators Repairs	RC/O&M		●								\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Medium	TBD	TBD	N/A	Oracle Elevator
21	NAH East Building A Generator Replacements	SS							●			\$ 422,000	\$ 225,050	\$ 196,950	\$ -	Low	September 2024	Approval of Final Completion	DBR	Metro Electric
<b>Nursing and Allied Health Campus Subtotal</b>												<b>\$ 762,000</b>	<b>\$ 225,050</b>	<b>\$ 536,950</b>	<b>\$ 340,000</b>					
<b>Technology Campus</b>																				
22	Advanced Technical Careers Bldg. B Atrium Repainting	RC			●							\$ 61,200	\$ -	\$ 61,200	\$ 75,000	Low	February 2025	Approval of Construction Services	TBD	TBD
23	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>					
<b>Starr County Campus</b>																				
24	Stucco Repainting Phase II	SS				●						\$ 253,000	\$ 125	\$ 252,875	\$ 253,000	Low	November 2024	Approval of Substantial Completion	N/A	AJ3 Contruction
25	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
26	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
27	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
28	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>					

South Texas College  
Renewal and Replacement Projects  
Project Status  
FY 2024 - 2025

#	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>District Wide</b>																				
29	Renewals & Replacements	N/A										\$ 151,000	\$ -	\$ 151,000	\$ 151,000	N/A	N/A	N/A	N/A	
30	Marker Boards Replacement	SS		●								\$ 301,500	\$ -	\$ 301,500	\$ 301,500	Low	N/A	N/A	TBD	
31	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500	Low	N/A	N/A	TBD	
32	Interior LED Lighting Replacements	RC/O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A	N/A	TBD	
33	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 50,000	\$ 49,657	\$ 343	\$ 50,000	Low	N/A	N/A	TBD	
34	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ 55,706	\$ 20,794	\$ 76,500	Low	N/A	N/A	TBD	
35	Flooring Replacements	KN		●								\$ 504,000	\$ 43,760	\$ 460,240	\$ 504,000	Medium	February 2025	Approval of Construction Services	N/A	TBD
36	HVAC Replacements	O&M	●									\$ 527,000	\$ 566	\$ 526,434	\$ 527,000	Low	N/A	N/A	TBD	
37	Exterior Lighting Replacements	RC/O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	N/A	N/A	TBD	
38	Signage Replacement	KN	●									\$ 250,000	\$ 1,085	\$ 248,915	\$ 250,000	N/A	TBD	N/A	TBD	
39	Water Tower Logo Replacements	DV		●								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD	N/A	TBD	
40	Outdoor Furniture Replacements	KN	●									\$ 154,000	\$ 12,332	\$ 141,668	\$ 154,000	N/A	TBD	N/A	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>\$ 4,015,587</b>	<b>\$ 163,107</b>	<b>\$ 3,852,480</b>	<b>\$ 4,015,587</b>					
<b>Totals</b>		<b>0</b>	<b>7</b>	<b>8</b>	<b>2</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>\$ 1,611,968</b>	<b>\$ 12,152,919</b>	<b>\$ 12,686,766</b>					

**Outstanding Issues - Action Plan**  
**October 15, 2024 Facilities Committee Meeting**  
*as of October 9, 2024*

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<b>Pecan Campus</b>						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 6/5/2023 7/11/2023 8/8/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024 2/28/2024 4/2/2024 5/9/2024 6/3/2024 7/10/2024 7/29/2024 9/4/2024 <b>10/9/2024</b>	2/28/2018: First warranty request was issued to Contractor. 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. 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. 5/18/2023: Report from Spring Break and a proposed Plan of Action from D. Wilson received. 6/5-7/5/2023: D. Wilson testing the windows and brick walls to verify water infiltrations. 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. 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. 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. 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. 1/10/2024: 1) D. Wilson has not provided Items 1 & 3 per 11/6/2024. 2) D. Wilson scheduled with Design Team and Owner to do mock-up of repair for brick ledge weep holes on 1/12/24. 2/6/2024: D. Wilson did a mock-up of their proposed brick ledge weep holes on 1/12/24. Work reviewed by Design Team, they met with College staff to discuss results. College staff gave photos of water infiltration noted on 11/13/23. BEAM in process of documenting the water intrusion vs. previously noted leaks to see if water is still entering from previous repairs done by D. Wilson. 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. 4/2/2024: College Staff & Administration met with Legal Counsel, BEAM Professionals, and PBK Architects to review draft of request letter for final editing. 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. 7/10/2024: Administration forwarded the letter at the end of June 2024 to Contractor. 7/29/2024: Contractor has received letter and sent email to College that they will coordinate a meeting to review outstanding items. 9/4/2024: College staff, architect, and consultants met with Contractor and their team to review the issues. Owner gave photos of water infiltration into the building as Contractor requested. <b>10/9/2024: The Contractor is proceeding with the coordination of the repair work for the weeps and the replacement of the hazed windows. No update on the repair of the window leaks per the report issued by BEAM Professionals and PBK.</b>	5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval. 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. 7/5/2023: D. Wilson to provide update on results of water testing of all window possible water infiltrations. 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. 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. 10/11/2023: The College coordinating meeting with the Contractor and Architect to discuss the next steps. 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. 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. 2/6/2024: Pending report and letter from BEAM Professionals on recommendation on how to proceed forward. 4/2/2024: College Staff will forward request letter to D. Wilson Construction when ready and will await response from contractor. 5/9/2024: Admin. to fwd. letter for editing by Board Member. 6/3/2024: Admin. pending revised letter. 7/10/2024: Admin. fwd. the letter to the Contractor. 7/29/2024: Pending meeting with Contractor. 9/4/2024: Architect to work with Contractor on solution for brick weep issue. Contractor to work on water infiltrations based on field photographs given to Contractor. 10/9/2024: Contractor is coordinating the weep repairs and window glazing repairs.

**Mid Valley Campus**

2	Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim)	Hartford Insurance, Public Adjuster	Pending	<p>5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks.</p> <p>5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services.</p> <p>5/18/2023: Pending response from Public Adjuster on status of final insurance settlement.</p> <p>6/5/2023: Still pending response from Public Adjuster. Solicitation of Construction Services for the roof replacement are in progress.</p> <p>7/5/2023: Still pending response from Public Adjuster. Construction services for roof replacement awarded to contractor at June Board Meeting.</p> <p>8/2-9/7/2023: Still pending response from Public Adjuster. Contractor for roof replacement has been issued a NTP to start construction. Architect is preparing construction documents for the repair work on the interior the building</p> <p>10/11/2023 - 1/10/24: Still pending response from Public Adjuster. Construction of the roof replacement is in progress. Architect is preparing construction documents for the repair work on the interior the building.</p> <p>2/6/2024 - 4/2/24: Still pending response from Public Adjuster. Construction of the roof replacement is at Substantial Completion. Architect is preparing construction documents for the repair work on the interior the building.</p> <p>5/3/2024: Attended meeting with Public Adjuster and College Staff to review budget estimates and scope.</p> <p>5/7/2024: Attended meeting with Legal Counsel and Staff to review concerns from Public Adjuster regarding Architect's scope of work to repair the roof and interior damages.</p> <p>5/29/2024: Attending meeting with City of Weslaco, Public Adjuster, Architect, Engineer, and College Staff to review requirements for the interior repairs required by the City.</p> <p>7/10/2024: Meeting was held with the City of Weslaco, Public Adjuster, Architect, and College Staff and recieved notification that City of Weslaco would provide a letter stating the required code requirements to be followed by the project team .</p> <p>7/29/2024 - 9/4/2024: 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.</p> <p>10/9/2024: The City of Weslaco has issued letter stating the repairs of the building did not require the building to be repaired to the current codes. The Architect is developing drawings that reflect the repairs needed as stated by the City. The project will be bid as soon as construction documents are completed. The College forwarded the letter from the City to the Public Adjuster.</p>	<p>5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster.</p> <p>6/5/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Award of construction services for roof replacement scheduled for June Board Meeting.</p> <p>7/5/2023 - 8/2/23: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement pending to begin.</p> <p>9/7/2023: Still awaiting the same final settlement and recommendation. Roof replacement has begun.</p> <p>9/7/2023 - 11/6/23: Still awaiting the same final settlement and recommendation. Roof replacement is in progress.</p> <p>1/10/2024: Still awaiting the same final settlement and recommendation. Roof replacement is in progress; construction documents for interior work by Architect in progress.</p> <p>2/6/2024 - 4/2/24: Still awaiting the same final settlement and recommendation. Roof replacement is at Substantial Completion; construction documents for interior work by Architect in progress.</p> <p>5/9/2024: Meeting to be coordinated by Architect to discuss code requirements regarding project scope repair work with the City of Weslaco Building Department.</p> <p>6/3/2024: Architect to provide construction documents for the interior repair work based on meeting with the City of Weslaco.</p> <p>7/10/2024 - 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> <p>10/9/2024: The College recieved the letter from the City and the Architect is developing construction documents to reflect the code requirements as stated by the City.</p>
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3	Mid Valley Campus Workforce Center Building D - Automotive, Welding, and HVAC-R Labs	Holchemont, Ltd.	Pending	<p>2/6//2024</p> <p>5/9/2024</p> <p>6/3/2024</p> <p>7/10/2024</p> <p>7/29/2024</p> <p>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.</p> <p>There have been delays caused by the Contractor coordination and delays in material.</p> <p>The project team is working to resolve the change order to benefit both parties.</p> <p>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>4/2/2024 - 6/3/2024: The project team is continuing to resolve the change order fairly.</p> <p>7/10/2024: The Architect, Contractor, and Owner met on June 27, 2024 and are waiting for a response from the Contractor regarding an updated change proposal.</p> <p>7/29/2024: Waiting on response from Contractor regarding an updated change proposal.</p> <p>9/4/2024: Waiting on response from Contractor regarding an updated change proposal.</p>	<p>2/6/2024: The construction of the project is nearing Substantial Completion in possibly March with the exception of material delays. The Project Team is working on a change order that is fair to the Contractor and Owner.</p> <p>2/28/2024 - 4/2/24: The Project Team is working on the change order.</p> <p>5/9/2024 - 6/3/24: The Architect and Owner are pending to meet with the Contractor to discuss a change order.</p> <p>7/10/2024: The Architect, Contractor, and Owner met to review the change order request on June 27, 2024 and awaiting response from the Contractor.</p> <p>7/29/24 - 9/4/24: Pending response from Contractor for revised change proposal that is fair to all parties.</p>
<b>Nursing and Allied Health Campus</b>						
4	Nursing Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration	D. Wilson Construction	Pending	<p>5/31/2023</p> <p>7/11/2023</p> <p>10/11/2023</p> <p>11/17/2023</p> <p>1/10/2024</p> <p>2/6/2024</p> <p>2/28//2024</p> <p>4/2/2024</p> <p>5/9/2024</p> <p>6/3/2024</p> <p>7/10/2024</p> <p>9/4/2024</p> <p>10/9/2024</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.</p> <p>5/18/2023: Meeting with Contractor and Architect on site to review water infiltration. Pending moisture study from Contractor as requested by Architect .</p> <p>6/5/2023 - 7/5/23: Pending moisture study from Contractor as requested by Architect. Contractor to remove metal panels to further investigate possible location of water intrusion.</p> <p>9/7/2023: Pending moisture study from Contractor as requested by Architect. Contractor has determined the location of water intrusion above the 3rd Floor. The College repaired the irrigation leak on southwest corner of the building. Wall cracks on interior gypsum board walls.</p> <p>11/6/2023: Contractor 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.</p> <p>1/10/2024: Meeting with Owner, Architect and Contractor to review moisture test results and discuss next steps has not be scheduled by Architect; Owner has not received formal notification from Contractor that water infiltration repairs on third have been completed.</p> <p>2/6/2024 - 2/28/24: Meeting with Owner, Architect and Contractor to review moisture test results was done. A report from the Architect regarding recommendations and next steps is pending.</p> <p>4/2/2024: Contractor has forwarded latest moisture tests to Architect and Owner. A report from the Architect regarding recommendations and next steps is pending.</p> <p>4/12/2024: Contractor, Architect, and College Staff have met on site to review status of cracks and water infiltration issues.</p> <p>6/7/2024: Contractor and Architect will coordinate with testing lab to perform boring tests in concrete slab below the Kitchen Area to verify existing below surface conditions.</p> <p>7/10/2024 :Pending the Contractor and Architect to coordinate with testing lab to perform boring tests in concrete slab /beow the Kitchen Area to verify existing below surface conditions.</p> <p>7/29/2024: Attended TEAMS meeting with Contractor, Architect, and College Staff. Test results indicate that water infiltration from ground was possibly from water supply leak which has been repaired for a few months and no other ground water is present. Contractor has repaired exterior window leaks on west wall.</p> <p>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.</p> <p>6/5/2023 - 7/5/23: Pending moisture study and removal of metal panels by Contractor.</p> <p>9/7/2023: Pending moisture study and repair of water intrusion on 3rd Floor by Contractor.</p> <p>10/11/2023: Pending moisture study from Contractor and will be forwarded to Architect to aid in resolving interior wall cracks of gypsum board walls.</p> <p>11/6/2023 - 1/10/24 :Pending meeting with architect and contractor to discuss next steps.</p> <p>2/6/2024: A report from the Architect regarding recommendations and next steps is pending</p> <p>2/28/2024: Architect's letter will be shared with College Administration for review and direction on next step.</p> <p>4/2/2024: Architect will need to provide direction on next step based on most recent moisture tests provided by Contractor.</p> <p>5/9/2024: Architect and Contractor will have testing lab company to perform boring samples below kitchen floor to test existing soil conditions.</p> <p>6/3/2024: Pending test results from borings to be performed on 6/7/2024 to recommend next steps.</p> <p>6/7/2024 Architect to recommend next steps.</p> <p>7/10/2024: Pending test results from borings performed on slab in kitchen by testing lab.</p> <p>7/29-9/4/24: Contractor, Architect, and College will work together to make the necessary repairs and modifications as per the Architect's recommendations. Owner to meet to discuss wall crack timeline.</p>