

South Texas College
 Board of Trustees
 Facilities Committee
 Pecan Campus, Ann Richards Administration Building A
 Conference Room A 142
 Tuesday, January 14, 2025
 @ 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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ACTION ITEM I, Approval of October 15, 2024 Facilities Committee Meeting Minutes

Purpose The Minutes for the Facilities Committee Meeting of October 15, 2024, are presented for Committee approval.

Enclosed Documents Appendix A – October 15, 2024 Facilities Committee Meeting Minutes

Appendix A

October 15, 2024 Facilities Committee Meeting Minutes follows in the packet.

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building A, Conference Room A-142
Pecan Campus, McAllen, Texas
Tuesday, October 15, 2024 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on October 15, 2024 in the Ann Richards Administration Building A, Conference Room A-142 at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:36 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas, Jr. and Ms. Rose Benavidez.

Other Trustees present: Mr. Danny Guzman, and Mr. David De Los Rios.

Members absent: Mr. Paul Rodriguez

Also present: Dr. Ricardo J. Solis via teleconference, Ms. Gardenia Perez via teleconference, Ms. Mary Del Paz, Dr. Anahid Petrosian, Dr. Brett Millan, Mr. Rick De La Garza, Mr. George McCaleb, Chief Ruben Suarez, Mr. David Valdez, Mr. Luis De La Garza, Mr. Robert Cuellar, Dr. Margo Vargas Ayala, Ms. Deyadira Leal, Mr. Martin Villarreal, Mr. Samuel Saldana, Mr. Daniel Montez, Dr. Jesus Campos, Ms. Yolanda Martinez, Mr. Javier Villalobos, Dr. Matt Hebbard, Ms. Veronica Rodriguez, Dr. Ali Esmaeili, and Ms. Venisa Earhart

Approval of September 10, 2024 Facilities Committee Meeting Minutes

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

1. September 10, 2024 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the September 10, 2024 Facilities Committee Meeting as presented.

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

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

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

Administration requested 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.

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas the Committee recommended Board approval to proceed with the solicitation of architectural services for the Pecan Campus Business & Science Building G Engineering Labs Renovation project as presented.

The motion carried.

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

Administration requested 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.

Enclosed Documents

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

Recommended Action

Administration requested 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.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas the Committee recommended Board approval to proceed with the solicitation of engineering services for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented.

The motion carried.

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

Administration requested 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.

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

Recommended Action

Administration requested 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.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas the Committee recommended 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.

The motion carried.

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

Administration requested 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.

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.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas the Committee recommended 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.

The motion carried.

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

Administration requested 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

Enclosed Documents

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

Recommended Action

Administration requested 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.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas the Committee recommended 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.

The motion carried.

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

Administration requested 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.

Recommended Action

Administration requested 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.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas the Committee recommended 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.

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 5:02 p.m.

I certify that the foregoing are the true and correct minutes of the October 15, 2024 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

ACTION ITEM II, Review and Recommend Action on Authorization to Solicit Architectural Services for the Pecan Campus Athletic Field Building

- Purpose** To approve the solicitation of architectural services for the Pecan Campus Athletic Field Building project.
- 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.
- The project consists of constructing a building near the athletic fields.
- The proposed scope of work is summarized as follows:
- Construction of a building adjacent to the athletic fields
 - Building Spaces: Storage, Restrooms, Concession
 - Total Square Feet: 1,560 sq. ft.
- Enclosed Documents** Appendix A – Project Presentation
Appendix B – Fact Sheet
- Funding** The total Pecan Campus Athletic Field Building Project 2025-001C estimated cost, including construction, design, miscellaneous, and FFE, is \$569,300.
- | | |
|-----------------|------------------|
| • Construction | \$468,000 |
| • Design | 46,800 |
| • Miscellaneous | 14,500 |
| • FFE | 25,000 |
| • Technology | 15,000 |
| Total | \$569,300 |
- The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of architectural services for the Pecan Campus Athletic Field Building project as presented.

Appendix A

Project presentation follows in the packet.

Appendix B

Fact Sheet follows in the packet.



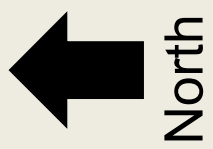
**Pecan Campus
Athletic Field Building
2025-001C**

Pecan Campus Athletic Field Building



PROJECT LOCATION

- Construction & design of a new Athletic Field building to include:
 - Storage
 - Restrooms
 - Concession Area



Pecan Campus Athletic Field Building



Requested By
Student Activities and Wellness

Scope of Work

- 1. Athletic Field Facility (30'x52') 1560 s.f. \$468,000
 - Storage - 400 s.f.
 - Restrooms – 580 s.f.
 - Concession Area – 580 s.f.

Estimated Total Project Budget

Construction	\$ 468,000
Design	46,800
Miscellaneous	14,500
FFE	25,000
Technology	15,000
Total Project Budget	\$ 569,300

Project Fact Sheet
1/7/2025

Project Name: Pecan Campus - Athletic Field Improvements		Project No. 2025-001C	
Funding Source(s): Unexpended Plant Fund			
	Original Project Budget	FY 24-25 Project Budget	Variance of Project Budget vs. Actual Expenditures
		FY 24-25 Actual Expenditures	
Construction:	\$ 468,000.00	\$ -	\$ -
Design:	46,800.00	46,240.00	- 46,240.00
Miscellaneous:	14,500.00	4,500.00	- 4,500.00
FFE:	25,000.00	-	-
Technology:	15,000.00	-	-
Total:	\$ 569,300.00	\$ 50,740.00	\$ - \$ 50,740.00

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	TBD	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD		TBD				\$ -
Contractor:	TBD						\$ -
		Substantial Completion	TBD	Board Acceptance	TBD		
STC FPC Project Manager: Kelly Nelson		Final Completion	TBD	Board Acceptance	TBD		

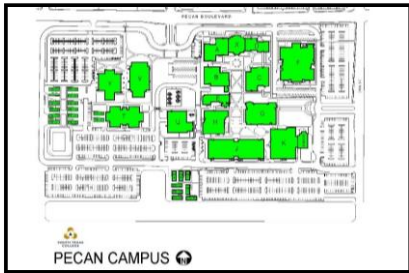
Project Description	Project Scope
Athletic Field Improvements	Design and Construction of a new Athletic Filed facility to include: Storage, Restrooms and Concession Area.

Projected Timeline							
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
1/28/2024	3/25/2025	6/24/2025	1/27/2026	2/15/2026	08/25/2026	09/22/2026	8/15/2026

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	-	-	-	-	-	\$	-
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-

Current Agenda Item

01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Authorization to Solicit Architectural Services for the Pecan Campus Athletic Field Building



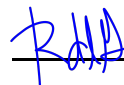
FPC Project Manager



FPC Asst. Director



FPC Director



ACTION ITEM III, Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Business and Science Building G Engineering Labs Renovation

Purpose To contract architectural services for the Pecan Campus Business and Science Building G Engineering Labs Renovation project.

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

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 lab to an engineering lab/student design project work space
- Total Renovation Space 3,616 sq. ft.

Enclosed Documents Appendix A – RFQ Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet

Funding The total Project 2023-014C estimated cost, including construction, design, miscellaneous, and FFE, is \$500,000.

- | | |
|-----------------|------------------|
| • Construction | \$400,000 |
| • Design | 40,000 |
| • Miscellaneous | 10,000 |
| • FFE | 50,000 |
| Total | \$500,000 |

The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to contract architectural services with Sam Garcia Architect, LLC. for the Pecan Campus Business and Science Building G Engineering Labs Renovation project as presented.

Appendix A

RFQ Solicitation Information

Advertised on	November 6, 2024 and November 13, 2024
RFQ Responses Due	November 21, 2024
RFQ Issued To	Forty (40) Vendors
Responses Received From	Four (4) Vendors
Responses Reviewed By	Academic Affairs and Economic Development, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B

Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



**Pecan Campus
Business and Science Building G
Engineering Labs Renovation
2023-014C**



**SOUTH TEXAS
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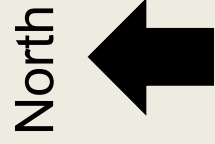
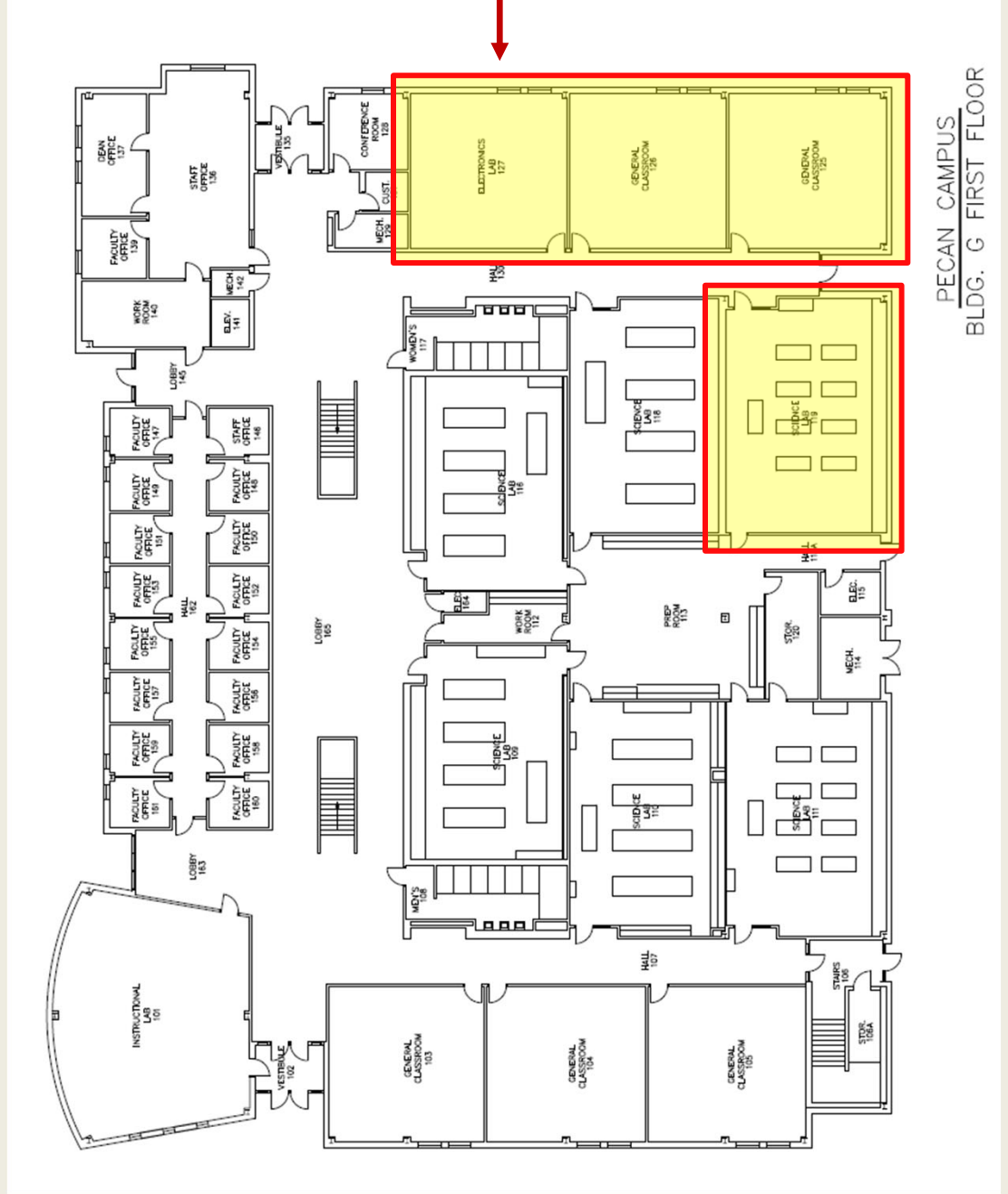
Pecan Campus Business and Science Building G Engineering Labs Renovation Project Site



SOUTH TEXAS
COLLEGE



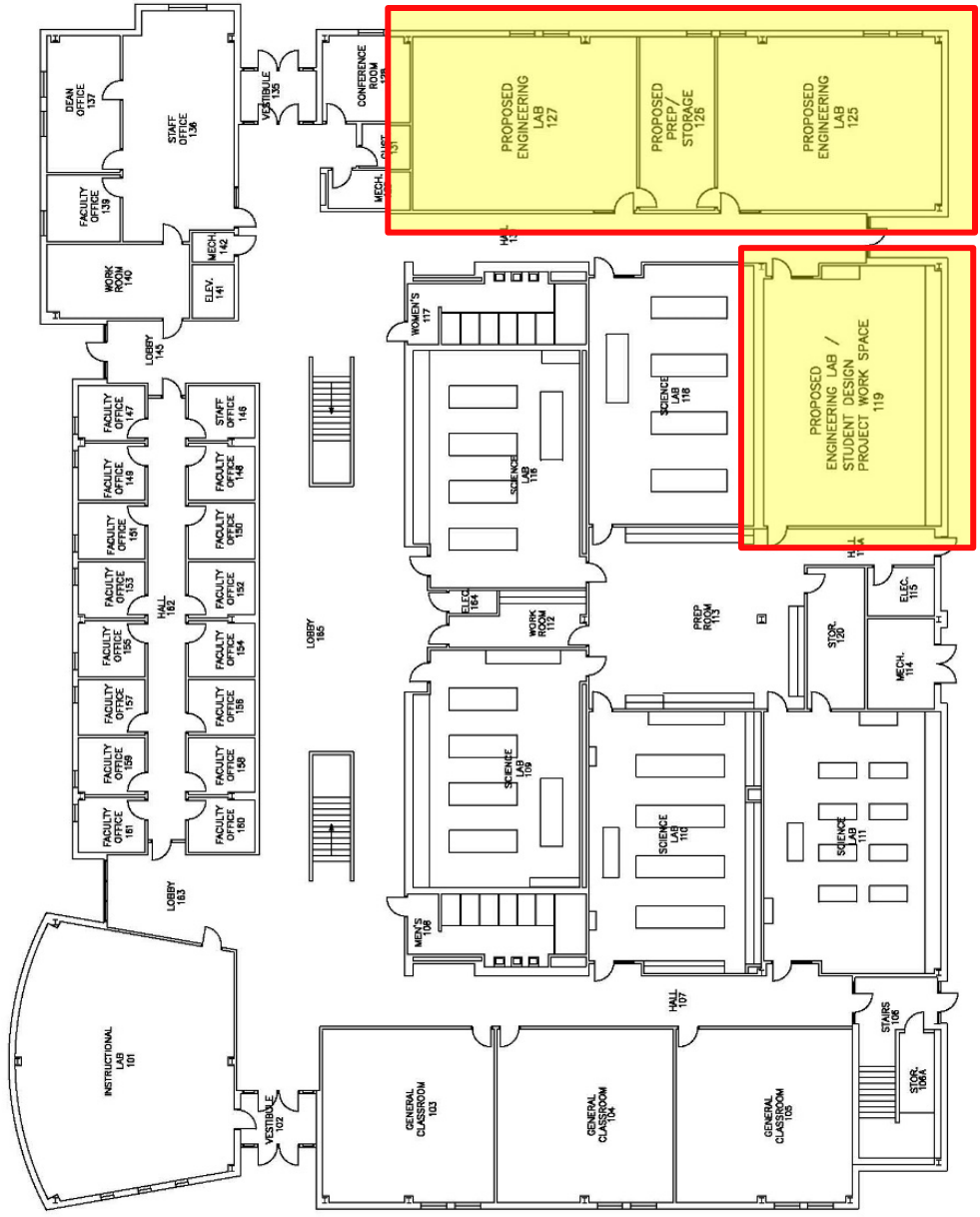
Pecan Campus Business and Science Building G Engineering Labs Renovation Current Layout



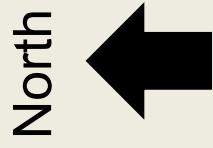
Pecan Campus Business and Science Building G Engineering Labs Renovation Proposed Layout



SOUTH TEXAS
COLLEGE



Project
Location



Proposed Layout

PECAN CAMPUS
BLDG. G FIRST FLOOR

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

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

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - BUSINESS AND SCIENCE BUILDING G ENGINEERING LABS RENOVATION
PROJECT NO. 24-25-1029

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
ADDRESS	3301 N McColl Rd	804 Pecan Blvd Ste 113	11720 North IH-35	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78504
PHONE	956-630-9494	956-443-3755	512-461-8810	956-631-8327
CONTACT	Danny Boultinghouse	Ryan Duncan	David Negrete	Sam R. Garcia
2.1 Statement of Interest				
2.1.1 Statement of Interest for Project	Stated their 20-year history working with South Texas College which includes familiarity with requirements and expectations.	Licensed to practice architecture in the states of Texas and Ohio and have 20+ years of experience.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Indicated they are looking forward to the opportunity to work closely with STC and show the firm's capabilities. Stated they are available and well-qualified for this project.
2.1.2 History and Statistics of Firm	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Staff of 11	- Established in 2021 - Licensed Architect in State of California, Texas and recently in Ohio. Adjunct Instructor in the Architecture program at South Texas College.	- Offices in Austin and Edinburg - Principal has 40+ years experience - Established in 2003	- Founded in 2013 - Staff of 6 employees. - Based in McAllen, TX
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated the firm's philosophy of being "client" oriented as much as "project" oriented. Over 25 years of providing A/E services to STC, very familiar with our system, staff and campus.	Pointed out the teams has a vast amount of experience designing commercial, office, residential, educational, and medical facilities.	Stated that with DBR and Chanin Engineering as our design team members, we collectively have decades of experience completing successful educational setting projects throughout Texas.	Cited the principal's extensive experience and his personal involvement in a project throughout the entire process.
2.1.4 Statement of Availability and Commitment	Indicated their availability and commitment to the project. Plus conveniently located within 20 minutes of the STC Facilities and campuses. Stated that project architect and project manager would be involved with the project until completed.	Confirmed the availability of their principals being there for the duration of any project that may come available through STC.	Indicated the firm will commit to having staff available according to the schedules determined.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.
2.2 Prime Firm				
2.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Robert S. Simpson, AIA Principal Architect - John Gates, AIA, NCARB Principal Architect	Included resumes for the following staff: - Ryan Duncan, AIA Partner & Principal Architect - Jaelyn Duncan, Partner & Principal Designer	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Architect - Bruce W. Menke, Project Manager - Jason T. George, Architect/ Project Manager	Included resumes for the following: - Sam R. Garcia, Principal - Zuri Rivera, Lead Designer - Jose Luis Rios, Jr., Project Architect - Hector A. Guevara, Project Architect
2.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organizational chart that includes ten staff members.	Lines of authority are handled by the 2 principals Ryan Duncan and Jaelyn Duncan.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Indicated duties and time assignments for all key team members.
2.2.3 Prime Firm proximity and meeting availability	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Will be available and flexible to attend unscheduled meeting within 24 hours often within just a few hours.	Firm is located within 15 miles from the Pecan Campus.	Indicated that the firm is 2.7 miles away from the Pecan Campus.
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation that could affect the firm's ability to provide professional services.	Proud to say that the firm has not been involved in any litigations.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - BUSINESS AND SCIENCE BUILDING G ENGINEERING LABS RENOVATION
PROJECT NO. 24-25-1029

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
ADDRESS	3301 N McColl Rd	804 Pecan Blvd Ste 113	11720 North IH-35	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78504
PHONE	956-630-9494	956-443-3755	512-461-8810	956-631-8327
CONTACT	Danny Boultinghouse	Ryan Duncan	David Negrete	Sam R. Garcia
2.3 Project Team				
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organizational chart which showed the following consultant: - MEP Solutions Engineering - MEP	Included organization chart showing prime firm and the following consultants: - MEP Engineer - DBR Engineering Consultants, Inc. - Structural Engineer - Atlas Engineering Consultants - Landscape Architect - Heffner Design Team - Civil Engineer - Spoor Engineering	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Melden & Hunt - Surveyor/Civil Engineer - Ethos Engineering, Inc. - Electrical Engineer - Heffner Design Team - Architectural Landscape - Green, Rubiano & Associates - Structural - Texas Fire Sprinkler Contractors, LLC - Fire Protection Engineer - Half Associates, Inc. - Information Communication Technology Services
2.4 Representative Projects				
2.4.1 Minimum of five (5) projects firm has worked on	- UTRGV - HACRB Academic Research Building Renovations (\$342,000) - UTRGV - (BROBL) Employee/Student Clinic+Counseling Renovation (\$800,000) - UTRGV - HCEBL Clinical Education Building (\$53,839)	- Laser Surgical Solutions Hyperbaric Oxygen Therapy Clinic Addition, McAllen, Texas (\$250,000) - Mireles Autism and Behavioral Center, McAllen, Texas (\$300,000) - Training, Rehabilitation & Development Institute, Inc. Pharr, Texas (\$750,000)	- STC Nursing & Allied Health Kitchen Lab Expansion (\$180,000) - UTPA Health Sciences Center (\$1,600,000) - Dietetics Lab Renovation (\$280,000)	- Hinojosa Law Firm - Southern Careers Facility - KHIT Chiropractic Corporation HQ
2.5 References				
2.5.1 References for five (3) projects	- UTRGV - City of McAllen - City of McAllen - McAllen International Airport	- Mireles Autism and Behavioral Center - Laser Surgical Solutions RGV Hyperbaric Oxygen Therapy Clinic Addition - Top Grade Physical Therapy New Clinic	- City of Edinburg - Edinburg CISD - Washington Alliance Capital, LLC	- City of La Joya - EB Merit Construction - KHIT Multidisciplinary Group
2.6 Project Execution				
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	3 registered Architects, five full time CAD technicians, a and two administrative personnel. Stated they currently utilize Building Information Modeling (BIM).	Prioritize open communication on the Schematic Design phase and we refine the approval floor plan on the Design Development phase. On the Construction phase we refine very detailed the set of documents and always facilitating the ongoing communication between the design team and the construction team with the owner.	Provided a project timeline that covers key events of entire project.	Firm indicated that their project approach emphasizes communication between the design team, the client and other stakeholders.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Stated they can and will do what needs to be done from a staffing and manpower perspective to meet client's project deadlines.
TOTAL EVALUATION POINTS	552.60	****	551.80	571.60
RANKING	2	****	3	1

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

**** The vendor did not submit required documents, therefore not evaluated.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - BUSINESS AND SCIENCE BUILDING G ENGINEERING LABS RENOVATIONS
PROJECT NO. 24-25-1029
EVALUATION SUMMARY**

VENDOR	Boultinghouse Simpson Gates Architects	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
ADDRESS	3301 N McColl Rd	11720 North IH-35	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78504
PHONE	956-630-9494	512-461-8810	956-631-8327
CONTACT	Danny Boultinghouse	David Negrete	Sam R. Garcia
2.1 Statement of Interest (up to 100 points)			
2.1.1 Statement of interest on project	95	94	95
2.1.2 Firm History including credentials	95	90	95
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	94	94
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	100	100	95
	95	98	95
2.2 Prime Firm (up to 100 points)			
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	94	94	94
2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	95	95	95
2.2.3 Prime Firm proximity and meeting availability	96	94	94
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	98	97	90
	95	98	95
2.3 Project Team (up to 100 points)			
2.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	94	94	94
--Identify the consultant and provide a brief history about the consultant	90	90	95
--Describe the consultant's proposed role in the project and its related project experience	96	94	94
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	100	100	100
--Provide a statement of the consultant's availability for the projects(s)	95	98	95
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)			
2.4 Representative Projects (up to 100 points)			
2.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	93	93	93
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	95	95	95
	95	94	95
	95	95	85
	95	98	95
2.5 Five References (up to 100 points)			
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	76	76	100
	76	76	100
	76	76	100
	76	76	100
	76	76	100
2.6 Project Execution (up to 100 points)			
2.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	93	93	93
2.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	95	95	95
	94	93	94
	97	95	95
	98	98	98
TOTAL EVALUATION POINTS	552.60	551.80	571.60
RANKING	2	3	1

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

Project Fact Sheet
1/6/2025

Project Name:	Pecan Campus - Business and Science Building G - Engineering Lab Renovation				Project No.	2023-014C
Funding Source(s):	Unexpended Plant Fund					
		FY 24-25				
	Original Project Budget	Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		Total Actual Expenditures To Date
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	208.12	9,791.88		208.12
FFE:	50,000.00	50,000.00	-	50,000.00		
Technology:	-	-	-	-		
Total:	\$ 500,000.00	\$ 500,000.00	\$ 208.12	\$ 499,791.88		\$ 208.12

Project Team			Board Status					
Approval to Solicit					Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	10/22/2024				TBD			\$ -
Architect/Engineer:	TBD		Board Approval of Schematic Design	N/A	TBD	\$ -	\$ -	\$ -
Contractor:	TBD		Substantial Completion	TBD	Board Acceptance	TBD		
STC FPC Project Manager:	Samuel Saldana		Final Completion	TBD	Board Acceptance	TBD		

Project Description				Project Scope			
Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department.				Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department. Rooms include Rm: 119, 125, 126 and 127. Create two engineering labs with a Prep Room in the center and modify an existing Science Lab into a Physical Science classroom. Approx. 3,616 SF			

Projected Timeline							
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

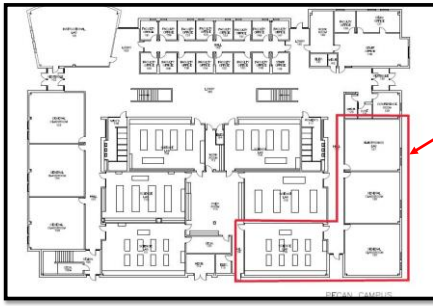
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	-	-	208.12			\$ 208.12	
Project Total	\$ -	\$ -	\$ 208.12	\$ -	\$ -	\$ 208.12	

Current Agenda Item

01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Authorization to Proceed with Contracting 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 *SJS*

FPC Asst. Director *Phil Gull*

FPC Director *Ralph*

ACTION ITEM IV, Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Student Services Building K Cashiers Renovation

Purpose To contract architectural services for the Pecan Campus Student Services Building K Cashiers Renovation project.

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

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

The proposed scope of work is summarized as follows:

- Renovation of the Cashiers Area at 1st Floor – 4,720 sq. ft.
- Renovation of the Accounts Receivable Area at 2nd Floor - 1,508 sq. ft.
- Total Renovation Space - 6,228 sq. ft

Enclosed Documents Appendix A – RFQ Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet

Funding The total Pecan Campus Student Services Building K Cashiers Renovation Project 2021-001C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$2,419,584.

- | | |
|-----------------|--------------------|
| • Construction | \$1,868,400 |
| • Design | 186,840 |
| • Miscellaneous | 46,710 |
| • FFE | 158,817 |
| • Technology | 158,817 |
| Total | \$2,419,584 |

The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to contract architectural services with Sam Garcia Architect, LLC. for the Pecan Campus Student Services Building K Cashiers Renovation project as presented.

Appendix A

RFQ Solicitation Information

Advertised on	November 6, 2024 and November 13, 2024
RFQ Responses Due	November 21, 2024
RFQ Issued To	Forty (40) Vendors
Responses Received From	Five (5) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B

Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



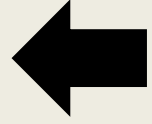
**Pecan Campus Building K Cashiers
Renovation
2021-001C**



Pecan Campus Building K Cashiers Renovation



BUILDING K

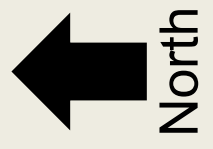
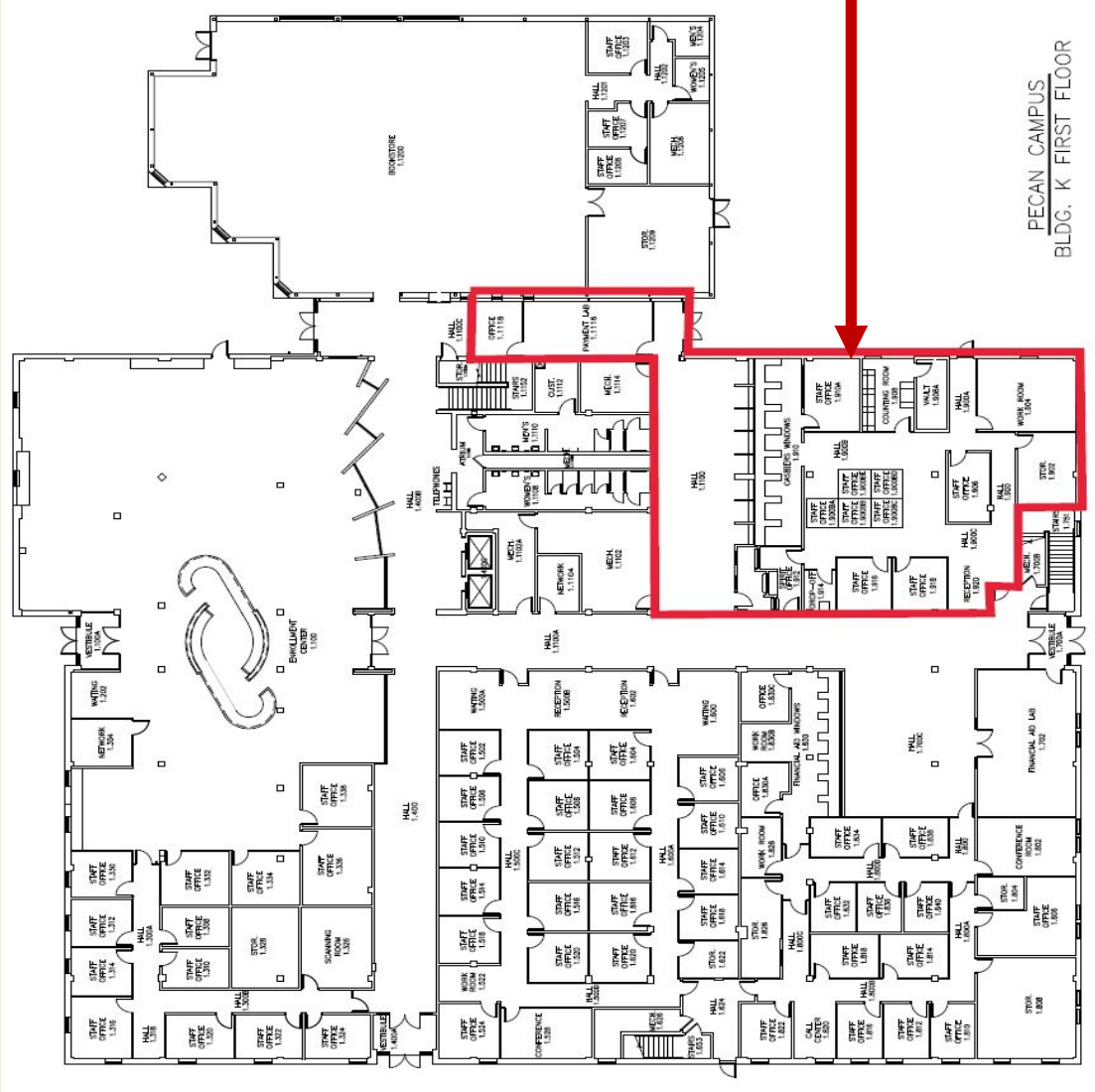


North



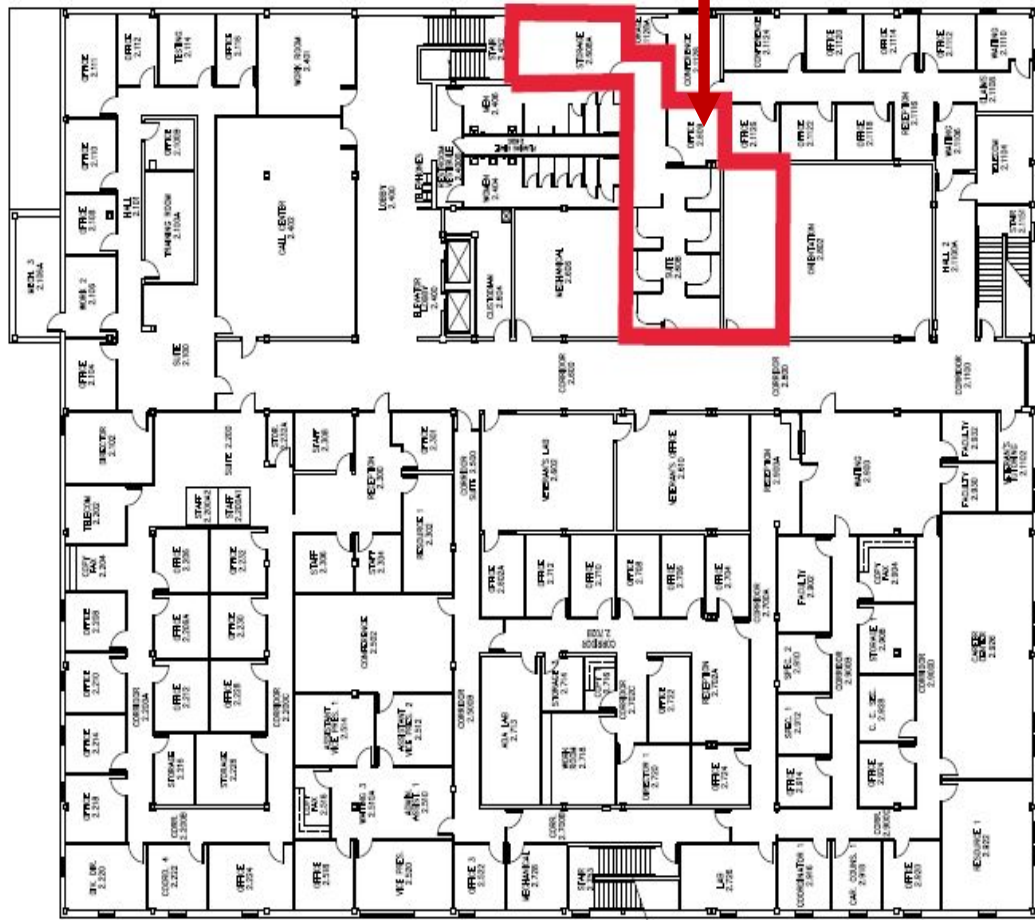


Pecan Campus Building K Cashiers Renovation



**1st FLOOR
CASHIER AREA**

Pecan Campus Building K Cashiers Renovation



**2ND FLOOR
CASHIER AREA**



North

PECAN CAMPUS
BLDG. K SECOND FLOOR

Pecan Campus Building K Cashiers Renovation



Requested By

Myriam Lopez

Scope of Work

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

Estimated Total Project Budget

Construction	\$ 1,868,400
Design	186,840
Miscellaneous	46,710
FFE	158,817
Technology	158,817
Total Project Budget	\$2,419,584

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS STUDENT SERVICES BUILDING K CASHIERS RENOVATION
PROJECT NO. 24-25-1030**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
ADDRESS	307 S Main St	3301 N McColl Rd	804 Pecan Blvd Ste 113	11720 North IH-35	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78504
PHONE	956-464-8258	956-630-9494	956-443-3755	512-461-8810	956-631-8327
CONTACT	Erasmio Eli Alvarado, III	Danny Boultinghouse	Ryan Duncan	David Negrete	Sam R. Garcia
2.1 Statement of Interest					
2.1.1 Statement of Interest for Project	Stated their design and professional services team has been carefully assembled to bring the best professional talent and a team that is deeply rooted in the Rio Grande Valley community.	Stated their 20-year history working with South Texas College which includes familiarity with requirements and expectations.	Licensed to practice architecture in the states of Texas and Ohio and have 20+ years of experience.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Indicated they are looking forward to the opportunity to work closely with STC and show the firm's capabilities. Stated they are available and well-qualified for this project.
2.1.2 History and Statistics of Firm	- Offices in Donna Texas - Principal has 33+ years experience - Established in 1991	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Staff of 11	- Established in 2021 - Licensed Architect in State of California, Texas and recently in Ohio. Adjunct Instructor in the Architecture program at South Texas College.	- Offices in Austin and Edinburg - Principal has 40+ years experience - Established in 2003	- Founded in 2013 - Staff of 6 employees. - Based in McAllen, TX
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that their team of consultants have a broad experience base from which to call upon for any size and type of project. Have worked on projects and have knowledge and experience with South Texas College.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented. Over 25 years of providing A/E services to STC, very familiar with our system, staff and campus.	Pointed out the teams has a vast amount of experience designing commercial, office, residential, educational, and medical facilities.	Stated that with DBR and Chanin Engineering as our design team members, we collectively have decades of experience completing successful educational setting projects throughout Texas.	Cited the principal's extensive experience and his personal involvement in a project throughout the entire process.
2.1.4 Statement of Availability and Commitment	Alvarado Architects & Associates, Inc. believes they have the team committed to provide STC with the best assistance and dedicated resources and the capability to provide additional special services if needed.	Indicated their availability and commitment to the project. Plus conveniently located within 20 minutes of the STC Facilities and campuses. Stated that project architect and project manager would be involved with the project until completed.	Confirmed the availability of their principals being there for the duration of any project that may come available through STC.	Indicated the firm will commit to having staff available according to the schedules determined.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.
2.2 Prime Firm					
2.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Erasmo D. Alvarado, Jr. AIA, President/Architect - Erasmo Eli Alvarado, III, Vice-President - Pedro Ayala, Associate/Project Manager/Designer - Mario Garza Jr. Project Manager/Construction Administration/Designer	Included resumes for the following: - Robert S. Simpson, AIA Principal Architect - John Gates, AIA, NCARB Principal Architect	Included resumes for the following staff: - Ryan Duncan, AIA Partner & Principal Architect - Jaclyn Duncan, Partner & Principal Designer	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Architect - Bruce W. Menke, Project Manager - Jason T. George, Architect/Project Manager	Included resumes for the following: - Sam R. Garcia, Principal - Zuri Rivera, Lead Designer - Jose Luis Rios, Jr., Project Architect - Hector A. Guevara, Project Architect
2.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are listed as well as the percentage of time they might dedicate depending on project size.	Lines of authority and assignments within firm are shown in an organizational chart that includes ten staff members.	Lines of authority are handled by the 2 principals Ryan Duncan and Jaclyn Duncan.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Indicated duties and time assignments for all key team members.
2.2.3 Prime Firm proximity and meeting availability	Indicated they are local only 20 minutes away from STC Technology Campus and is able to met and provide services immediately to STC.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Will be available and flexible to attend unscheduled meeting within 24 hours often within just a few hours.	Firm is located within 15 miles from the Pecan Campus.	Indicated that the firm is 2.7 miles away from the Pecan Campus.
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not or has not ever been involved in any litigation.	Indicated that the firm is not involved in any litigation that could affect the firm's ability to provide professional services.	Proud to say that the firm has not been involved in any litigations.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS STUDENT SERVICES BUILDING K CASHIERS RENOVATION
PROJECT NO. 24-25-1030**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
2.3 Project Team					
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organizational chart which showed the following consultants: - Solorio, Inc. for Structural A&G Engineering for MEP/Technology - VME Engineering LLC for MEP Engineering Design	Included organizational chart which showed the following consultant: - MEP Solutions Engineering - MEP	Included organization chart showing prime firm and the following consultants: - MEP Engineer - DBR Engineering Consultants, Inc. - Structural Engineer - Atlas Engineering Consultants - Landscape Architect - Heffner Design Team - Civil Engineer - Spoor Engineering	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Melden & Hunt - Surveyor/Civil Engineer - Ethos Engineering, Inc. - Electrical Engineer - Heffner Design Team - Architectural Landscape - Green, Rubiano & Associates - Structural - Texas Fire Sprinkler Contractors, LLC - Fire Protection Engineer - Half Associates, Inc. - Information Communication Technology Services
2.4 Representative Projects					
2.4.1 Minimum of five (5) projects firm has worked on	-Donna North High School: C.T.E. Facility (\$52,124,890) -South Texas College -Pecan Plaza Police Department Headquarters Renovation (\$864,000) -Texas A&M University at Kingsville - BES 100 Interiors Modifications (\$368,000) - Laredo Community College - Second Campus(\$35,000,000)	- UTRGV - HACRB Academic Research Building Renovations (\$342,000) - UTRGV - (BROBL) Employee/Student Clinic+Counseling Renovation (\$800,000) - UTRGV - HCEBL Clinical Education Building (\$53,839)	- Laser Surgical Solutions Hyperbaric Oxygen Therapy Clinic Addition, McAllen, Texas (\$250,000) - Mireles Autism and Behavioral Center, McAllen, Texas (\$300,000) - Training, Rehabilitation & Development Institute, Inc. Pharr, Texas (\$750,000)	- STC Nursing & Allied Health Kitchen Lab Expansion (\$180,000) - UTPA Health Sciences Center (\$1,600,000) - Dietetics Lab Renovation (\$280,000)	- Hinojosa Law Firm -Southern Careers Facility -KHIT Chiropractic Corporation HQ
2.5 References					
2.5.1 References for five (3) projects	- Ingram I.S.D - San Perlita I.S.D - Roma I.S.D - Donna I.S.D - Seagraves I.S.D	- UTRGV - City of McAllen - City of McAllen - McAllen International Airport	- Mireles Autism and Behavioral Center - Laser Surgical Solutions RGV Hyperbaric Oxygen Therapy Clinic Addition - Top Grade Physical Therapy New Clinic	- City of Edinburg - Edinburg CISD - Washington Alliance Capital, LLC	- City of La Joya - EB Merit Construction - KHIT Multidisciplinary Group
2.6 Project Execution					
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that a Schedule of Services is generated to ensure all phases of the project are being met accordingly to the contract. The most important and powerful and accurate project monitoring/tracking resources are our people. We will always make sure a monthly reporting system is maintained to keep all management is on schedule.	Three (3) Registered Architects, five (5) full time CAD technicians, and two (2) administrative personnel. Stated they currently utilize Building Information Modeling (BIM).	Prioritize open communication on the Schematic Design phase and we refine the approval floor plan on the Design Development phase. On the Construction phase we refine very detailed the set of documents and always facilitating the ongoing communication between the design team and the construction team with the owner.	Provided a project timeline that covers key events of entire project.	Firm indicated that their project approach emphasizes communication between the design team, the client and other stakeholders.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Indicated that from the selection of personnel, do design methods, do construction services, has been strategically planned to respond to the specific needs of our clients. The step-by-step procedures will ensure the project stays on schedule.	Stated they have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Stated they can and will do what needs to be done from a staffing and manpower perspective to meet client's project deadlines.
TOTAL EVALUATION POINTS	567.40	546.40	****	548.60	573.40
RANKING	2	4	****	3	1

The Director of Purchasing has reviewed all the responses and evaluations completed.
**** The vendor did not submit required documents, therefore not evaluated.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS STUDENT SERVICES BUILDING K CASHIERS RENOVATION
PROJECT NO. 24-25-1030
EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.				
ADDRESS	307 S Main St	3301 N McColl Rd	11720 North IH-35	1200 Auburn Ave Ste 280				
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78504				
PHONE	956-464-8258	956-630-9494	512-461-8810	956-631-8327				
CONTACT	Erasmio Eli Alvarado, III	Danny Boultinghouse	David Negrete	Sam R. Garcia				
2.1 Statement of Interest (up to 100 points)								
2.1.1 Statement of interest on project 2.1.2 Firm History including credentials 2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 2.1.4 Availability and commitment of firm and its principal(s) and key professionals	100	93.8	100	96	100	95.4	100	96
	94		95		94		95	
	93		95		90		95	
	90		95		95		95	
	92		95		98		95	
2.2 Prime Firm (up to 100 points)								
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 2.2.3 Prime Firm proximity and meeting availability 2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	100	95.4	100	95.8	100	96.4	100	95.8
	94		94		94		94	
	93		95		95		95	
	95		95		95		95	
	95		95		98		95	
2.3 Project Team (up to 100 points)								
2.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)	100	92.6	90	89.8	90	93.4	100	93.8
	95		94		94		94	
	93		90		90		90	
	80		80		95		85	
	95		95		98		95	

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS STUDENT SERVICES BUILDING K CASHIERS RENOVATION
PROJECT NO. 24-25-1030
EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.				
2.4 Representative Projects (up to 100 points)								
2.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	85	92.6	90	93.6	90	92.2	85	92.6
	94		93		93			
	92		95		95			
	100		95		85			
	92		95		98			
2.5 Five References (up to 100 points)								
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	100	100	76	76	76	76	100	100
	100		76		76			
	100		76		76			
	100		76		76			
	100		76		76			
2.6 Project Execution (up to 100 points)								
2.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 2.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	100	93	100	95.2	100	95.2	100	95.2
	93		93		93			
	95		95		95			
	85		90		90			
	92		98		98			
TOTAL EVALUATION POINTS	567.40	546.40	548.60	573.40				
RANKING	2	4	3	1				

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



Project Fact Sheet
1/8/2025

Project Name: Pecan Campus - Student Services Building K - Cashiers Renovation **Project No.** 2021-001C

Funding Source(s): Unexpended Plant Fund

	Original Project Budget	FY 24-25			Total Actual Expenditures To Date
		Project Budget	FY 24-25	Variance of Project	
			Actual Expenditures	Budget vs. Actual Expenditures	
Construction:	\$ 1,868,400.00	\$ 1,644,032.00	\$ -	\$ 1,644,032.00	\$ -
Design:	186,840.00	149,472.00	-	149,472.00	-
Miscellaneous:	46,710.00	46,752.00	208.12	46,543.88	208.12
FFE:	158,817.00	140,000.00	-	140,000.00	-
Technology:	158,817.00	140,000.00	-	140,000.00	-
Total:	\$ 2,419,584.00	\$ 2,120,256.00	\$ 208.12	\$ 2,120,047.88	\$ 208.12

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	11/26/2024	Board Approval of Schematic Design	N/A	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD			TBD	\$ -	\$ -	\$ -
Contractor:	TBD			Board Acceptance	TBD		
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD	Board Acceptance	TBD		
		Final Completion	TBD	Board Acceptance	TBD		

Project Description	Project Scope
Renovation of an existing 4,720 square foot Cashier space in building K first floor.	Renovation of an existing 4,720 square foot Cashier space in building K first floor. Offices for 19 staff, conference room, break / lunch room, reducing cashier spaces from 8 to 6 with work station, utilizing a queuing system for cashiers along with chairs for students, call center with individual spaces and adding an office in payment lab and two work stations for payment lab employees.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
11/26/2024	1/28/2025	4/22/2025	7/22/2025	8/15/2025	02/24/2026	03/24/2026	2/24/2026

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2024-25	-	-	208.12	-	-	\$ 208.12
Project Total	\$ -	\$ -	\$ 208.12	\$ -	\$ -	\$ 208.12

Current Agenda Item

01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Authorization to Proceed with Contracting Architectural Services for the Pecan Campus - Student Services Building K - Cashiers Renovation



Project Location



Project Location

Student Services Building K

FPC Project Manager SPS

FPC Asst. Director Rob Gill

FPC Director Rosa

ACTION ITEM V, Review and Recommend Action on Contracting Engineering Services for the District Wide HVAC Replacements Phase II at Pecan Campus

Purpose To contract engineering services for the District Wide HVAC Replacements Phase II at Pecan Campus project.

Justification Engineering services are necessary for design and construction administration services for this project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

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**

Enclosed Documents Appendix A – RFQ Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet

Funding The total District Wide HVAC Replacements Phase II at Pecan Campus Project 2025-015R estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$1,986,000.

- Construction \$1,800,000
- Design 180,000
- Miscellaneous 6,000
- Total \$1,986,000**

The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to contract engineering services with Sigma HN Engineers, PLLC. for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented.

Appendix A

RFQ Solicitation Information

Advertised on	November 13, 2024 and November 20, 2024
RFQ Responses Due	December 5, 2024
RFQ Issued To	Thirty-seven (37) Vendors
Responses Received From	Six (6) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B

Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



**SOUTH TEXAS
COLLEGE**

District Wide Air Handler Replacements Phase II

**Pecan Campus
2025-015R**



District Wide Air Handler Replacements Ph II

Pecan Campus

Project Site



SOUTH TEXAS
COLLEGE

PROJECT
LOCATIONS



Ann Richards
Administration
Building X

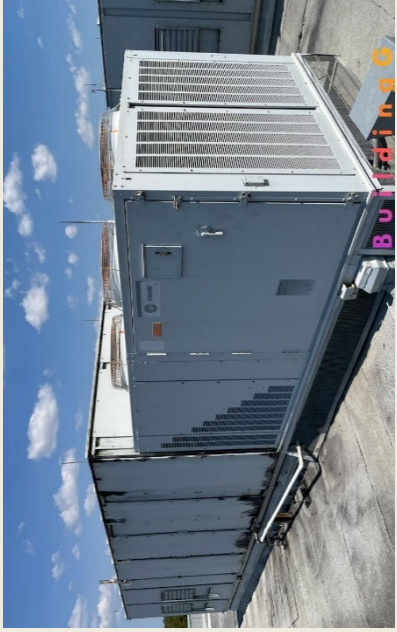
Business & Science
Building G

Student Activities
Center Building H

District Wide Air Handler Replacements Ph II

Pecan Campus

Existing Photos



Business and Science Building G



Student Activities Center Building H



Ann Richards Administration Building X

District Wide Air Handler Replacements Ph II

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
Total Project Budget	\$ 1,986,000

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES – MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE II - MID VALLEY CAMPUS
PROJECT NO. 24-25-1036**

VENDOR	A&G Engineering	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.
ADDRESS	1004 West Exp 83	5656 S Staples St Ste 110	200 S 10th St Ste 901	1126 S Commerce St	5000 W Military Ste 100	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	Corpus Christi, TX 78411	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501
PHONE	956-207-7068	361-992-2284	956-683-1640	956-230-3435	956-445-5210	956-332-3206
FAX		361-992-2287	956-683-1903	956-720-0830	956-664-0282	956-687-5561
CONTACT	Luis E. Madrigal	William B. Stark	Hugo Avila	Cesar Gonzalez	Menton J. Murray, III	Jesus Gabriel Hinojosa
2.1 Statement of Interest						
2.1.1 Statement of Interest for Project	Indicated the fir is a privately owned company with experience in Mechanical (HVAC), Electrical and Plumbing (MEP) Design. Serve private investors in light commercial construction that includes retail shopping plazas, religious worship, and office spaces.	States they have considerable experience designing engineered systems for new and existing buildings. Provided MEP Professional services for the past 67 years to clients in various markets. Project Manager has over 20 years of experience.	Pointed out the work the firm has completed more than 15 projects over the last seven years for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 20 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	Indicated that their previous experience with STC, they have demonstrated their commitment to the College and the quality of work.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
2.1.2 History and Statistics of Firm	- Providing services since 2012 - Experience in Fluid/Viscous flow design and power grid electronics. - 40 year of joint labor experience	- Providing services since 1957 - 60+CI1 staff members in Corpus Christi office - 1,000 year of combined experience	- Providing services since 1972 - 200+ staff member in 7 offices in Texas - Offices in Houston, San Antonio, Austin, McAllen, Dallas, El Paso, and Laredo	- Founded in 2014 - Headquarters Located in Harlingen, TX - 20 Full Time Employees, 2 Registered Engineers	- Founded in Dallas in 1950 - About 1,500 total staff - 34 offices offering services	- Established in 2012 - Over 20 Years of combined experience - Completed over 500 projects, 67 of which were for Higher Education
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that they follow internal quality control protocols to make sure every step of the design is met. Their approach is to be responsive, systematic, and consistent with the process from beginning to end.	Stated they provide design and consulting services for heating, ventilation and air conditioning systems for commercial, industrial, educational and government clients. Our engineers are professionally licensed in several states and are familiar with the federal, state and local codes and the standards of their profession.	Stated that are uniquely qualified for this project because of the following: - Intimate knowledge of existing systems, Understanding of Existing Challenges, and Experience with STC.	Stated they have successful repeat business for over 20 years. Designed over \$50 million in HVAC replacement in the past 12 months.	Stated they are a full-service firm with a full range staff including engineers, landscape architects, planners, architects, environmental scientists, surveyors and more.	Stated they have gained familiarity with STC over the course of their careers. Working together for 12 yrs on projects for STC.
2.1.4 Statement of Availability and Commitment	Indicated that their goal is to establish a long-term partnership and are determined to prove the qualifications they possess.	Indicate that the major projects they have are at the end of their design phase and others are in the construction phase, freeing up engineering capacity and allowing them to take on additional projects.	Indicated that the firm's design team meets each week to discuss project schedules and coordinate the allocation of staff to meet needs of each client.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that they are available and committed to providing exceptional client service to STC.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of eight, including the principals. Stated that they will ensure the projects are completed successfully on time and within budget.

SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE II - MID VALLEY CAMPUS
PROJECT NO. 24-25-1036

VENDOR	A&G Engineering	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.
3.2 Prime Firm						
2.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Luis Eduardo Madrigal, PE, CEO and President - Edgar Garcia, Plumbing Designer - Amira M. Soto, Mechanical Engineer/EIT - Lorena M. Bush, Electrical Drafter - Jose Manuel Puente, Electrical Engineer - Rodolfo Martinez, Designer - Electrical	Included resumes for the following staff: - William B. Stark, PE, LEED AP, - Brian Mendez, PE, CCF, Sr. Mechanical Engineer - David Cash, PE, Senior Electrical Engineer - Brian S. Kelly, PE, LEED AP, Senior Mechanical Engineer/ Project Manager - Joe B. Martinez, PE, Senior Electrical Designer - Brian Rudacil, Mechanical Engineer /Designer	Included resumes for the following staff: - Edward Puentes, PE, CEM, LEED, Partner in Charge - Hugo H. Avila, PE, Associate / Principal - Robert Tijerina, PE, Project Manager - Maximo Antonio Leodico, Associate Senior Plumbing Designer - Jaime Rodriguez, Electrical Designer - Maritza Garza, EIT, Associate / Asst. Project Manager/ Senior Mechanical Designer	Included resumes for the following staff: - Rakesh Kapleshwari, PE, LEED, Principal + QC/QA+Sustainability Director - Guillermo Quintanilla, Principal + Project Manager - Cesar Gonzalez, PE, Principal + Mechanical/Electrical Engineer - Mark Warren, Director of Commissioning	Included resumes for the following staff: - Trey Murray III, PE, LEED AP, Principal in Charge - Jose Delgado, PE, RCDD, LEED AP, Electrical Engineer - Mark Siskin, PE, CPD, OAC Manager/HVAC Controls Task Lead - Greg McFarland, PE, Mechanical Engineer Task Lead - LeRoy Martinez, PE, Project Manager - Gabriel Banavides, Jr., PE, Electrical Engineering Task Lead - Ray Peynado, PE, Electrical Engineer - Luis Hernandez Nava, PE, CPD, Plumbing Task Lead	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal
2.2.2 Project Assignments and Lines of Authority	Showed percentage time assignments for five named staff members who would be involved in the project.	Showed percentage time assignments for six named staff members who would be involved in the project.	Listed the assignments for the above named staff and the time commitment each will devote to the project.	Listed the assignments of each staff member.	Showed key personnel assignments for six named staff members who would be involved in the project.	Indicated a 100% time commitment from both principals for the project and provided the time commitments from nine staff.
2.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they have a branch in Alamo Texas and approximately 20 minutes away from the project site.	Stated they are 2.5 hrs from STC. They can be here on a daily basis if needed.	Stated they are about 2.3 miles away and approximately 7 minutes away from the project site.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in Hidalgo County, one of the principals or engineers is always in the area.	Indicated their office is located in McAllen, 15-minutes away and they are available to begin service immediately.	Stated they are located in downtown McAllen, and only 3 miles away from the Facilities Planning and Construction Building.
2.2.4 Litigation that could affect firm's ability provide services	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.
2.3 Project Team						
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart with the staff who will be assigned to project. Indicated that no consultants will be used for this project.	Included organization chart with the staff who will be assigned to project. Indicated that no consultants will be used for this project.	Included organization chart with the staff who will be assigned to project. Indicated Changing Engineering as the Structural Engineering sub-consultant.	Included organization chart that showed all firm staff and which included the following sub consultants: - Boullinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Included organization chart that showed all firm staff and which included the following sub consultants: - Chanin Structural Engineer - Structural Services	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CHLH Engineering, Inc.

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE II - MID VALLEY CAMPUS
PROJECT NO. 24-25-1036**

VENDOR	A&G Engineering	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.
2.4 Representative Projects						
2.4.1 Minimum of three (3) projects firm has worked on	- La Joya ISD District Wide HVAC Replacement (\$500,000) - Roma ISD Stadium & Fieldhouse (\$2,000,000) - Gorena Elementary Lighting (\$100,000)	- Tulosa-Midway Intermediate School - HVAC Replacement (\$1,500,000) - UT Marine Science Institute - Fisheries and Mariculture Lab Make Up Air (Project not constructed) - UT Marine Science Institute- Peter Thomas Laboratory HVAC and Flame Hood Upgrades (\$320,000)	-South Texas College-Mid Valley Campus - Central Thermal Plant (\$4.4 Million) - Del Mar College - New South Campus With New Central Plant (\$7,000,000) - Texas A&M University- Mosher Hall - HVAC Replacement (\$10,900,000)	- Brownsville ISD Esser HVAC Upgrades at Gonzalez ES (\$9,943,482) - Los Fresnos CISD Laureles Elementary and Liberty Central Plant HVAC Upgrades (\$5,367,070) - Sharyland ISD High School HVAC Upgrades at Main Classrooms, Science Building, Fieldhouse Building, Band Hall & CTE Buildings (\$5,078,359)	- Texas A&M University Kingsville - Texas - Deferred Maintenance (\$40 M) - Texas A&M University Kingsville - Texas - Kleberg Hall HVAC Improvements (\$255,515) - South Texas College - Thermal Plant Expansion (\$4,25M)	- South Texas College - Starr County Campus Thermal Plant (\$5.3M) - South Texas College - Starr County Health and Science Facility (\$8.5 Million) - South Texas College - Starr County Library (\$2.8 Million)
2.5 References						
2.5.1 References for three (3) projects	- La Joya ISD - Roma ISD - Edinburg CISD	- Flint Hills Resources - Texas State University - Coastal Bend College	- Edinburg CISD - Texas A&M University System - Texas State Technical College	- Texas Southmost College - Los Fresnos CISD - UTRGV	- UT-RGV - Brownsville Public Utilities Board - Hidalgo County Commissioner's Court	- Edinburg CISD - Brownsville ISD - Harlingen CISD
2.6 Project Execution						
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Mentioned they are very familiar with STC Staff members and management due to working with them on a previous renovation project for the Kinesiology offices. They will commit to working hard and even on weekends if necessary to meet the success of the project.	In order for the design to succeed, the design effort must be rooted in a thorough understanding of the goals of the project.	Stated they believe that their employees must collaborate in order to produce a well coordinated design. Included their detail design approach.	Included a detailed work plan and schedule.	Stated they provide accuracy by reviewing available data and successful project execution planning. Provided a very detailed project approach.	Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they are committed to provide superior customer service and keep capacity to 80% to allow for unforeseen concerns and development time.	Stated that the backlog of work will allow them to expedite the design. They will include an engineer on-site to assist the contractor and the College with getting the project commissioned, the facility managers trained, and maintenance schedules identified.	Indicated their willing and able to expedite design services. Stated that they do not foresee any need to supplement production capability, but can do so by utilizing staff from other offices.	Reiterated their commitment to the project, including commitment by their sub consultants.	Stated that the McAllen office has the advantage of being able to reach out for assistance from any of their offices, should they need to.	Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.
Total Evaluation Points	539.80	545.20	554.40	550.60	570.60	573.20
Ranking	6	5	3	4	2	1

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

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE II - PECAN CAMPUS
PROJECT NO. 24-25-1036
EVALUATION SUMMARY**

VENDOR	A&G Engineering	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.
ADDRESS	1004 West Exp 83	5656 S Staples St Ste 110	200 S 10th St Ste 901	1126 S Commerce St	5000 W Military Ste 100	701 S 15th St
CITY/STATE/ZIP	Alamo, TX 78516	Corpus Christi, TX 78411	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501
PHONE	956-207-7068	361-992-2284	956-683-1640	956-230-3435	956-445-5210	956-332-3206
FAX		361-992-2287	956-683-1903	956-720-0830	956-664-0282	956-687-5561
CONTACT	Luis E. Madrigal	William B. Stark	Hugo Avila	Cesar Gonzalez	Menton J. Murray, III	Jesus Gabriel Hinojosa
2.1 Statement of Interest (up to 100 points)						
2.1.1 Statement of interest on project	93	95	95	94	95	97
2.1.2 Firm History including credentials	95	92	99	98	99	99
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	90	98	95	95	90	90
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	95	95	95	95	95	95
	92	92	94	93	94	94
2.2 Prime Firm (up to 100 points)						
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	93	95	96	94	95	97
2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	94	91	100	97	96	98
2.2.3 Prime Firm meeting availability	85	95	95	95	90	95
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	94	94	95	95	94	95
	93	92	94	94	93	94
2.3 Project Team (up to 100 points)						
2.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. -Identify the consultant and provide a brief history about the consultant -Describe the consultant's proposed role in the project and its related project experience -List a project(s) that the prime firm and the consultant have worked together during the last five years -Provide a statement of the consultant's availability for the project(s) -Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	93	94	96	94	95	97
	94	93	99	97	96	98
	90	90	95	95	85	85
	94	95	95	95	95	95
	93	93	95	94	94	95
2.4 Representative Projects (up to 100 points)						
2.4.1 Specific data on 3 projects the prime firm provided or is providing professional services in an educational setting -Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project engineer; Project designer; Names of consultant firms and their expertise.	93	95	95	94	95	97
	96	97	99	98	99	99
	90	90	95	95	95	85
	94	95	95	95	95	95
	92	92	93	93	93	93
2.5 Three References (up to 100 points)						
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: -Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	76	76	76	76	100	100
	76	76	76	76	100	100
	76	76	76	76	100	100
	76	76	76	76	100	100
	76	76	76	76	100	100
2.6 Project Execution (up to 100 points)						
2.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	93	95	96	94	95	97
2.6.2 Provide information as part of submission response to assure that Engineering firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Engineer is intending to supplement production capability in order to meet schedule demands.	97	97	99	97	98	99
	90	95	95	95	90	90
	95	95	95	95	95	95
	91	91	92	92	92	92
TOTAL EVALUATION POINTS	539.80	545.20	554.40	550.60	570.60	573.20
RANKING	6	5	3	4	2	1

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

Project Fact Sheet
1/6/2025

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

	<u>Original Total</u> <u>Project Budget</u>	FY24-25			<u>Total Actual</u> <u>Expenditures To Date</u>	
		<u>Project Budget</u>	<u>FY 24-25</u>			<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>
			<u>Actual Expenditures</u>			
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	208.12	5,791.88	208.12	
FFE:	-	-	-	-	-	
Technology:	-	-	-	-	-	
Total:	\$ 1,986,000.00	\$ 1,986,000.00	\$ 208.12	\$ 1,985,791.88	\$ 208.12	

Project Team **Board Status**

Approval to Solicit Architect/Engineer: 10/29/2024	Board Approval of Schematic Design	N/A	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer: TBD			TBD	\$ -	\$ -	\$ -
Contractor: TBD			TBD	\$ -	\$ -	\$ -

STC FPC Project Manager: Martin Villarreal

Substantial Completion: TBD **Board Acceptance:** TBD

Final Completion: TBD **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	1/28/2025	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	-	-	208.12	-	-	\$ 208.12
Project Total	\$ -	\$ -	\$ 208.12	\$ -	\$ -	\$ 208.12

Current Agenda Item

1/14/2025 Facilities Committee Meeting: Review and Recommend Action on Approval 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 Rob Gill

FPC Director RNA

ACTION ITEM VI, Review and Recommend Action on Authorization to Solicit Construction Services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs

- Purpose** To approve the solicitation of construction services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project.
- Justification** Solicitation of Request for Proposals (RFP) for construction services is necessary to procure a contractor for the project.
- The project consists of repairing the ceiling in the atrium in Building B.
- The proposed scope of work is summarized as follows:
- Replacing the ceiling liner
- Enclosed Documents** Appendix A – Project Presentation
Appendix B – Fact Sheet
- Funding** The total Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs Project 2025-027R estimated cost, including construction and miscellaneous, is \$61,200.
- Construction \$60,000
 - Miscellaneous 1,200
 - Total \$61,200**
- The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of construction services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project as presented.

Appendix A

Project presentation follows in the packet.

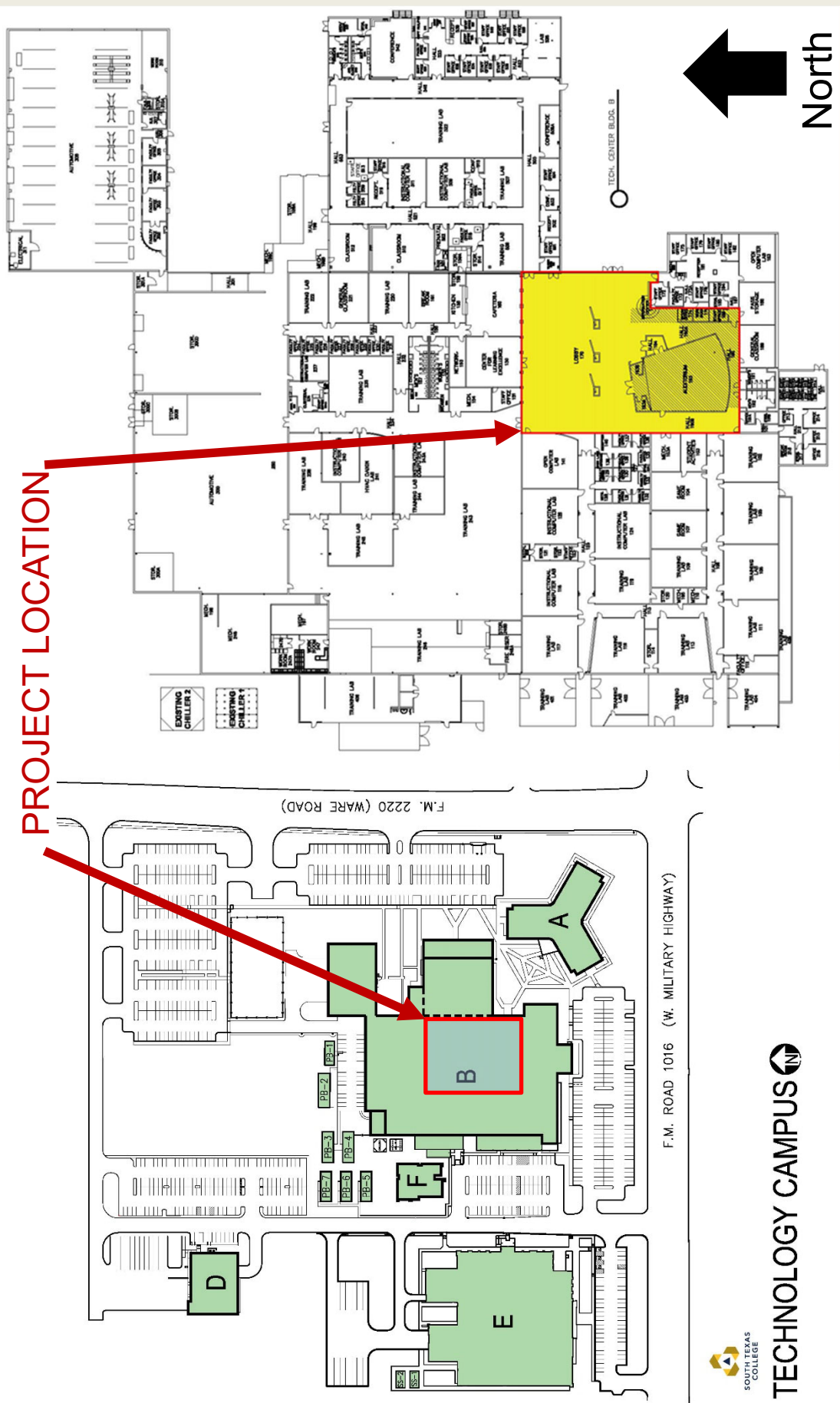
Appendix B

Fact Sheet follows in the packet.



**Technology Campus
Advanced Technical Careers Building B Atrium
Ceiling Repairs
2025-027R**

Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs Site Plan and Building Plan



Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs Existing Photos



Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs Budget



Requested By
Advanced Technical Careers


Scope of Work

1. This project will involve, but is not limited to, replacing existing ceiling liner with new ceiling liner.

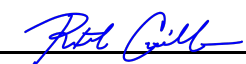
Estimated Total Project Budget

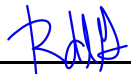
Construction	\$60,000
Miscellaneous	\$1,200
Total Project Budget	\$61,200

Project Fact Sheet
1/7/2025

Project Name Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs		Project No. 2025-027R	
Funding Source(s): Renewals & Replacements Fund			
		FY 24-25	
		Total	Variance of
		Project Budget	Project Budget
		Actual Expenditures	vs. Actual Expenditures
			Total Actual Expenditures To Date
Construction:	\$ 60,000.00	\$ -	\$ 60,000.00
Design	\$ -	\$ -	\$ -
Miscellaneous:	\$ 1,200.00	\$ -	\$ 1,200.00
FFE:	\$ -	\$ -	\$ -
Technology:	\$ -	\$ -	\$ -
Total:	\$ 61,200.00	\$ -	\$ 61,200.00
			\$ 61,200.00
Project Team		Board Status	
Approval to Solicit Architect/Engineer:	N/A	Board Approval of Schematic Design	NA
		Location	TECH Bldg. B
		Vendor	
		Contract Amount	\$ -
		Actual Expenditures	\$ -
		Variance	\$ -
		Substantial Completion	
		Board Acceptance	
STC FPC Project Manager:	Kelly Nelson	Final Completion	
		Board Acceptance	
Project Description		Project Scope	
This project will involve, but not limited to, replacing existing ceiling liner with new ceiling liner		Need to replace existing damaged ceiling liner in the Atrium area of the exposed ceiling.	
Projected Timeline			
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval to Solicit for Construction Services	Board Approval of Contractor
N/A	N/A	1/28/2025	2/25/2025
Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
3/15/2025	5/13/2025	5/27/2025	N/A
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Miscellaneous
2024-25	-	-	-
Project Total	\$ -	\$ -	\$ -
			FFE
			Tech
			Project Total
			\$ -
			\$ -
			\$ -
			\$ -
Current Agenda Item			
1/14/2025 January Facilities Committee Meeting: Review and Recommend Action on Authorization to Solicit Construction Services for the Technology Campus Technical Careers Building B Atrium Ceiling Repairs			
 <p>Technology Campus Advanced Technical Careers Building B</p>			

FPC Project Manager 

FPC Asst. Director 

FPC Director 

ACTION ITEM VII, Review and Recommend Action on Authorization to Solicit Construction Services for the Regional Center for Public Safety Excellence Perimeter Fence

Purpose To approve the solicitation of construction services for the Regional Center for Public Safety Excellence Perimeter Fence project.

Justification Solicitation of Request for Proposals (RFP) for construction services is necessary to procure a contractor for the project.

The project consists of constructing a perimeter fence on the south side of the property for additional security.

The proposed scope of work is summarized as follows:

- Constructing a perimeter fence
- Total Linear Feet: Approximately 4,200

Enclosed Documents Appendix A – Project Presentation
Appendix B – Fact Sheet

Funding The total Regional Center for Public Safety Excellence Perimeter Fence Project 2022-009C estimated cost, including construction, design, and miscellaneous, is \$193,000.

- Construction \$168,000
- Design 5,000
- Miscellaneous 20,000
- Total \$193,000**

The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence Perimeter Fence project as presented.

Appendix A

Project presentation follows in the packet.

Appendix B

Fact Sheet follows in the packet.



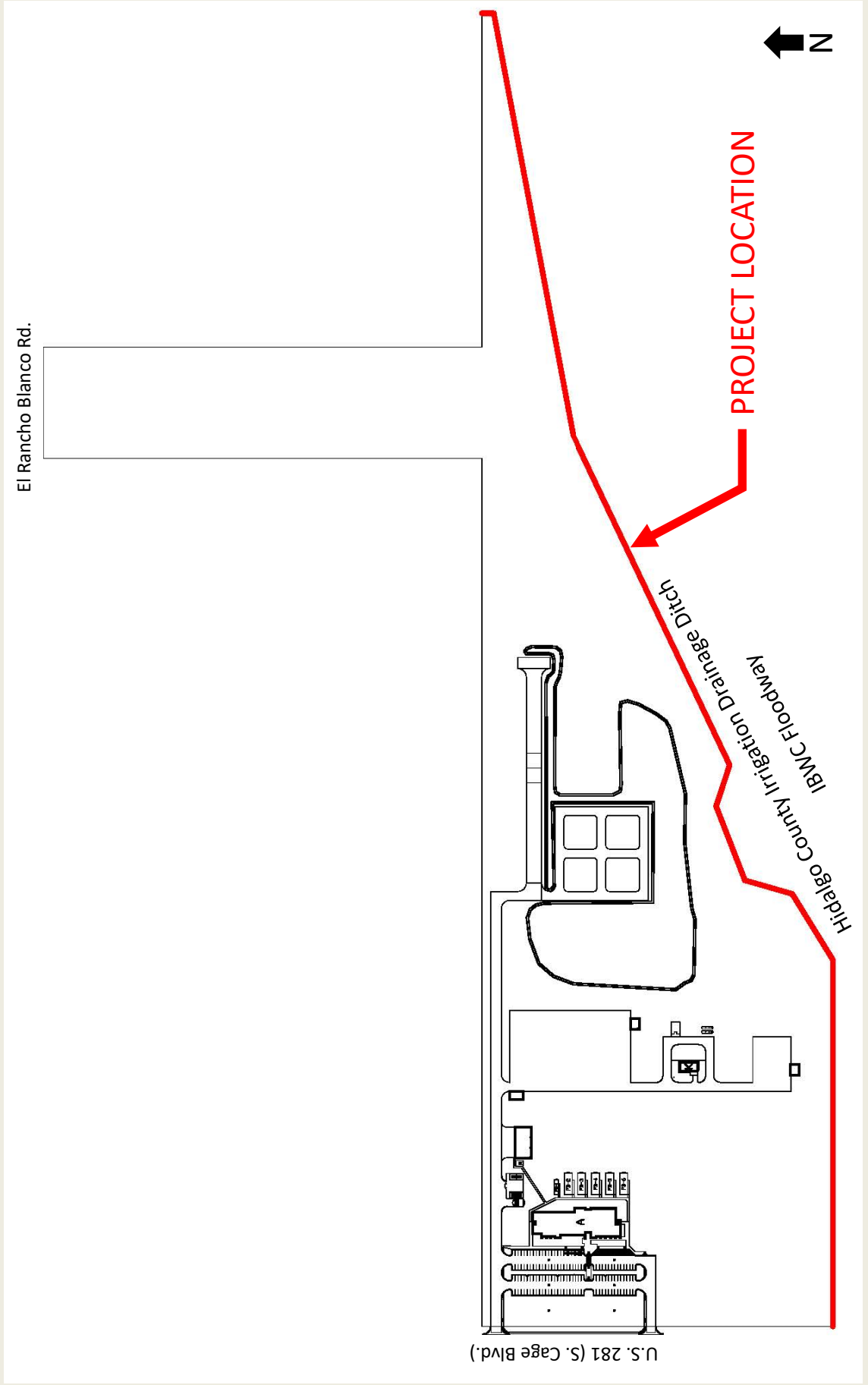
**SOUTH TEXAS
COLLEGE**

Regional Center for Public Safety Excellence

Perimeter Fence

2022-009C

Regional Center for Public Safety Excellence Perimeter Fence Project Site



Regional Center for Public Safety Excellence Perimeter Fence Project Budget



Requested By

Regional Center for Public Safety Excellence staff

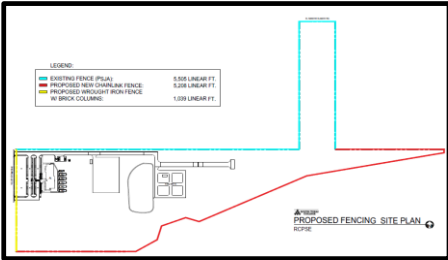


Scope of Work

Installation of approximately 4,200 l.f. of perimeter chain link fence along the South side of the Regional Center for Public Safety Excellence property.

Estimated Total Project Budget

Construction	\$ 168,000
Design	5,000
Miscellaneous	20,000
Total Project Budget	\$ 193,000

Project Fact Sheet
1/6/2025

Project Name: Regional Center for Public Safety Excellence - Perimeter Fence		Project No.: 2022-009C					
Funding Source(s): Unexpended Plant Fund							
		FY 23-24		FY 24-25			
	Total	FY 23-24	Variance of	FY 23-24	Variance of	Total Actual	
	Project Budget	Actual	Project Budget	Actual	Project Budget vs. Actual	Expenditures To	
		Project Budget	Expenditures	Expenditures	Expenditures	Date	
Construction:	\$ 168,000.00	\$ 168,000.00	\$ -	\$ 168,000.00	\$ 168,000.00	\$ -	
Design	5,000.00	5,000.00	-	5,000.00	5,000.00	\$ -	
Miscellaneous:	20,000.00	20,000.00	-	20,000.00	19,500.00	\$ -	
FFE:	-	-	-	-	-	\$ -	
Technology:	-	-	-	-	-	\$ -	
Total:	\$ 193,000.00	\$ 193,000.00	\$ -	\$ 193,000.00	\$ 192,500.00	\$ -	
Project Team				Board Status			
Approval to Solicit							
Architect/Engineer:	N/A			Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	N/A	Board Approval of Schematic Design	TBD	N/A	\$ -	\$ -	\$ -
Contractor:	TBD	Substantial Completion	TBD	TBD	\$ -	\$ -	\$ -
STC FPC Project Manager:	David Valdez	Final Completion	TBD	Board Acceptance	TBD		
				Board Acceptance	TBD		
Project Description				Project Scope			
Add perimeter fence along the West and South Side of the Regional Center for Public Safety Property				Add perimeter Fence along the West side of the RCPSE property (Brick and Iron/ Metal fence). Add Perimeter fence along the South side of the RCPSE (Chain link fence)			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
N/A	N/A	N/A	1/28/2025	2/10/2025	4/22/2025	05/27/2025	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total	
2024-25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Agenda Item							
01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Authorization to Solicit Construction Services for the Regional Center for Public Safety Excellence Perimeter Fence							
 <p>Proposed Layout</p>							

FPC Project Manager David A Valdez

FPC Asst. Director Pat Gill

FPC Director RNA

ACTION ITEM VIII, Review and Recommend Action on Contracting Consulting Services for the Pecan Campus Administrative and Non-Instructional Facility Space Needs Assessment

- Purpose** To contract consulting services for the Pecan Campus Administrative and Non-Instructional Facility Space Needs Assessment project.
- Justification** 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.
- On September 24, 2024, the Board approved soliciting consulting services for this project.
- Enclosed Documents** Appendix A – RFQ Solicitation Information
 Appendix B – Site Plan
 Appendix C – Ranking and Evaluations of Respondents
 Appendix D – Fact Sheet
- Funding** The total Project 2025-025C estimated cost is between \$125,000 to \$250,000.
- The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
 Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval of contracting consulting services with Broaddus Planning for the Pecan Campus Administrative and Non-Instructional Facility Space Needs Assessment project as presented.

Appendix A
 RFQ Solicitation Information

Advertised on	October 23, 2024 and October 30, 2024
RFQ Responses Due	November 07, 2024
RFQ Issued To	Forty (40) Vendors
Responses Received From	Two (2) Vendors

Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments
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Appendix B

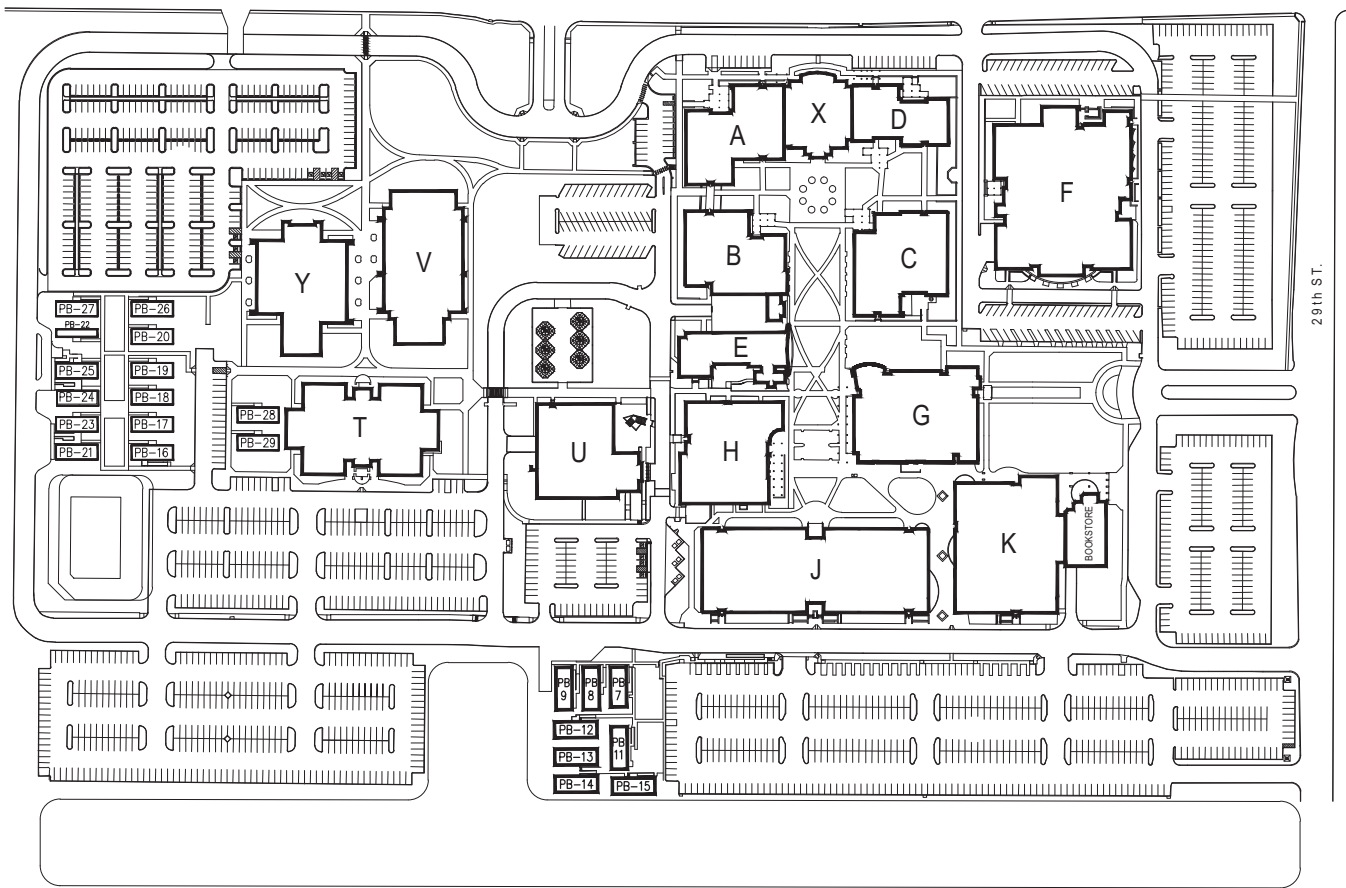
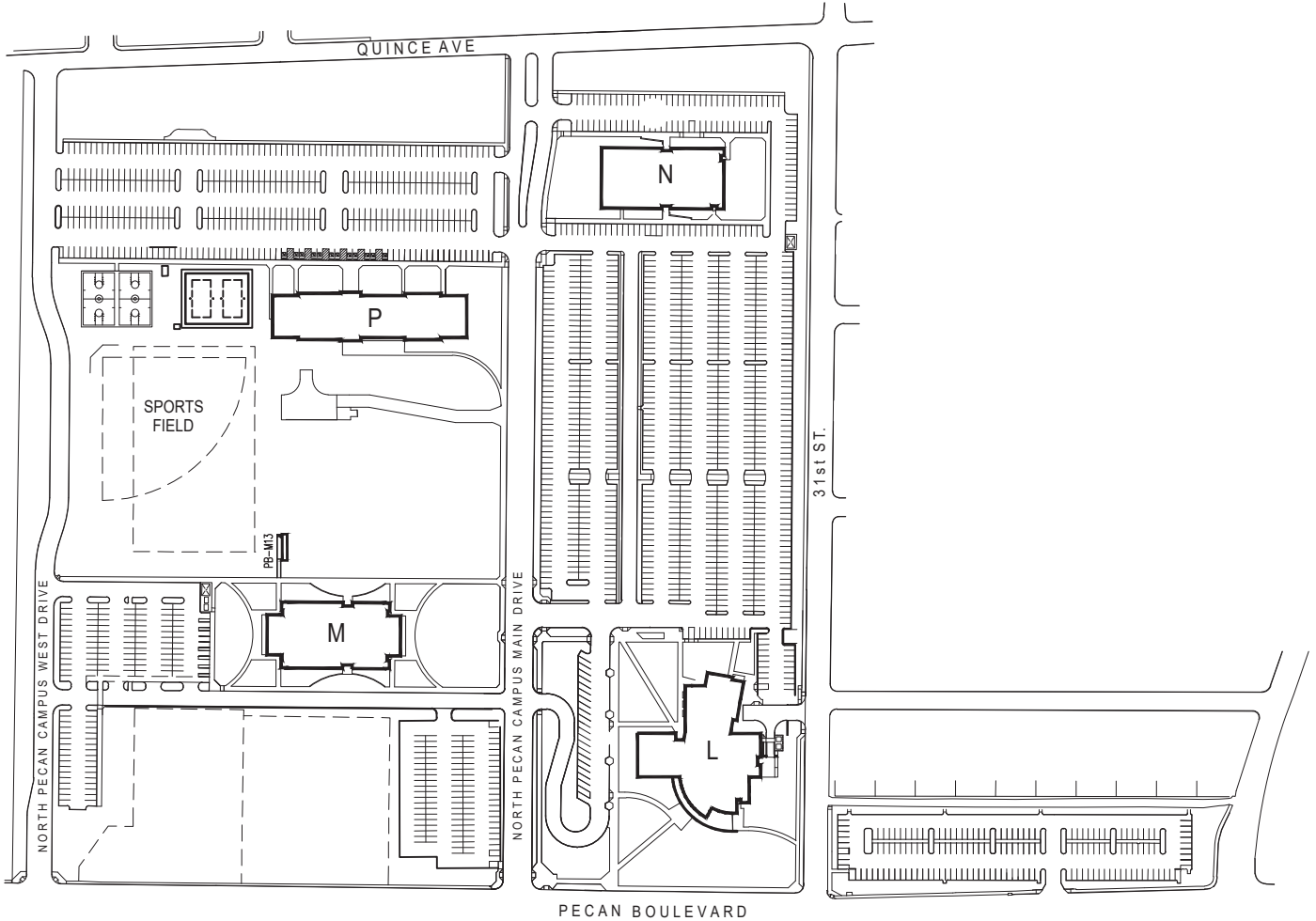
Site Plan follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



PECAN CAMPUS



**SOUTH TEXAS COLLEGE
PECAN CAMPUS ADMINISTRATIVE & NON-INSTRUCTIONAL FACILITY SPACE NEEDS ASSESSMENT
PROJECT NO. 24-25-1027**

VENDOR	Broaddus Planning	CG5 Architect, LLC.
ADDRESS	1100 E Jasmine Ave Ste 102	1314 E 22nd St
CITY/STATE/ZIP	McAllen, TX 78501	Mission, TX 78572
PHONE	956-688-2307	956-239-2438
FAX	956-688-2315	
CONTACT	Scott Broaddus	Jose C Garcia, III
3.1 Statement of Interest		
3.1.1 Statement of Interest for Project	Stated their 24-year history working with South Texas College which includes familiarity with requirements and expectations in all 7 campuses.	Stated their design and professional services team has extensive experience that includes multiple and varied from Gas Stations/Convenience Stores to Municipal parks and School District projects including Higher Education, that closely match the Scope of Work indicated for STC.
3.1.2 History and Statistics of Firm	- Firm established in 2000 - \$16B in successful projects have been in higher education and institutional clients.	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated the firm's philosophy of being detailed oriented as much as "project" oriented. Over 25 years of providing services to more than 40 higher education clients, very familiar with our system, staff and campus.	Stated that their team of consultants have a broad experience base from which to call upon for any size and type of project. Especially has extensive knowledge and experience with educational settings for both K-12 and higher education levels.
3.1.4 Statement of Availability and Commitment	Indicated their availability and commitment to the project. Stated that being from the Valley they are very familiar with the South Texas Region.	CG5 believes that one point of contact is key to project success. This allows us to maintain quality control from project start to project close-out and owner occupancy. CG5 stands ready, willing, and able to meet any project timelines and is very aware and able to meet higher education time milestones.
3.2 Prime Firm		
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Ben Perry, AIA, LEED AP, NCARB Project Executive - Greg Hughes, AIA, ACHA, LEED AP Executive Support - Denise Davis, RA Senior Planner & Programmer - Taylor Wimbirt, AICP Data Modeling, Graphics, & Urban Planning - Jacque Judy, Cost Estimating - Jeff Broaddus, Campus Security Assessment	Included resumes for the following: - Jose Charlie Garcia III, Owner, Principal - Olga N. Garcia, Owner/ Partner - Herman Mendez, Chief Project Manager - David Mejia, Project Manager - Emily Cavazos - Designer/Drafter
3.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organizational chart that includes seven staff members.	Lines of authority and assignments within firm are shown in an organization chart.
3.2.3 Prime Firm proximity and meeting availability	Indicated that their local presence give them the opportunity to respond in a timely matter and will assign the people immediately to begin work.	Indicated they are local to the RGV and is able to met and provide services immediately to STC.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation that could affect the firm's ability to provide professional services.	Indicated that the firm is not or has not ever been involved in any litigation.

**SOUTH TEXAS COLLEGE
PECAN CAMPUS ADMINISTRATIVE & NON-INSTRUCTIONAL FACILITY SPACE NEEDS ASSESSMENT
PROJECT NO. 24-25-1027**

VENDOR	Broaddus Planning	CG5 Architect, LLC.
ADDRESS	1100 E Jasmine Ave Ste 102	1314 E 22nd St
CITY/STATE/ZIP	McAllen, TX 78501	Mission, TX 78572
PHONE	956-688-2307	956-239-2438
FAX	956-688-2315	
CONTACT	Scott Broaddus	Jose C Garcia, III
3.3 Project Team		
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Commented that this firm will be on an ass-needed basis for the Assessment and Inventory, and Deferred Maintenance and Facility Renewal Plan: - Alpha Facilities Solutions, LLC	Included organizational chart which showed the following consultants: - CHLH Engineering - Civil & Structural Engineering - VME Engineering LLC - MEP
3.4 Representative Projects		
3.4.1 Minimum of five (5) projects firm has worked on	- University of Texas At San Antonio Space Management (5,300,00 GSF) - Brazosport College Campus Master Plan (670,000 GSF) - University of Houston Core Facilities Renovation Implementation Plan (625,000 GSF)	-La Joya ISD Parking Lot Assessments (\$12,000,000M) -La Joya ISD Roof Assessments (\$28.8M) - Speer Memorial Library & Historical Museum Roof Assessment and Recommendation (\$1,086,000M)
2.5 References		
3.5.1 References for five (3) projects	- Texas A&M University - San Antonio - Southwest Research Institute - Texas A&M University	- La Joya ISD - PSJA ISD - City of Mission
3.6 Project Execution		
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that they follow a Five-Step Planning Process. Initiation & Data Gathering, Analysis, Visioning Synthesis, Scenario Development, and Refinement & Documentation.	Stated that communication is key between all stakeholders and key personnel to expedite the design and construction process and mitigate any issues before time and cost are effected.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they have been successful in controlling their workload by using their project control system, management reports and monitoring systems to ensure the project remains on schedule.	Stated have the ability to staff up to 10 people for immediate resources on any size project. Our consultants are staffed locally in the RGV and also have the ability to meet any size work demand to meet schedules and timelines.
TOTAL EVALUATION POINTS	545.50	487.75
RANKING	1	2


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

**SOUTH TEXAS COLLEGE
PECAN CAMPUS ADMINSTRATIVE & NON-INSTRUCTIONAL FACILITY SPACE NEEDS ASSESSMENT
PROJECT NO. 24-25-1027
EVALUATION SUMMARY**

VENDOR	Broaddus Planning	CG5 Architect, LLC.				
ADDRESS	1100 E Jasmine Ave Ste 102	1314 E 22nd St				
CITY/STATE/ZIP	McAllen, TX 78501	Mission, TX 78572				
PHONE	956-688-2307	956-239-2438				
FAX	956-688-2315					
CONTACT	Scott Broaddus	Jose C Garcia, III				
3.1 Statement of Interest (up to 100 points)						
3.1.1 Statement of interest on project	90	93.5	85	87.75		
3.1.2 Firm History including credentials	95		90			
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95		90			
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	94		86			
3.2 Prime Firm (up to 100 points)						
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	90	92.5	85	88.75		
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	95		90			
3.2.3 Prime Firm proximity and meeting availability	90		85			
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	95		95			
3.3 Project Team (up to 100 points)						
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)	95 95 90 94	93.5	85 90 85 95	88.75		
3.4 Representative Projects (up to 100 points)						
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	100 95 100 100		98.75		80 80 80 80	80
3.5 Five References (up to 100 points)						
3.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	76 76 76 76	76		50 50 50 50	50	
3.6 Project Execution (up to 100 points)						
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	90 90 95 90		91.25	90 95 90 95		92.5
TOTAL EVALUATION POINTS	545.50			487.75		
RANKING	1	2				

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

**Project Fact Sheet
1/9/2025**

Project Name: Pecan Campus - Administrative and Non-Instructional Facility Space Needs Assessment				Project No. 2025-025C					
Funding Source(s): Unexpended Plant Fund									
				FY 24-25					
		Original Project Budget	Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		Total Actual Expenditures To Date		
Construction:		\$ -		\$ -	\$ -		\$ -		
Design:**		375,000.00	375,000.00	-	375,000.00		-		
Miscellaneous:		-		-	-		-		
FFE:		-		-	-		-		
Technology:		-		-	-		-		
Total:		\$ 375,000.00	\$ 375,000.00	\$ -	\$ 375,000.00		\$ -		
** Funds to be taken from the District-Wide Campus Master Plan									
Project Team				Board Status					
Approval to Solicit Architect/Engineer:	9/24/2024			Board Approval of Space Needs Assessment	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD					TBD			\$ -
Contractor:	N/A								
				Substantial Completion	N/A	Board Acceptance	N/A		
STC FPC Project Manager:	David Valdez			Final Completion	N/A	Board Acceptance	N/A		
Project Description				Project Scope					
Pecan Campus Administrative and Non-Instructional Facility Space Needs Assessment				The assessment of Administrative and Non-Instructional Facility Space Needs for the Pecan Campus.					
Projected Timeline									
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Space Needs Assessment	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In		
9/24/2024	1/28/2025	8/26/2025	N/A	N/A	N/A	N/A	N/A		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2024-25	-	-	-	-	-	\$	-	\$	-
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-
Current Agenda Item									
01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Contracting Consulting Services for the Pecan Campus Administrative and Non-Instructional Facility Space Needs Assessment									
									

FPC Project Manager David A Valdez

FPC Asst. Director Rob Gill

FPC Director RHA

ACTION ITEM IX, Review and Recommend Action on Contracting Construction Services for the Pecan Campus Athletic Fields Reseeding and Regrading

- Purpose** To contract construction services for the project.
- Justification** On June 22, 2021, the Board of Trustees approved this project as part of the College’s Renewals & Replacements projects.
- The existing athletic fields require reseeding and regrading to maintain their condition.
- The proposed scope of work is summarized below:
- Reseeding and regrading the existing athletic fields
- Enclosed Documents** Appendix A – RFP Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet
- Funding** The total Pecan Campus Athletic Fields Reseeding and Regrading Project 2020-037R budgeted amount, including construction, design, and miscellaneous, is \$111,000.
- Construction \$100,000
 - Design 10,000
 - Miscellaneous 1,000
- Total \$111,000**
- The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with GST Construction, Inc. in the amount of \$113,754 for the Pecan Campus Athletic Fields Reseeding and Regrading project as presented.

Appendix A
RFP Solicitation Information

Advertised on	November 27, 2024 and December 4, 2024
---------------	--

RFP Responses Due	December 12, 2024
RFP Issued To	Twenty-seven (27) Vendors
Responses Received From	Three (3) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B

Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



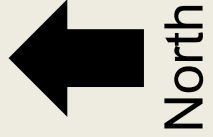
**SOUTH TEXAS
COLLEGE**

**Pecan Campus
Reseeding and Regrading of Athletic Fields
2020-037R**

Pecan Campus Reseeding and Regrading of Athletic Fields



PROJECT LOCATION



Pecan Campus Reseeding and Regrading of Athletic Fields



Requested By
Student Activities and Wellness

Scope of Work
Reseeding and Regrading of the existing Pecan Campus Athletic Fields.

<u>Estimated Total Project Budget</u>	
Construction	\$ 100,000
Design	10,000
Miscellaneous	1,000
Total Project Budget	\$ 111,000

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS RESEEDING AND REGRADING OF ATHLETIC FIELDS
 PROJECT NO. 24-25-1020**

NAME		Calidad Construction, LLC.	Coastal Landscape Management & Design	GST Construction, Inc.
ADDRESS		7512 N 17th St	1268 Juan Antonio Rd	7337 E Owassa Rd
CITY/STATE/ZIP		McAllen, TX 78504	Victoria, TX 77904	Edinburg, TX 78542
PHONE		956-460-3614	817-988-5005	956-212-3898
CONTACT		Arturo Garza, III	Chris Price	Jacobo Garza
#	Description	Proposed	Proposed	Proposed
1	Pecan Campus Reseeding and Regrading of Athletic Fields	\$ 75,000.00	\$ 84,956.64	\$ 74,254.00
2	Begin Work Within	10 Working Days	20 Working Days	10 Working Days
3	Completion of Work Within	30 Calendar Days	60 Working Days	35 Calendar Days
4	Alternate #1: Hybrid Bermuda grass in lieu of hybrid grass seed.	\$ 150,000.00	\$ 151,810.07	\$ 113,754.00
5	Begin Work Within	10 Working Days	20 Working Days	10 Working Days
6	Completion of Work Within	40 Calendar Days	60 Working Days	35 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 150,000.00	\$ 151,810.07	\$ 113,754.00
TOTAL EVALUATION POINTS		76.82	****	92.5
RANKING		2	****	1

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

**** The vendor did not provide required documents, therefore not evaluated.

**SOUTH TEXAS COLLEGE
PECAN CAMPUS RESEEDING AND REGRADING OF ATHLETIC FIELDS
PROJECT NO. 24-25-1020
EVALUATION SUMMARY**

VENDOR		Calidad Construction, LLC.		GST Construction, Inc.	
ADDRESS		7512 N 17th St		7337 E Owassa Rd	
CITY/STATE/ZIP		McAllen, TX 78504		Edinburg, TX 78542	
PHONE		956-460-3614		956-212-3898	
CONTACT		Arturo Garza III		Jacobo Garza	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	34.12	34.12	45	45
		34.12		45	
		34.12		45	
		34.12		45	
		34.12		45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	6	7.2	8.5	8.7
		8		9	
		7		9	
		7		8	
		8		9	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	6	7.2	8.5	8.7
		8		9	
		7		9	
		7		8	
		8		9	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	3	3.4	4.5	4.2
		4		4.5	
		3		4	
		3		4	
		4		4	

**SOUTH TEXAS COLLEGE
PECAN CAMPUS RESEEDING AND REGRADING OF ATHLETIC FIELDS
PROJECT NO. 24-25-1020
EVALUATION SUMMARY**

VENDOR		Calidad Construction, LLC.		GST Construction, Inc.	
5	<p>The Respondent's proposed personnel. (up to 8 points)</p> <p>-a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence.</p> <p>-b. Describe the project assignment and the percent of time each team will be involved in the project.</p> <p>c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar.</p> <p>-d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.</p>	6	6.3	7	7
		6.5		7.5	
		6.5		6.5	
		6		7	
		6.5		7	
6	<p>The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)</p> <p>-a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation.</p> <p>-b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution.</p> <p>-c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates.</p> <p>-d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.</p>	7	6.8	7	6.8
		6		7	
		7		7	
		7		6	
		7		7	
7	<p>The Respondent's organization and approach to the project. (up to 6 points)</p> <p>-a. Provide a statement of the project approach.</p> <p>-b. Submit a work schedule with key dates and milestones.</p> <p>-c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?</p>	5	4.5	5	5.1
		4.5		5.5	
		4		5	
		4		5	
		5		5	
8	<p>The Respondent's time frame for completing the project. (up to 7 points)</p> <p>-a. Refer to RFP Section 4, Pricing and Delivery Schedule.</p>	6.3	6.3	7	7
		6.3		7	
		6.3		7	
		6.3		7	
		6.3		7	
9	<p>The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)</p>	1	1	0	0
		1		0	
		1		0	
		1		0	
		1		0	
TOTAL EVALUATION POINTS		76.82		92.5	
RANKING		2		1	

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

Project Fact Sheet
1/6/2025

Project Name: Pecan Campus - Reseeding and Regrading of Athletic Fields			Project No.: 1920-037R			
Funding Source(s): Renewal & Replacements Fund						
			FY 24-25			
				FY 24-25	Variance of	
		Original		Actual	Project Budget	Total Actual
		Project Budget	Project Budget	Expenditures	vs. Actual	Expenditures To
				Expenditures	Expenditures	Date
Construction:		\$ 100,000.00	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -
Design:		10,000.00	10,000.00	-	10,000.00	-
Miscellaneous:		1,000.00	1,000.00	-	1,000.00	-
FFE:		-	-	-	-	-
Technology:		-	-	-	-	-
Total:		\$ 111,000.00	\$ 111,000.00	\$ -	\$ 111,000.00	\$ -

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	TBD	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD		TBD				\$ -
Contractor:	TBD						\$ -
		Substantial Completion	TBD	Board Acceptance	TBD		
STC FPC Project Manager: David Valdez		Final Completion	TBD	Board Acceptance	TBD		

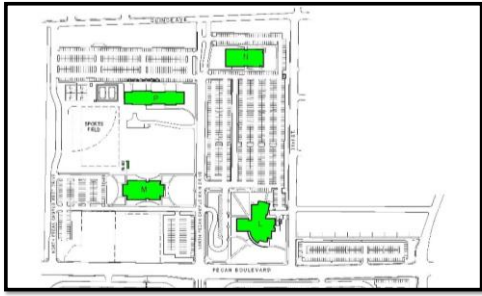
Project Description		Project Scope	
Reseeding and Regrading of Athletic Fields		Improvements for reseeding and regrading of the existing Pecan Campus Athletic Fields.	

Projected Timeline							
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
N/A	N/A	N/A	1/28/2025	2/12/2025	04/22/2025	05/27/2025	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	-	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item

01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Athletic Fields Reseeding and Regrading



FPC Project Manager David A Valdez

FPC Asst. Director Rob Gill

FPC Director RHA

ACTION ITEM X, Review and Recommend Action on Contracting Construction Services for the Pecan West Continuing Education and Testing Center Building A

Purpose To contract construction services for the Pecan West Continuing Education and Testing Center Building A project.

Justification On December 6, 2023, the Board of Trustees approved architectural services with goERO International, LLC./dba ERO Architects.

The project consists of the construction of a new 24,500 square foot Continuing Education Building, including the Testing Center space, at the Pecan West Property, which is a currently undeveloped property located west of Ware Road and south of Pecan Boulevard. The proposed scope of work is summarized as follows:

- Design and construction of the Continuing Education Building with the Testing Center
 - Continuing Education Building 20,000 s.f.
 - Testing Center 4,500 s.f.
 - Total Building Square Feet 24,500 s.f.**

Enclosed Documents Appendix A – RFP Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet

Funding The total Pecan West Continuing Education and Testing Center Building A Project 2021-002C budgeted amount, including construction, design, and miscellaneous, is \$10,651,375.

- Construction \$8,225,000
- Design 822,500
- Miscellaneous 205,625
- FFE 699,125
- Technology 699,125
- Total \$10,651,375**

The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with E-Con Group, LLC. in the amount of \$7,000,000 for the Pecan West Continuing Education and Testing Center Building A project as presented.

Appendix A
RFP Solicitation Information

Advertised on	November 27, 2024 and December 4, 2024
RFP Responses Due	December 17, 2024
RFP Issued To	Seven (7) Vendors
Responses Received From	Four (4) Vendors
Responses Reviewed By	Representative from the Architect, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B
Project Presentation follows in the packet.

Appendix C
Ranking and Evaluations of Respondents follow in the packet.

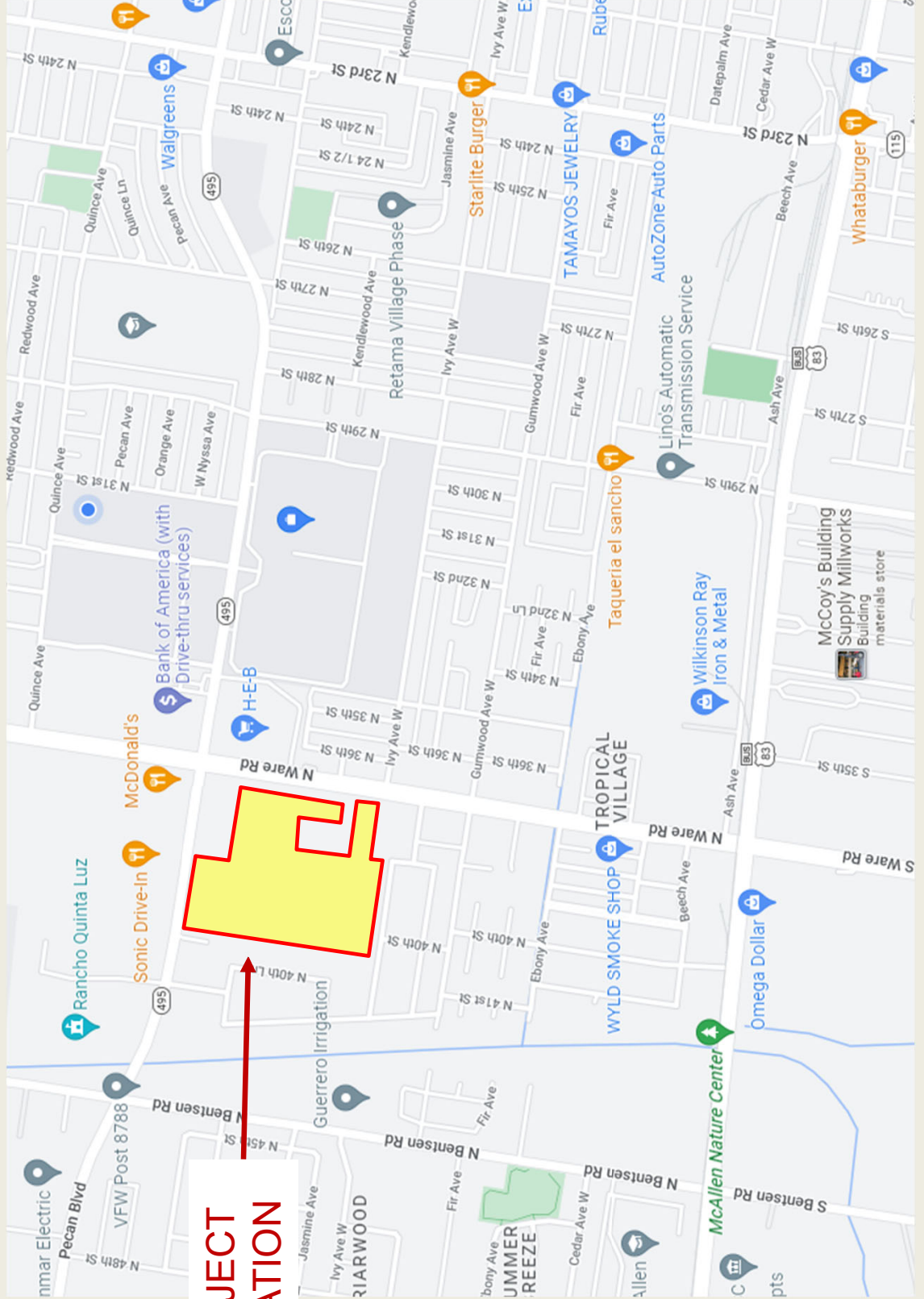
Appendix D
Fact Sheet follows in the packet.



**SOUTH TEXAS
COLLEGE**

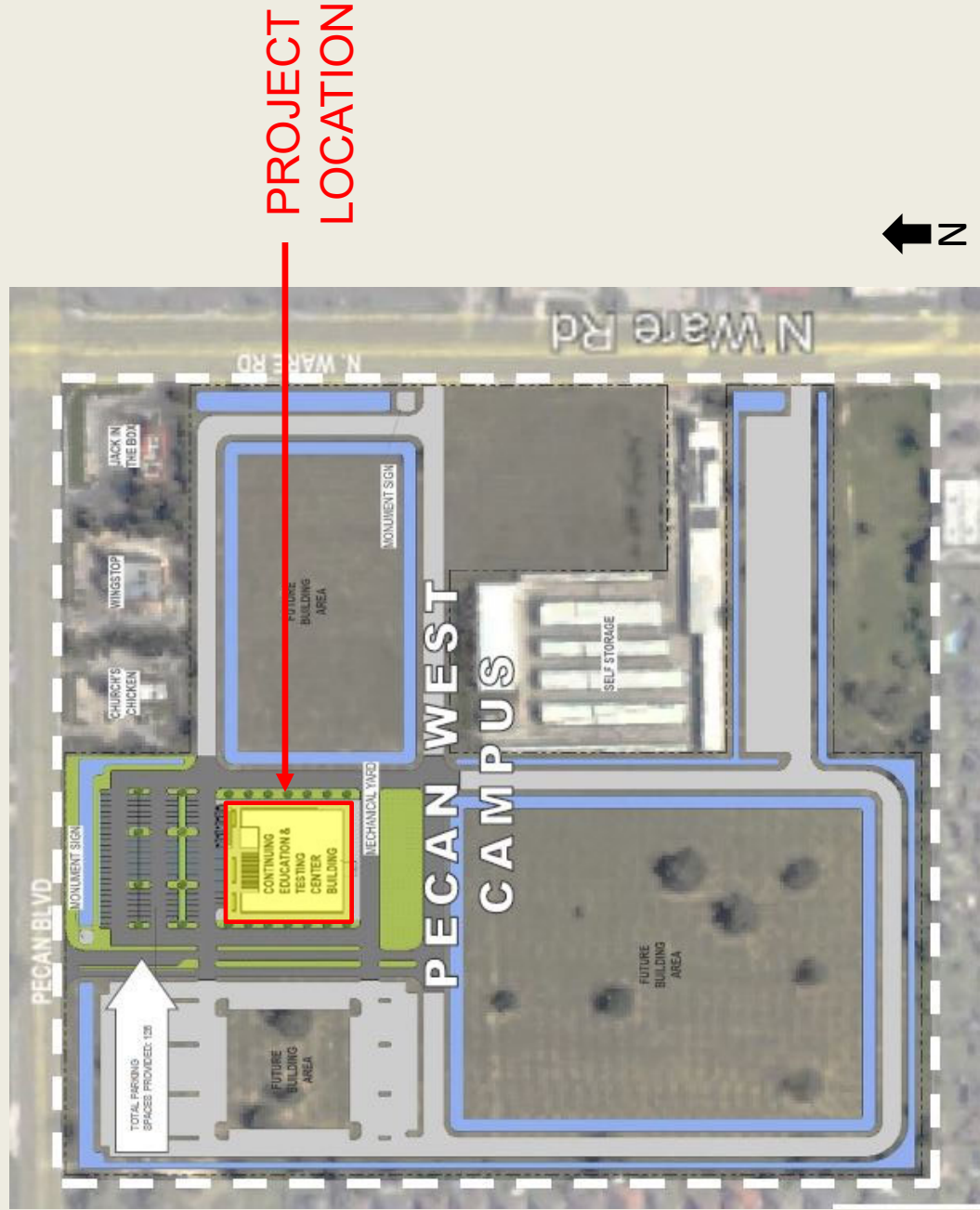
Pecan West
Continuing Education and Testing Center Building A
2021-002C

Pecan West Continuing Education and Testing Center Building A Project Site



PROJECT
LOCATION

Pecan West Continuing Education and Testing Center Building A Project Site



Pecan West Continuing Education and Testing Center Building A Proposed Scope and Budget



Scope of Work

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

Estimated Total Project Budget

Construction	\$ 8,225,000
Design	822,500
Miscellaneous	205,625
FFE	699,125
Technology	699,125
Total Project Budget	\$ 10,651,375

**SOUTH TEXAS COLLEGE
PECAN WEST CONTINUING EDUCATION AND TESTING CENTER BUILDING A
PROJECT NO. 24-25-1039**

NAME		E-Con Group, LLC.		Gerlach Builders, LLC.		Holchemont, Ltd.		NM Contracting, LLC.	
ADDRESS		3025 S Sugar Rd		918 Big Horn Dr		900 N Main St		2022 Orehid Ave Ste A	
CITY/STATE/ZIP		Edinburg, TX 78539		Edinburg, TX 78542		McAllen, TX 78501		McAllen, TX 78504	
PHONE		956-259-8005		956-781-9781		956-686-2901		956-631-5667	
FAX		956-259-8009		956-290-8359		956-686-2925		956-627-3959	
CONTACT		Gilbert Enriquez		Shawn Gerlach		Michael C. Montalvo		Noel Munoz, Jr.	
#	Description	Proposed		Proposed		Proposed		Proposed	
1	Pecan West Continuing Education and Testing Center Building A	\$	7,000,000.00	\$	7,295,000.00	\$	8,979,000.00	\$	6,932,900.00
2	Begin Work Within	10 Working Days		10 Working Days		10 Working Days		10 Working Days	
3	Completion of Work Within	420 Calendar Days		365 Calendar Days		375 Calendar Days		420 Calendar Days	
TOTAL PROJECT AMOUNT		\$	7,000,000.00	\$	7,295,000.00	\$	8,979,000.00	\$	6,932,900.00
TOTAL EVALUATION POINTS		90.86		88.86		82.35		85.10	
RANKING		1		2		4		3	

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

**SOUTH TEXAS COLLEGE
PECAN WEST CONTINUING EDUCATION AND TESTING CENTER BUILDING A
PROJECT NO. 24-25-1039
EVALUATION SUMMARY**

VENDOR		E-Con Group, LLC.	Gerlach Builders, LLC.	Holchemont, LTD.	NM Contracting, LLC.			
ADDRESS		3025 S Sugar Rd	918 Big Horn Dr	900 N Main St	2022 Orchid Ave Ste A			
CITY/STATE/ZIP		Edinburg, TX 78539	Edinburg, TX 78542	McAllen, TX 78501	McAllen, TX 78504			
PHONE		956-259-8005	956-781-9781	956-686-2901	956-631-5667			
FAX		956-259-8009	956-290-8359	956-686-2925	956-627-3959			
CONTACT		Gilbert Enriquez	Shawn Gerlach	Michael C. Montalvo	Noel Munoz, Jr.			
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	44.56	42.76	42.76	34.74	34.74	45	45
		44.56	42.76		34.74		45	
		44.56	42.76		34.74		45	
		44.56	42.76		34.74		45	
		44.56	42.76		34.74		45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	9	8	7.7	9	8.3	6	5.2
		7	7		8		5	
		8	8		8		5	
		9	7		8		5	
		8.5	8.5		8.5		5	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	9	8	8	8.5	8.3	6	5.4
		7	7		8		6	
		8	8		8		5	
		9	9		9		5	
		8	8		8		5	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	4	5	4.4	4	4.2	4	4.4
		5	5		5		5	
		4	4		4		4	
		4	4		4		5	
		4	4		4		4	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	8	8	7	8	7	6	6.2
		6	6		6		6	
		7	7		7		6	
		7	7		7		7	
		7	7		7		6	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	7	7	7	7	6.8	7	6.8
		6	7		6		6	
		7	7		7		7	
		8	7		7		7	
		8	7		7		7	

**SOUTH TEXAS COLLEGE
 PECAN WEST CONTINUING EDUCATION AND TESTING CENTER BUILDING A
 PROJECT NO. 24-25-1039
 EVALUATION SUMMARY**

VENDOR		E-Con Group, LLC.	Gerlach Builders, LLC.	Holchemont, LTD.	NM Contracting, LLC.			
ADDRESS		3025 S Sugar Rd	918 Big Horn Dr	900 N Main St	2022 Orchid Ave Ste A			
CITY/STATE/ZIP		Edinburg, TX 78539	Edinburg, TX 78542	McAllen, TX 78501	McAllen, TX 78504			
PHONE		956-259-8005	956-781-9781	956-686-2901	956-631-5667			
FAX		956-259-8009	956-290-8359	956-686-2925	956-627-3959			
CONTACT		Gilbert Enriquez	Shawn Gerlach	Michael C. Montalvo	Noel Munoz, Jr.			
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	5.5	5	5	6	5.2	5.5	5
		5			5		5	
		5			5		5	
		6			5		5	
		5			5		5	
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	6.1	7	7	6.81	6.81	6.1	6.1
		6.1			7		6.81	
		6.1			7		6.81	
		6.1			7		6.81	
		6.1			7		6.81	
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	0	0	0	1	1	1	1
		0			1		1	
		0			1		1	
		0			1		1	
		0			1		1	
TOTAL EVALUATION POINTS		90.86	88.86	82.35	85.10			
RANKING		1	2	4	3			

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

**Project Fact Sheet
1/6/2025**

Project Name: Pecan West - Continuing Education Building A		Project No.: 2021-002C							
Funding Source(s): Unexpended Plant Fund									
			FY 21-22			FY 22-23			
	Original Project Budget	Revised Project Budget	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 7,150,325.00	\$ 8,225,000.00	\$ -	\$ -	\$ -	\$ 480,630.00	\$ -	\$ 480,630.00	
Design:	715,033.00	822,500.00	355,500.00	-	355,500.00	42,660.00	-	42,660.00	
Miscellaneous:	166,535.00	205,625.00	42,660.00	-	42,660.00	-	1,019.91	(1,019.91)	
FFE:	491,706.00	699,125.00	-	-	-	-	-	-	
Technology:	564,084.00	699,125.00	-	-	-	-	-	-	
Total:	\$ 9,087,683.00	\$ 10,651,375.00	\$ 398,160.00	\$ -	\$ 398,160.00	\$ 523,290.00	\$ 1,019.91	\$ 522,270.09	

			FY 23-24			FY 24-25			Total Actual Expenditures To Date
	Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 24-25 Actual Expenditures	
Construction:	\$ 1,138,100.00	\$ -	\$ 1,138,100.00	\$ 4,112,500.00	\$ -	\$ 4,112,500.00	\$ -	\$ 4,112,500.00	\$ -
Design:	157,550.00	192,058.38	(34,508.38)	724,129.00	193,781.00	530,348.00	193,781.00	87,153.40	192,058.38
Miscellaneous:	75,500.00	543.68	74,956.32	95,700.00	8,546.60	87,153.40	87,153.40	-	1,563.59
FFE:	-	-	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-	-	-
Total:	\$ 1,371,150.00	\$ 192,602.06	\$ 1,178,547.94	\$ 4,932,329.00	\$ 202,327.60	\$ 4,730,001.40	\$ -	\$ 193,621.97	


Project Team		Board Status				
Approval to Solicit Architect/Engineer:	7/25/2023	<u>Board Approval of Schematic Design</u> 06/25/2024 <u>Substantial Completion</u> TBD <u>Final Completion</u> TBD	<u>Vendor</u>	<u>Contract Amount</u>	<u>Actual Expenditures</u>	<u>Variance</u>
Architect/Engineer:	goERO International, LLC		goERO International, LLC (Site Design)	\$ 22,500.00	\$ 22,500.00	\$ -
Contractor:	TBD		goERO International, LLC	\$ 421,154.14	\$ 385,839.38	\$ 35,314.76
			TBD	\$ -	\$ -	\$ -
STC FPC Project Manager:	David Valdez		<u>Board Acceptance</u>	TBD		
			<u>Board Acceptance</u>	TBD		

Project Description	Project Scope
Design and construction of a new facility for Continuing Education.	Design and construction of a new 24,500 square foot facility to provide classrooms, a testing center, and office space for the programs serviced by Continuing Education.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/25/2023	12/6/2023	6/25/2024	1/28/2025	2/25/2025	03/24/2026	04/28/2026	3/24/2026

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	-	-	-	-	-	\$ -	\$ -
2022-23	-	-	-	1,019.91	-	\$ -	\$ 1,019.91
2023-24	-	192,058.38	543.68	-	-	\$ -	\$ 192,602.06
2024-25	-	193,781.00	8,546.60	-	-	\$ -	\$ 202,327.60
Project Total	\$ -	\$ 192,058.38	\$ 8,546.60	\$ 1,563.59	\$ -	\$ -	\$ 193,621.97

Current Agenda Item
01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Pecan West Continuing Education and Testing Center Building A



FPC Project Manager David A Valdez

FPC Asst. Director Pete Cullb

FPC Director RHA

ACTION ITEM XI, Review and Recommend Action on Contracting Construction Services for the Pecan West Parking and Site Improvements

Purpose To contract construction services for the Pecan West Parking and Site Improvements project.

Justification On January 31, 2023, the Board of Trustees approved civil engineering services with Perez Consulting Engineers, LLC.

The project consists of the construction of a parking lot and site improvements for the new Continuing Education Building to be constructed at the Pecan West Property, which is a currently undeveloped property located west of Ware Road and south of Pecan Boulevard. The proposed scope of work is summarized as follows:

- Design and construction of the parking lot
- Design and construction of site utilities and infrastructure
- Design and construction of landscape and irrigation work

Enclosed Documents Appendix A – RFP Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet

Funding The total Pecan West Parking and Site Improvements Project 2023-018C budgeted amount, including construction, design, and miscellaneous, is \$1,875,000. Funding for the project budget is supplemented by an Economic Development Administration (EDA) grant in the amount of \$1,500,000.

- Construction \$1,668,440
- Design 158,890
- Miscellaneous 47,670
- Total \$1,875,000**

The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with GST Construction, Inc. in the amount of \$2,586,000 for the Pecan West Parking and Site Improvements project as presented.

Appendix A
RFP Solicitation Information

Advertised on	November 27, 2024 and December 4, 2024
RFP Responses Due	December 17, 2024
RFP Issued To	Eight (8) Vendors
Responses Received From	Three (3) Responses
Responses Reviewed By	Representative from the Engineer, Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B
Project Presentation follows in the packet.

Appendix C
Ranking and Evaluations of Respondents follow in the packet.

Appendix D
Fact Sheet follows in the packet.

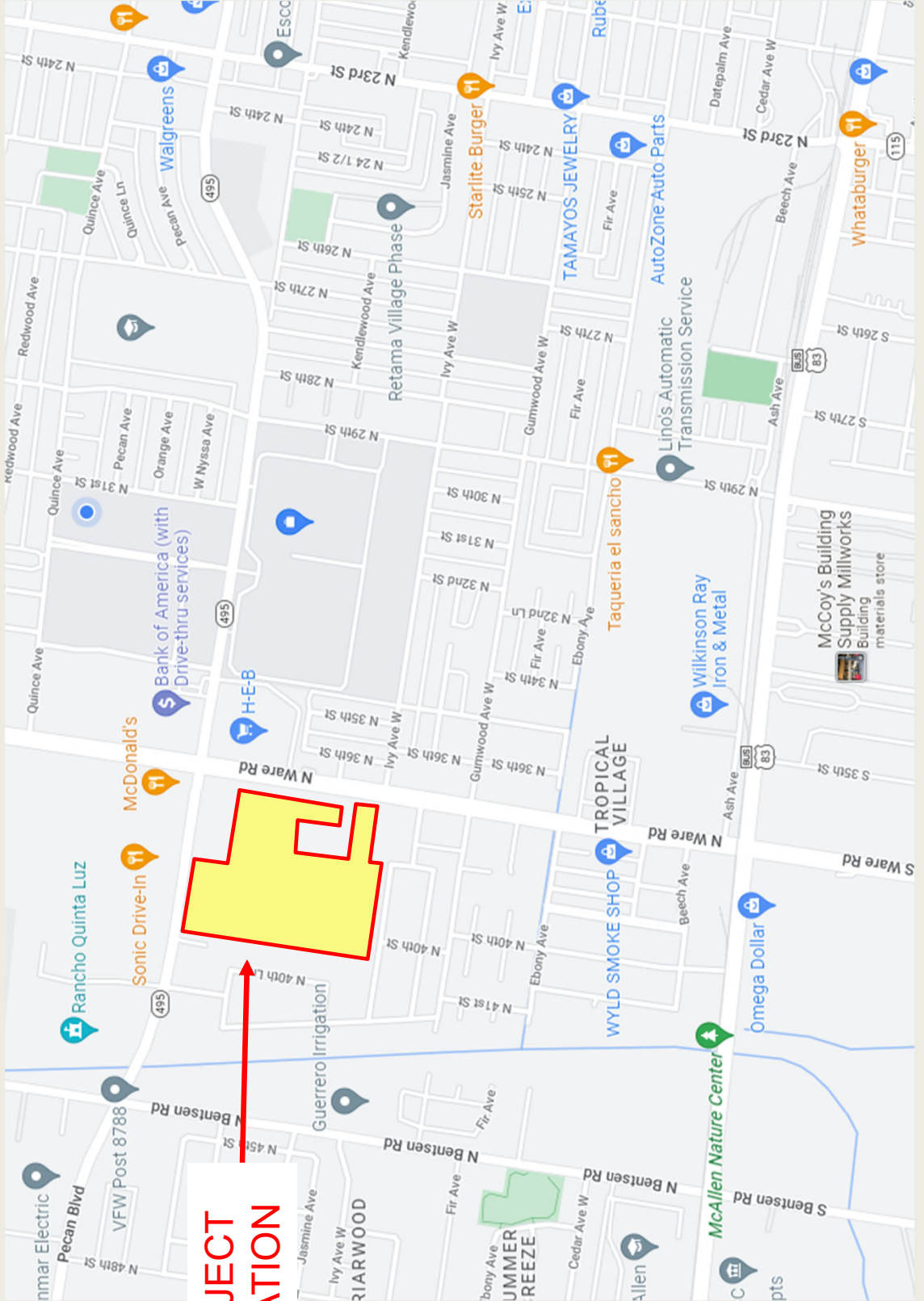


**SOUTH TEXAS
COLLEGE**

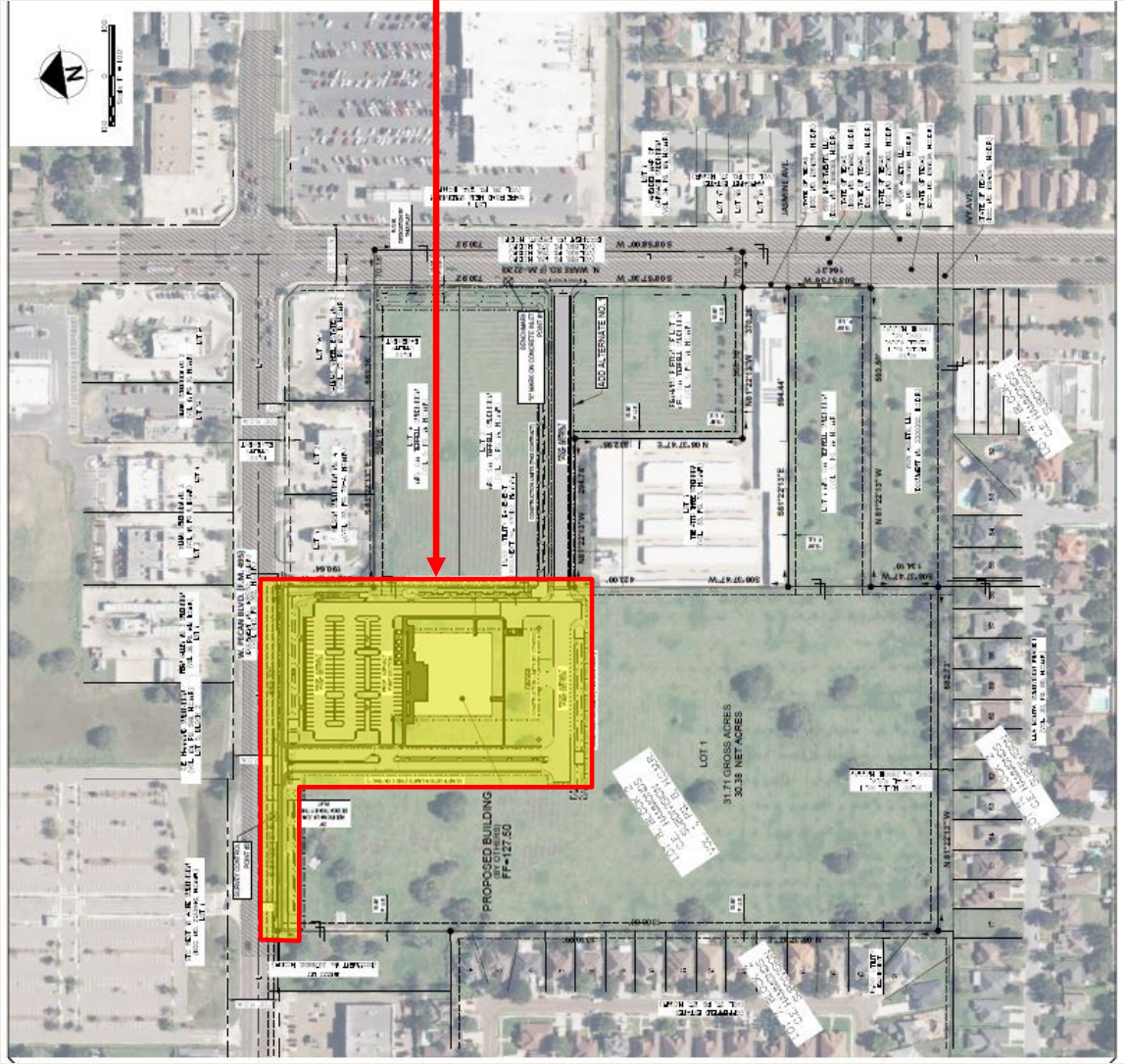
Pecan West

Parking and Site Improvements
2023-018C

Pecan West Parking and Site Improvements Project Site



Pecan West Parking and Site Improvements Project Site



Pecan West Parking and Site Improvements Proposed Scope and Budget



Scope of Work

Design and construction of site improvements, site infrastructure and parking area to service the Continuing Education and Testing Center Building A facility.

Estimated Total Project Budget

Construction	\$ 1,668,440
Design	158,890
Miscellaneous	47,670
Total Project Budget	\$ 1,875,000

**SOUTH TEXAS COLLEGE
PECAN WEST PARKING AND SITE IMPROVEMENTS
PROJECT NO. 24-25-1038**

NAME		E-Con Group, LLC.	Gerlach Builders, LLC.	GST Construction, Inc.
ADDRESS		3025 S Sugar Rd	918 Big Horn Dr	7337 E Owassa Rd
CITY/STATE/ZIP		Edinburg, Texas 78539	Edinburg, TX 78542	Edinburg, TX 78542
PHONE		956-259-8005	956-781-9781	956-212-3898
FAX		956-259-8009	956-290-8359	
CONTACT		Gilbert Enriquez	Shawn Gerlach	Jacobo Garza
#	Description	Proposed	Proposed	Proposed
1	Pecan West Parking and Site Improvements	\$ 2,375,000.00	\$ 3,250,000.00	\$ 2,586,000.00
2	Begin Work Within	10 Working Days	5 Working Days	10 Working Days
3	Completion of Work Within	STC has provided the construction schedule for this project.	STC has provided the construction schedule for this project.	STC has provided the construction schedule for this project.
4	Alternate 1: Access drive to Ware Road including but not limited to paving, curb and gutter, pavement marking and signage, and finished grading.	\$ 250,000.00	\$ 280,000.00	\$ 247,000.00
5	Begin Work Within	5 Working Days	5 Working Days	10 Working Days
7	Completion of Work Within	30 Calendar Days	60 Calendar Days After TxDot permit is issued	180 Calendar Days Alternate No.1 will be completed under the base contract time
8	Alternate 2: Consist of the deceleration lane along Ware Road including but not limited to paving, curb and gutter, storm sewer adjustments, pavement marking and signage, and power poles relocation all within TX Dot right of way.		\$ 101,000.00	\$ 106,000.00
9	Begin Work Within		5 Working Days	
10	Completion of Work Within		75 Calendar Days After TxDot permit is issued	180 Calendar Days Alternate No.2 will be completed under the base contract time
TOTAL PROJECT AMOUNT		\$ 2,375,000.00	\$ 3,250,000.00	\$ 2,586,000.00
TOTAL EVALUATION POINTS		****	****	92.20
RANKING		****	****	1

The Director of Purchasing has reviewed all the responses and evaluations completed.
****The vendor's proposal was incomplete, therefore not evaluated.

**SOUTH TEXAS COLLEGE
PECAN WEST PARKING AND SITE IMPROVEMENTS
PROJECT NO. 24-25-1038
EVALUATION SUMMARY**

VENDOR		GST Construction, Inc.	
ADDRESS		7337 E Owassa Rd	
CITY/STATE/ZIP		Edinburg, TX 78542	
PHONE		956-212-3898	
CONTACT		Jacobco Garza	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	45	45
		45	
		45	
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	8	8.6
		9	
		9	
		8	
		9	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	8	8.6
		9	
		9	
		8	
		9	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	4	4
		4	
		4	
		4	
		4	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	7	7
		7	
		7	
		7	
		7	

**SOUTH TEXAS COLLEGE
PECAN WEST PARKING AND SITE IMPROVEMENTS
PROJECT NO. 24-25-1038
EVALUATION SUMMARY**

VENDOR		GST Construction, Inc.	
ADDRESS		7337 E Owassa Rd	
CITY/STATE/ZIP		Edinburg, TX 78542	
PHONE		956-212-3898	
CONTACT		Jacobo Garza	
6	<p>The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)</p> <p>-a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation.</p> <p>-b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution.</p> <p>-c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates.</p> <p>-d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.</p>	6	6.8
		7	
		7	
		7	
		7	
7	<p>The Respondent's organization and approach to the project. (up to 6 points)</p> <p>-a. Provide a statement of the project approach.</p> <p>-b. Submit a work schedule with key dates and milestones.</p> <p>-c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?</p>	6	5.2
		5	
		5	
		5	
		5	
8	<p>The Respondent's time frame for completing the project. (up to 7 points)</p> <p>-a. Refer to RFP Section 4, Pricing and Delivery Schedule.</p>	7	7
		7	
		7	
		7	
		7	
9	<p>The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)</p>	0	0
		0	
		0	
		0	
		0	
TOTAL EVALUATION POINTS		92.20	
RANKING		1	

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



Project Fact Sheet
1/6/2025

Project Name: Pecan West - Parking & Site Improvements				Project No.: 2023-018C							
Funding Source(s): Unexpended Plant Fund / Grant Fund (STC 20% and EDA 80%)											
	Total Project Budget	FY 22-23			FY 23-24			FY 24-25			Total Actual Expenditures To Date
		Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 1,668,440.00	\$ -	\$ -	\$ -	\$ 500,532.00	\$ -	\$ 500,532.00	\$ 1,466,712.00	\$ -	\$ 1,466,712.00	\$ -
Design (Site):	118,376.00	79,445.00	-	79,445.00	40,709.00	4,897.17	35,811.83	10,750.00	-	10,750.00	4,897.17
Design (Subdivision):	40,514.00	-	24,230.00	(24,230.00)	40,514.00	5,542.50	34,971.50	150,986.00	-	150,986.00	29,772.50
Miscellaneous:	47,670.00	23,835.00	1,058.91	22,776.09	46,470.00	-	46,470.00	73,738.00	6,539.76	67,198.24	7,598.67
FFE:	-	-	-	-	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-	-	-	-	-
Total:	\$ 1,875,000.00	\$ 103,280.00	\$ 25,288.91	\$ 77,991.09	\$ 628,225.00	\$ 10,439.67	\$ 617,785.33	\$ 1,702,186.00	\$ 6,539.76	\$ 1,695,646.24	\$ 42,268.34
Project Team				Board Status							
Approval to Solicit Architect/Engineer:	8/23/2022	Board Approval of Schematic Design		TBD	Vendor	Contract Amount	Actual Expenditures	Variance			
Architect/Engineer:	Perez Consulting Engineers	Substantial Completion		TBD	Perez Consulting (Sub-Division Plat)	\$ 40,514.00	\$ 29,772.50	\$ 10,741.50			
Contractor:	TBD	Final Completion		TBD	Perez Consulting (Parking and Site Improvements)	\$ 130,591.10	\$ 4,897.17	\$ 125,693.93			
STC FPC Project Manager:	David Valdez	Board Acceptance		TBD							
Project Description				Project Scope							
Design and construction of site improvements for the Continuing Education facility.				Design and construction of site improvements, site infrastructure and parking area to service the Continuing Education facility.							
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				
8/23/2022	1/31/2023	N/A	1/28/2025	4/1/2025	1/27/2026	2/24/2026	N/A				
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total					
2022-23	\$ -	\$ 24,230.00	\$ 1,058.91	\$ -	\$ -	\$ 25,288.91					
2023-24	-	10,439.67	-	-	-	\$ 10,439.67					
2024-25	-	-	6,539.76	-	-	\$ 6,539.76					
Project Total	\$ -	\$ 34,669.67	\$ 7,598.67	\$ -	\$ -	\$ 42,268.34					
Current Agenda Item											
01/14/2025 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Pecan West Parking and Site Improvements											

FPC Project Manager David A Valdez

FPC Asst. Director Robert Guill

FPC Director RANA

ACTION ITEM XII, Review and Recommend Action on Contracting Construction Services for the District Wide HVAC Replacements at Mid Valley Campus

Purpose To contract construction services for the District Wide HVAC Replacements at Mid Valley Campus project.

Justification On February 13, 2024, the Board of Trustees approved contracting mechanical, electrical, and plumbing (MEP) engineering services with Ethos Holistique Holdings, LLC./dba Ethos Engineering.

The existing heating, ventilation, and air conditioning (HVAC) units were installed in 2004 and 2005, and are nearing their end of life. The project consists of replacing a total of thirteen (13) HVAC units at Buildings E, F, and G at the Mid Valley Campus for Phase I of the district-wide replacement efforts. Future phases will be scheduled at a later date.

The proposed scope of work is summarized below:

- Replacement of HVAC units at the following Mid Valley Campus buildings:
 - Building E 4 Units
 - Building F 2 Units
 - Building G 7 Units
 - Total 13 Units

Enclosed Documents Appendix A – RFP Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet

Funding The total District Wide HVAC Replacements at Mid Valley Campus Project 2023-013R budgeted amount, including construction, design, and miscellaneous, is \$2,530,000.

- Construction \$2,300,000
- Design 230,000
- Total \$2,530,000**

The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with Johnson Controls, Inc. in the amount of \$1,893,356.56 for the District Wide HVAC Replacements at Mid Valley Campus.

Appendix A

RFP Solicitation Information

Advertised on	October 30, 2024 and November 6, 2024
RFP Responses Due	December 5, 2024
RFP Issued To	Six (6) Vendors
Responses Received From	Four (4) Responses
Responses Reviewed By	A representative from the Engineers, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B

Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



**SOUTH TEXAS
COLLEGE**

District Wide Air Handler Replacements Phase I

**Mid Valley Campus
2023-013R**

District Wide Air Handler Replacements Ph I

Mid Valley Campus Project Site



PROJECT
LOCATIONS



Buildings:
E, F, and G

District Wide Air Handler Replacements Ph I

Mid Valley Campus

Existing Photos



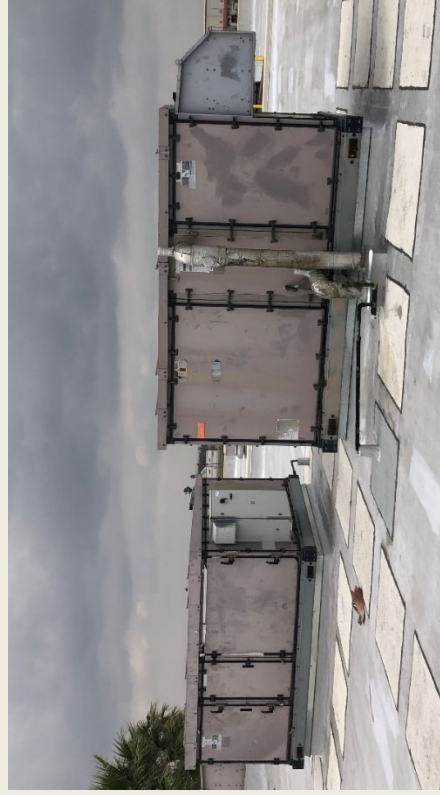
Building F



Building G



Building E



Building G

District Wide Air Handler Replacements Ph I

Mid Valley Campus



Requested By

Facilities Operations and Maintenance

Scope of Work

Removal and replacement of multiple existing air conditioning units with UV lights at the Mid Valley Campus.

Estimated Total Project Budget

Construction	\$ 2,300,000
Design	230,000
Total Project Budget	\$ 2,530,000

**SOUTH TEXAS COLLEGE
HVAC REPLACEMENT PHASE I - MID VALLEY CAMPUS
PROJECT NO. 24-25-1031**

NAME	Carrier Corp	Central Air and Heating Services, LLC.	Johnson Controls, Inc.	Victoria Air Conditioning, Ltd.
ADDRESS	9011 S Sam Houston Pkwy W #100	3028 Wilson Rd	5201 George McVay Dr Ste I&J	200 S Ben Jordan St
CITY/STATE/ZIP	Missouri City, TX 77489	Harlingen, TX 78552	McAllen, TX 78503	Victoria, Texas 77901
PHONE	713-797-8900	956-428-4509	956-451-5470	361-578-5241
FAX	713-797-8920			361-576-0811
CONTACT	Annette Riley	Chad Ufland	Omar Rodriguez	Warren Heilker
#		Proposed	Proposed	Proposed
Mid-Valley Campus				
1	Building E Base Bid Amount	\$ 581,343.00	\$ 541,207.75	\$ 577,300.00
2	Building F Base Bid Amount	\$ 388,629.00	\$ 294,331.67	\$ 353,000.00
3	Building G Base Bid Amount	\$ 1,137,172.00	\$ 1,057,817.14	\$ 1,223,000.00
4	Begin Work Within	175 Days/Equipment ETA 23-25 Weeks	10 Working Days	10 Working Days
5	Completion of Work Within	98 Days After Equipment Delivery	186 Calendar Days	365 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 2,107,144.00	\$ 1,893,356.56	\$ 2,153,300.00
TOTAL EVALUATION POINTS		89.34	94.81	****
RANKING		2	1	****

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

****The vendors did not submit the required forms, therefore not evaluated.

**SOUTH TEXAS COLLEGE
HVAC REPLACEMENT PHASE I - MID VALLEY CAMPUS
PROJECT NO. 24-25-1031
EVALUATION SUMMARY**

VENDOR		Central Air and Heating Services, LLC.		Johnson Controls, Inc.	
ADDRESS		3028 Wilson Rd		5201 George McVay Dr Ste I&J	
CITY/STATE/ZIP		Harlingen, TX 78552		McAllen, TX 78503	
PHONE		956-428-4509		956-451-5470	
CONTACT		Chad Ufland		Omar Rodriguez	
1	The Respondent's price proposal. (up to 45 points)	40.43	40.43	45	45
		40.43		45	
		40.43		45	
		40.43		45	
		40.43		45	
		40.43		45	
2	The Respondent's experience and reputation (up to 10 points)	10	9	10	8.91
		9		9.5	
		10		9	
		9		9	
		8		8	
		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	10	8.58	10	8.66
		8		9	
		9		8	
		8.5		9	
		8		8	
		8		8	
4	The Respondent's safety record. (up to 5 points)	5	4.5	5	4.33
		4.5		4.5	
		5		5	
		4.5		4.5	
		4		4	
		4		3	
5	The Respondent's proposed personnel. (up to 8 points)	8	7.41	6	6.91
		7.5		7.5	
		8		7	
		7		7	
		7		7	
		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	8	7.41	8	7.5
		7.5		7.5	
		8		8	
		7		7.5	
		7		7	
		7		7	

**SOUTH TEXAS COLLEGE
HVAC REPLACEMENT PHASE I - MID VALLEY CAMPUS
PROJECT NO. 24-25-1031
EVALUATION SUMMARY**

VENDOR		Central Air and Heating Services, LLC.		Johnson Controls, Inc.	
7	The Respondent's organization and approach to the project. (up to 6 points)	6	5.41	6	5.5
		5		5.5	
		6		6	
		5.5		5.5	
		5		5	
		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	5.6	5.6	7	7
		5.6		7	
		5.6		7	
		5.6		7	
		5.6		7	
		5.6		7	
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 point)	1	1	1	1
		1		1	
		1		1	
		1		1	
		1		1	
		1		1	
TOTAL EVALUATION POINTS		89.34		94.81	
RANKING		2		1	

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

Project Fact Sheet
1/6/2025

Project Name: DW - HVAC Replacements Phase I - Mid Valley Campus Building E, F, and G **Project No.** 2023-013R

	Funding Source(s): Renewal and Replacement Fund							
	Original Total Project Budget	FY23-24		FY24-25		Total Actual Expenditures To Date	Variance of Project	
		Project Budget	Actual Expenditures	Project Budget	Actual Expenditures		Budget vs. Actual Expenditures	Budget vs. Actual Expenditures
Construction:	\$ 2,300,000.00	\$ 2,300,000.00	\$ -	\$ 2,300,000.00	\$ 2,300,000.00	\$ -	\$ 2,300,000.00	\$ -
Design:	230,000.00	230,000.00	97,922.49	132,077.51	149,500.00	-	149,500.00	97,922.49
Miscellaneous:	5,000.00	5,000.00	576.76	4,423.24	4,433.00	502.12	3,930.88	1,078.88
FFE:	-	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-	-
Total:	\$ 2,535,000.00	\$ 2,535,000.00	\$ 98,499.25	\$ 2,436,500.75	\$ 2,453,933.00	\$ 502.12	\$ 2,453,430.88	\$ 99,001.37

Project Team **Board Status**

Approval to Solicit Architect/Engineer: 10/31/2023	Board Approval of Schematic Design N/A	Vendor		Contract Amount	Actual Expenditures	Variance
Architect/Engineer: Ethos		Ethos	\$ 149,500.00	\$ 97,922.49	\$ 51,577.51	
Contractor: TBD	Substantial Completion TBD	TBD	\$ 2,300,000.00	\$ (2,300,000.00)		

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 and UV lights in buildings E, F, & G at the Mid Valley 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
10/31/2023	2/27/2024	N/A	1/28/2025	3/5/2025	12/18/2025	1/29/2026	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2023-24	\$ -	\$ 97,922.49	\$ 576.76	\$ -	\$ -	\$ 98,499.25	
2024-25	\$ -	\$ -	\$ 502.12	\$ -	\$ -	\$ 502.12	
Project Total	\$ -	\$ 97,922.49	\$ 1,078.88	\$ -	\$ -	\$ 99,001.37	

Current Agenda Item

1/14/25 Facilities Committee Meeting: Review and Recommend Action on Construction Services for the HVAC Replacements Phase I - Mid Valley Campus Building E, F, and G



FPC Project Manager Martin Villarreal

FPC Asst. Director Rob Guill

FPC Director R. A. H.

ACTION ITEM XIII, Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase IV

Purpose To contract construction services for the District Wide Flooring Replacements Phase IV project.

Justification On June 22, 2021, the Board approved the priority schedule for the District Wide Flooring Replacements. Phase IV of the replacements is as follows:

Campus	Buildings & Scope	Floor / Sq. Ft.	Highest Ranked Vendor
Pecan Campus	Building C: • Carpet and VCT	15,409 sq. ft.	Diaz Floors & Interiors, Inc.
	Building H: • Carpet and VCT	18,993 sq. ft.	5 Star GC Construction
Starr County Campus	Building G: • Carpet and VCT	3,526 sq. ft.	Diaz Floors & Interiors, Inc.
Technology Campus	Building B: • Carpet	10,815 sq. ft.	Diaz Floors & Interiors, Inc.

The flooring in these buildings has been in place for approximately 15 to 27 years. Overall, the flooring has sustained considerable wear, although some areas remain in fair condition but are outdated. Additionally, some of these buildings feature two to three different types of carpeting, and the replacement would establish a cohesive color palette throughout each building. The scope of work will include the replacement of carpet and the installation of luxury vinyl tile (LVT) to replace vinyl composition tile (VCT) in the buildings as listed above.

Enclosed Documents Appendix A – RFP Solicitation Information
 Appendix B – Project Presentation
 Appendix C – Ranking and Evaluations of Respondents
 Appendix D – Fact Sheet

Funding The total District Wide Flooring Replacements Phase IV Project 2025-014R budgeted amount, including construction, design, and miscellaneous, is \$504,000.

- Construction \$500,000
- Miscellaneous 4,000
- Total \$504,000**

The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
 Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with 5 Star GC Construction for the Pecan Campus Building H in the amount of \$124,830.00, and with Diaz Floors & Interiors, Inc. for the Pecan Campus Building C in the amount of \$72,240.00, the Starr County Campus Building G in the amount of \$20,912.00, and the Technology Campus Building B in the amount of \$63,403.37, for a grand total of \$281,385.37 for the District Wide Flooring Replacements Phase IV project as presented.

Appendix A

RFP Solicitation Information

Advertised on	November 27, 2024 and December 4, 2024
RFP Responses Due	December 12, 2024
RFP Issued To	Thirty-four (34) Vendors
Responses Received From	Five (5) Responses
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B

Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



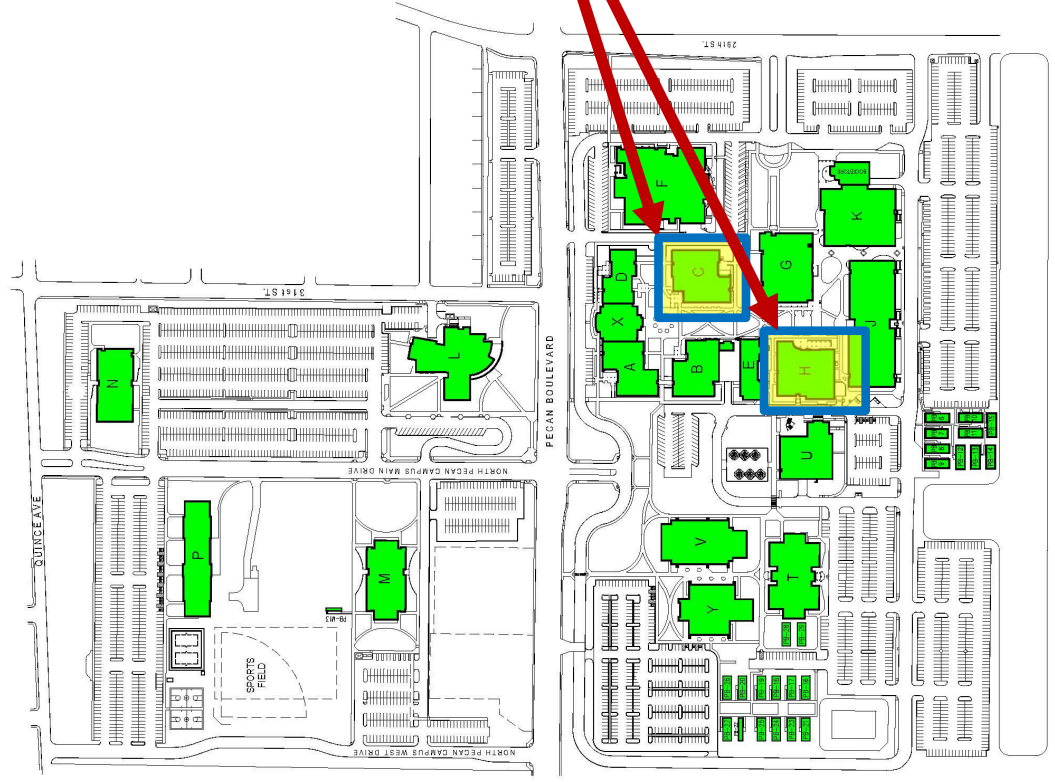
**SOUTH TEXAS
COLLEGE**

District Wide Flooring Replacement

Pecan Campus Sylvia Esterline Center for Learning Excellence Building C,
 Students Activities Center Building H,
 Starr County Student Services Building G,
 and Technology Campus Advanced Technical Careers Building B

RFP – 24-25-1037

Pecan Campus Sylvia Esterline Center for Learning Excellence Building C and Students Activities Center Building H - Project Site



PROJECT
SITE LOCATION



Pecan Campus Sylvia Esterline Center for Learning Excellence Building C

Plan View



- VCT To be replaced with carpet
- CARPET 1 to be replaced
- CARPET 2 to be replaced

Pecan Campus Students Activities Center Building H

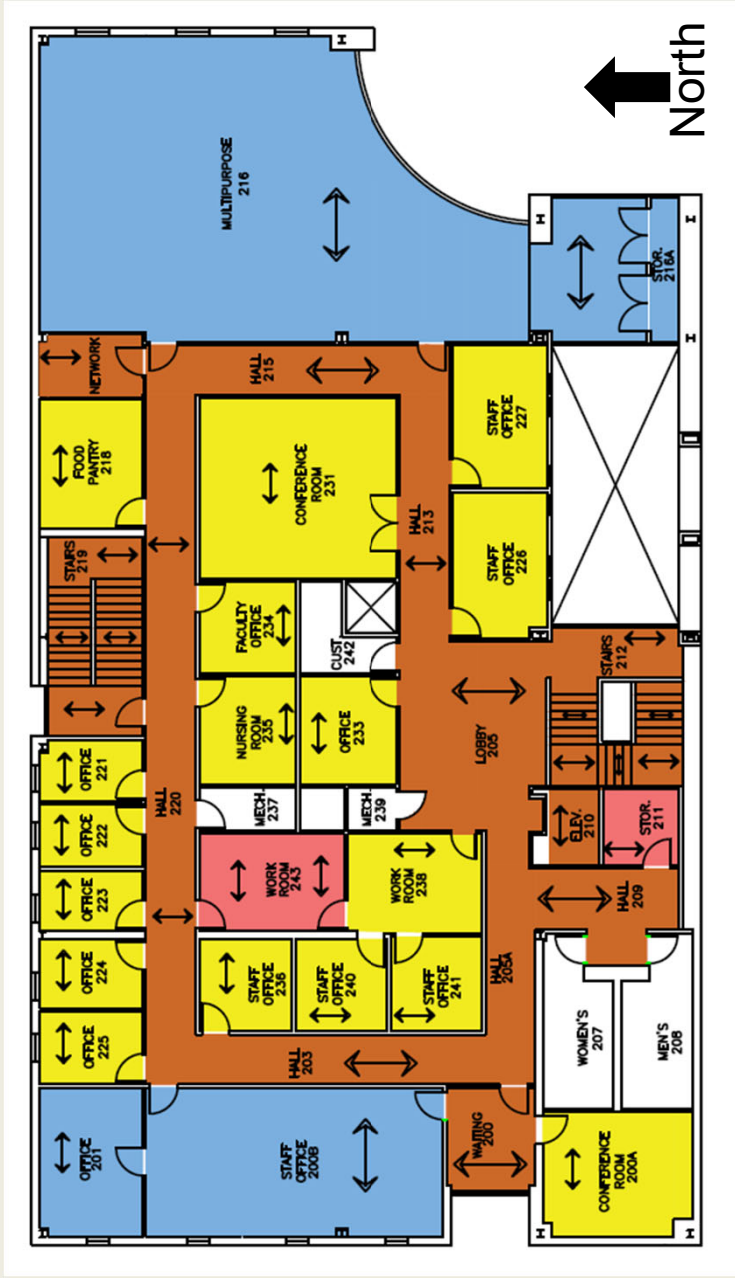
1st Floor Plan View



- VCT 1 To be replaced with LVT
- VCT 2 To be replaced with LVT
- CARPET 1 to be replaced
- CARPET 2 to be replaced

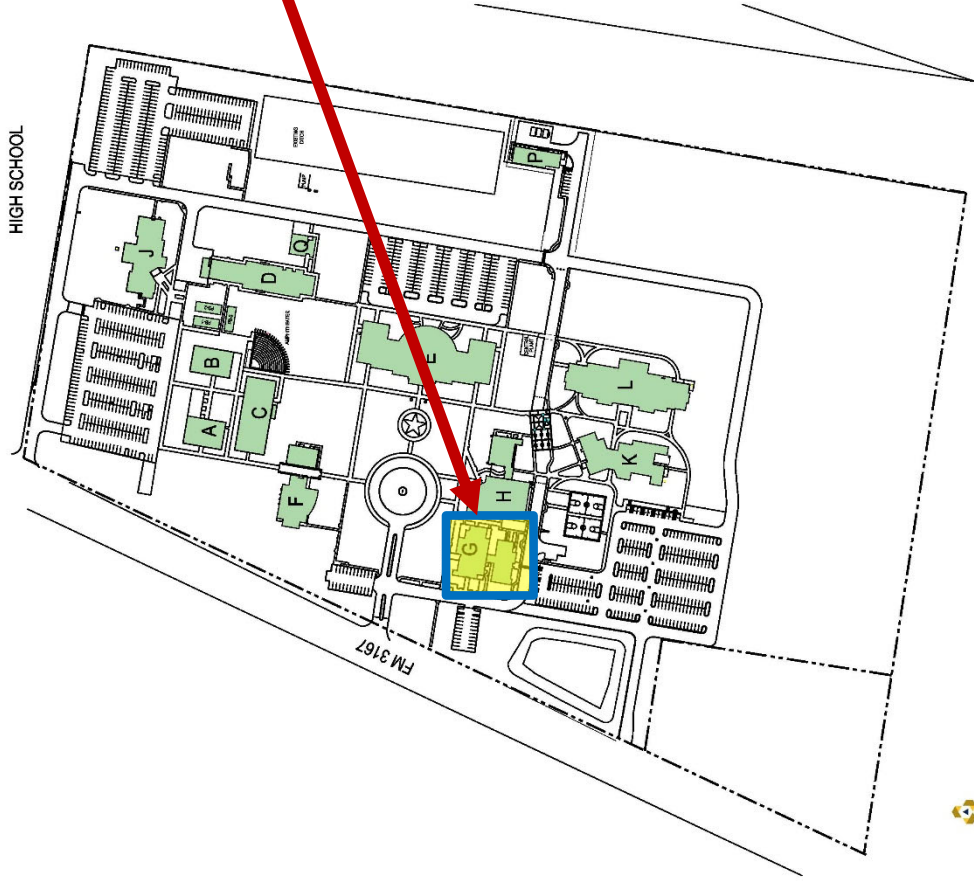
Pecan Campus Students Activities Center Building H

2nd Floor Plan View

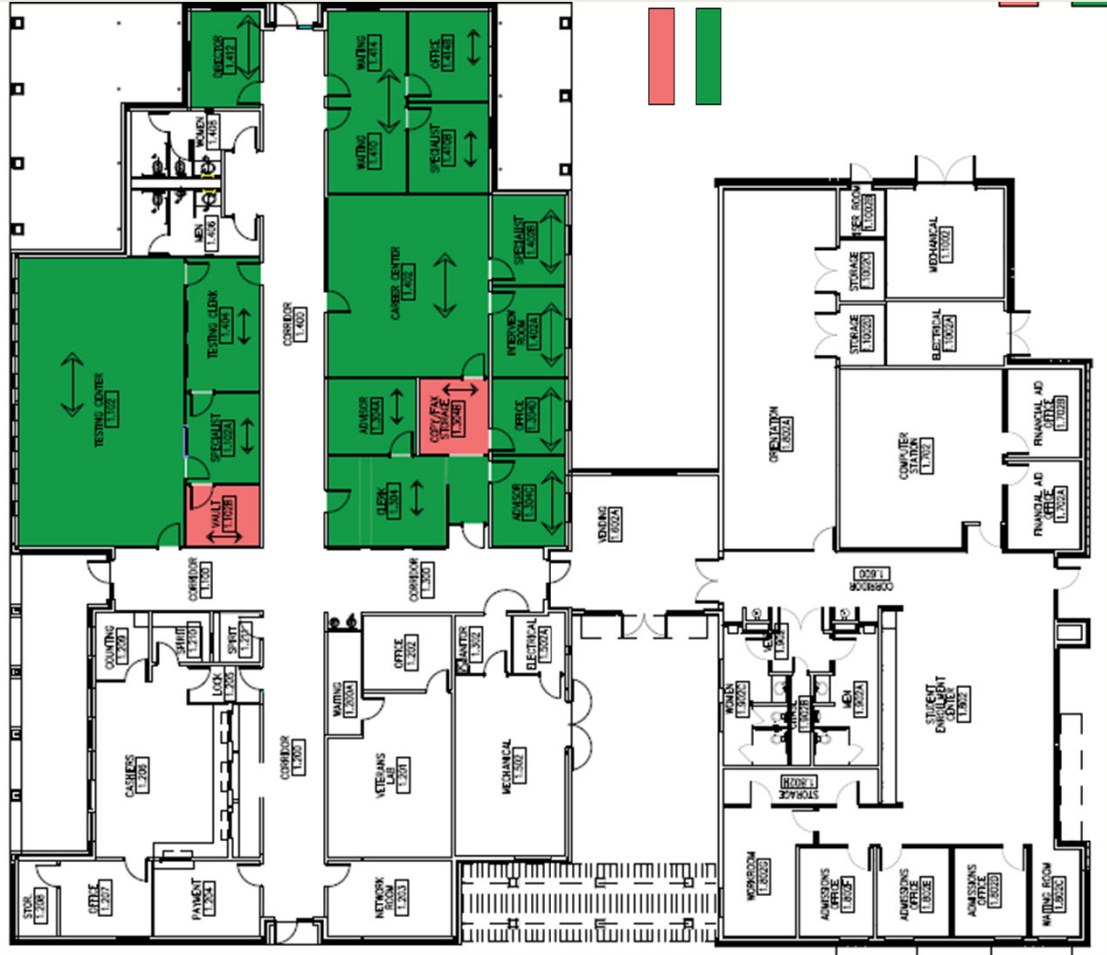


Starr County Campus Student Services Building G

Project Site



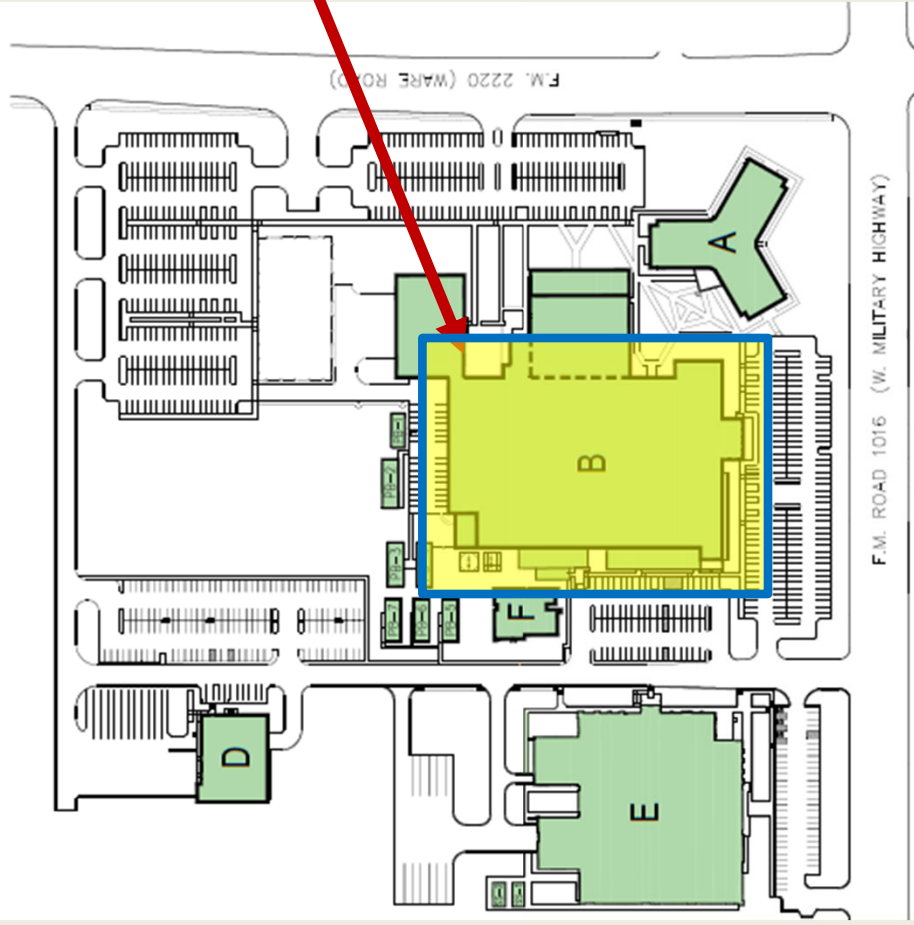
Starr County Campus Student Services Building G Plan View



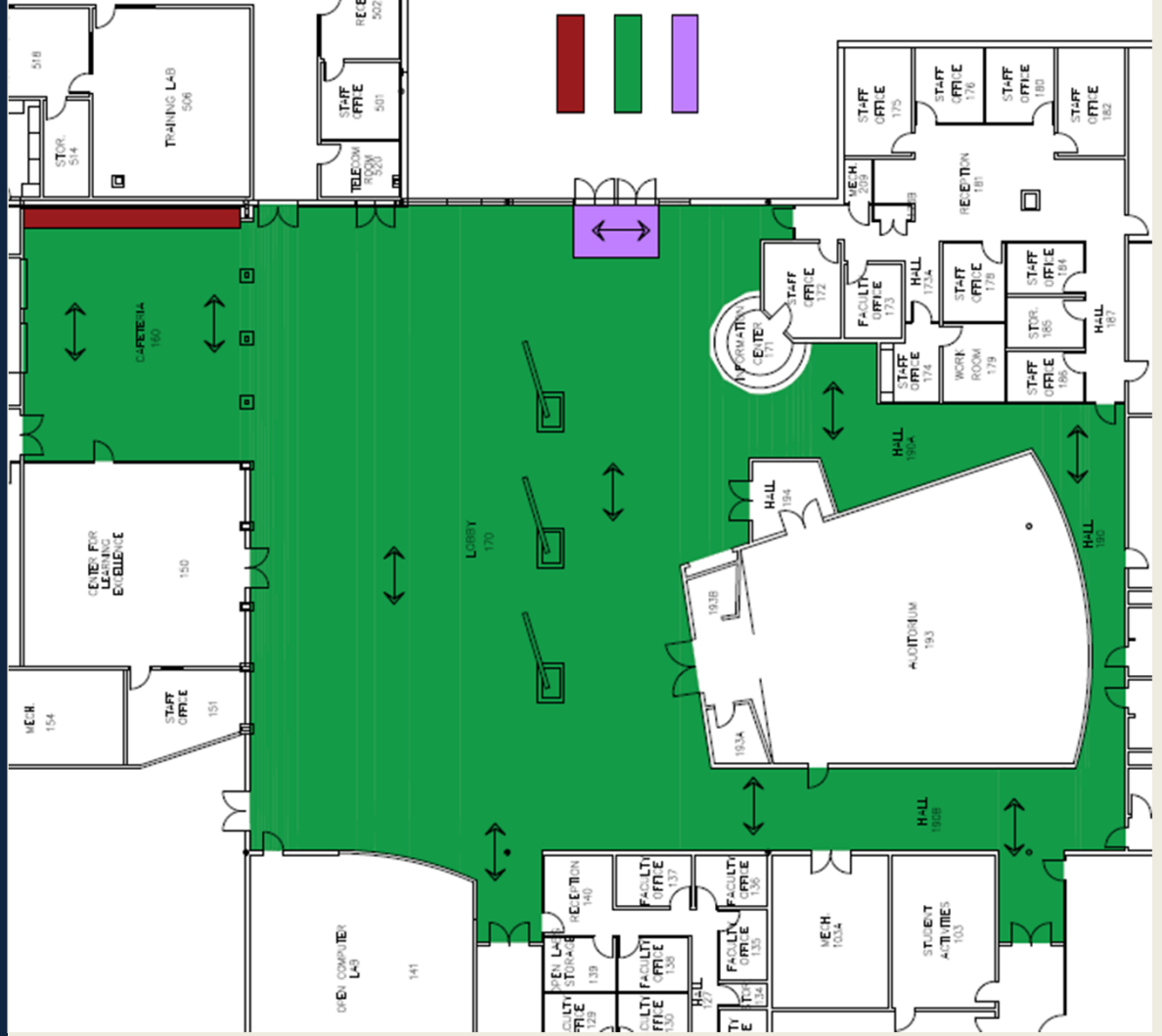
VCT to be replaced with LVT
CARPET 1 to be replaced



Technology Campus Advanced Technical Careers Building B – Project Site



Technology Campus Advanced Technical Careers Building B - Partial Plan View



- Existing Painted Concrete to remain
- CARPET 2 to be replaced
- Walk-off carpet to be replaced



District Wide Flooring Replacement Phase IV



Requested By
Renew and Replacement Fund

Scope of Work

- Replacing various existing flooring material District Wide due to flooring nearing their life expectancy.

Estimated Total Project Budget

Construction	\$ 500,000	FY2425
Miscellaneous	4,000	
Total Project Budget	\$ 504,000	

SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT - PECAN CAMPUS SILVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE BUILDING C, STUDENTS ACTIVITIES CENTER BUILDING H, STARR COUNTY CAMPUS STUDENT SERVICES BUILDING G, AND TECHNOLOGY CAMPUS ADVANCED TECHNICAL CAREERS BUILDING B
PROJECT NO. 24-25-1037

NAME	5 Star GC Construction	Calidad Construction, LLC.	Diaz Floors & Interiors, Inc.	W.E. Imhoff & Co. Inc./ dba Intertech Flooring	Ontiveros Floor Covering, LLC.	
ADDRESS	3209 Melody Lane Mission, TX 78574	7512 N 17th St McAllen, TX 78504	1205 W Polk Pharr, TX 78577	1301 Business Park Dr Ste D Mission, TX 78572	1211 S Alamo Rd Alamo, TX 78516	
PHONE	956-655-6829	956-460-3614	956-787-0056	956-584-3592	956-961-4631	
FAX	956-599-9055			956-584-2149	956-961-4632	
CONTACT	Peyton Oakley	Arturo Garza, III	Andres Diaz, Sr.	Vicente Garza	Gregory Ontiveros	
#	Description	Proposed	Proposed	Proposed	Proposed	
1	Pecan Campus Silvia Esterline Center for Learning Excellence Building C Project Total	\$ 95,703.00	\$ 129,600.00	\$ 72,240.00	\$ 113,758.00	\$ 93,100.00
	Carpet Project Amount	\$ 95,703.00	\$ 129,600.00	\$ 68,640.00	\$ 113,758.00	\$ 93,100.00
2	Begin Work Within	10 Working Days	10 Working Days	If no stock is available, carpet has a production date of 4-6 weeks from date of order placed. Once we receive carpet, we can schedule the installation with STC personnel.	21 Working Days	30 Working Days
3	Completion of Work Within	75 Calendar Days	50 Calendar Days	15-25 Calendar Days	75 Calendar Days	15 Calendar Days
TOTAL PROJECT AMOUNT		\$ 95,703.00	\$ 129,600.00	\$ 72,240.00	\$ 113,758.00	\$ 93,100.00
TOTAL EVALUATION POINTS		81.26	69.78	93.8	76.07	83.61
RANKING		3	5	1	4	2
4	Students Activities Center Building H Project Total	\$ 124,830.00	\$ 160,258.98	\$ 143,720.00	\$ 141,867.00	\$ 146,300.00
	Carpet Project Amount	\$ 88,350.00	\$ 95,459.10	\$ 65,600.00	\$ 104,040.00	\$ 91,000.00
	LVT Flooring Project Amount	\$ 36,480.00	\$ 64,799.88	\$ 74,520.00	\$ 37,827.00	\$ 55,300.00
5	Begin Work Within	10 Working Days	10 Working Days	If no stock is available, carpet has a production date of 4-6 weeks from date of order placed. Once we receive carpet, we can schedule the installation with STC personnel.	21 Working Days	30 Working Days
6	Completion of Work Within	75 Calendar Days	50 Calendar Days	30-40 Calendar Days	75 Calendar Days	30 Calendar Days
TOTAL PROJECT AMOUNT		\$ 124,830.00	\$ 160,258.98	\$ 143,720.00	\$ 141,867.00	\$ 146,300.00
TOTAL EVALUATION POINTS		92.3	79.75	87.88	87.09	87.09
RANKING		1	4	2	3	3

SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT - PECAN CAMPUS SILVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE BUILDING C, STUDENTS ACTIVITIES CENTER BUILDING H, STARR COUNTY CAMPUS STUDENT SERVICES BUILDING G, AND TECHNOLOGY CAMPUS ADVANCED TECHNICAL CAREERS BUILDING B
PROJECT NO. 24-25-1037

NAME	5 Star GC Construction	Calidad Construction, LLC.	Diaz Floors & Interiors, Inc.	W.E. Imhoff & Co. Inc./ dba Intertech Flooring	Ontiveros Floor Covering, LLC.
7 Starr County Campus Student Services Building G Project Total	\$ 31,350.00	\$ 39,286.77	\$ 20,912.00	\$ 33,531.00	\$ 32,900.00
Carpet Project Amount	\$ 28,842.00	\$ 26,850.77	\$ 16,400.00	\$ 31,253.00	\$ 28,400.00
LVT Flooring Project Amount	\$ 2,508.00	\$ 12,436.00	\$ 2,592.00	\$ 2,278.00	\$ 5,500.00
Begin Work Within	10 Working Days	10 Working Days	If no stock is available, carpet has a production date of 4-6 weeks from date of order placed. Once we receive carpet, we can schedule the installation with STC personnel.	21 Working Days	30 Working Days
9 Completion of Work Within	75 Calendar Days	40 Calendar Days	10-15 Calendar Days	75 Calendar Days	10 Calendar Days
TOTAL PROJECT AMOUNT	\$ 31,350.00	\$ 39,286.77	\$ 20,912.00	\$ 33,531.00	\$ 33,900.00
TOTAL EVALUATION POINTS	77.31	68.65	93.8	75.56	76.45
RANKING	2	5	1	4	3
<hr/>					
10 Technology Campus Advanced Technical Careers Building B Project Total	\$ 67,380.00	\$ 173,247.91	\$ 63,403.37	\$	\$ 67,800.00
Carpet Project Amount	\$ 67,830.00	\$ 107,463.44	\$ 53,008.37	\$	\$ 67,800.00
Alternate No.1: Versa Shield Moisture Barrier	\$ 31,000.00	\$ 65,784.47	\$ 9,915.00	\$	\$ 52,500.00
Begin Work Within	10 Working Days	10 Working Days	If no stock is available, carpet has a production date of 4-6 weeks from date of order placed. Once we receive carpet, we can schedule the installation with STC personnel.		30 Working Days
11 Completion of Work Within	75 Calendar Days	60 Calendar Days	10-15 Calendar Days		15 Calendar Days
TOTAL PROJECT AMOUNT	\$ 98,830.00	\$ 173,247.91	\$ 63,403.37	\$	\$ 120,300.00
TOTAL EVALUATION POINTS	76.16	61.16	93.8	47.5	72.41
RANKING	2	4	1	5	3

The Director of Purchasing has reviewed all the responses and evaluations completed.
 Note: The College included in the RFP a required project timeline beginning April 7, 2025, with a completion date no later than July 1, 2025.
 Note: Diaz Floors & Interiors, Inc. included the cover base amount in the project total instead of including it in the carpet and LVT flooring total.

**SOUTH TEXAS COLLEGE
PECAN CAMPUS SILVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE BUILDING C
PROJECT NO. 24-25-1037
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction	Calidad Construction, LLC.	Diaz Floors & Interiors, Inc.	W.E. Imhoff & Co. Inc./ dba Intertech Flooring	Ontiveros Floor Covering, LLC.
ADDRESS		3209 Melody Lane	7512 N 17th St	1205 W Polk	1301 Business Park Dr Ste D	1211 S Alamo Rd
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Pharr, TX 78577	Mission, TX 78572	Alamo, TX 78516
PHONE		956-655-6829	956-460-3614	956-787-0056	956-584-3592	956-961-4631
FAX		956-599-9055			956-584-2149	956-961-4632
CONTACT		Peyton Oakley	Arturo Garza III	Andres Diaz, Sr.	Vicente Garza	Gregory Ontiveros
1	The Respondent's price proposal. (up to 45 points)	33.96	25.08	45	28.57	34.91
		33.96	25.08	45	28.57	34.91
		33.96	25.08	45	28.57	34.91
		33.96	25.08	45	28.57	34.91
		33.96	25.08	45	28.57	34.91
2	The Respondent's experience and reputation. (up to 10 points)	8.5	7	9	9	8.5
		8	8	8.5	8	8.5
		9	8.5	9	9	8.5
		9	6	8.5	8.5	8.5
		8	8	9	9	9
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	7	8.5	8	9
		8	8	9	8	8.5
		9	8	9	9	8.5
		8	6	8	8.5	8.5
		9	7	8	9	9
4	The Respondent's safety record. (up to 5 points)	3.5	3	4	4	4.5
		4	4	4	4	4
		4.5	4	4	4.5	4.5
		4	3	4	4	4
		5	4	5	5	5
5	The Respondent's proposed personnel. (up to 8 points)	6.5	6.5	6.5	6.5	7
		7	7	7	7	7
		7	6.5	7	7	7
		7	6	7	7	7
		7	7	7	7	7
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	7	7	7	7
		7	7	7	7	7
		7	7	7.5	7.5	7
		7	7	7	7	7
		7	7	7	7	7
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4	5	5	5
		5	5	5	5	5
		5.5	5	5.5	5	5
		5.5	5	5	5	5
		5	5	6	5	5
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	7
		7	7	7	7	7
		7	7	7	7	7
		7	7	7	7	7
		7	7	7	7	7
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 point)	0	1	1	0	1
		0	1	1	0	1
		0	1	1	0	1
		0	1	1	0	1
		0	1	1	0	1
TOTAL EVALUATION POINTS		81.26	69.78	93.8	76.07	83.61
RANKING		3	5	1	4	2

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

**SOUTH TEXAS COLLEGE
PECAN STUDENT ACTIVITIES CENTER BUILDING H
PROJECT NO. 24-25-1037
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction	Calidad Construction, LLC.	Diaz Floors & Interiors, Inc.	W.E. Imhoff & Co. Inc./ dba Intertech Flooring	Ontiveros Floor Covering, LLC.				
ADDRESS		3209 Melody Lane	7512 N 17th St	1205 W Polk	1301 Business Park Dr Ste D	1211 S Alamo Rd				
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Pharr, TX 78577	Mission, TX 78572	Alamo, TX 78516				
PHONE		956-655-6829	956-460-3614	956-787-0056	956-584-3592	956-961-4631				
FAX		956-599-9055			956-584-2149	956-961-4632				
CONTACT		Peyton Oakley	Arturo Garza III	Andres Diaz, Sr.	Vicente Garza	Gregory Ontiveros				
1	The Respondent's price proposal. (up to 45 points)	45	35.05	35.05	39.08	39.08	39.59	39.59	38.39	38.39
		45	35.05	35.05	39.08	39.08	39.59	39.59	38.39	
		45	35.05	35.05	39.08	39.08	39.59	39.59	38.39	
		45	35.05	35.05	39.08	39.08	39.59	39.59	38.39	
		45	35.05	35.05	39.08	39.08	39.59	39.59	38.39	
2	The Respondent's experience and reputation. (up to 10 points)	8.5	7	7.5	9	8.8	9	8.7	8.5	8.6
		8	8	8	8.5	8.5	8	8.5	8.5	
		9	8.5	7.5	9	8.8	9	8.7	8.5	
		9	6	7.5	8.5	8.5	8.5	8.5	8.5	
		8	8	7.5	9	8.8	9	8.7	8.5	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	7	7.2	8.5	8.5	8	8.5	9	8.7
		8	8	7.2	9	8.5	8	8.5	8.5	
		9	8	7.2	9	8.5	9	8.5	8.5	
		8	6	7.2	8	8.5	8.5	8.5	8.5	
		9	7	7.2	8	8.5	9	8.5	8.5	
4	The Respondent's safety record. (up to 5 points)	3.5	3	3.6	4	4.2	4	4.3	4.5	4.4
		4	4	3.6	4	4.2	4	4.3	4	
		4.5	4	3.6	4	4.2	4.5	4.3	4.5	
		4	3	3.6	4	4.2	4	4.3	4	
		5	4	3.6	5	4.2	5	4.3	5	
5	The Respondent's proposed personnel. (up to 8 points)	6.5	6.5	6.6	6.5	6.9	6.5	6.9	7	7
		7	7	6.6	7	6.9	7	6.9	7	
		7	6.5	6.6	7	6.9	7	6.9	7	
		7	6	6.6	7	6.9	7	6.9	7	
		7	7	6.6	7	6.9	7	6.9	7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	7	7	7	7.1	7	7.1	7	7
		7	7	7	7	7.1	7	7.1	7	
		7	7	7	7.5	7.1	7.5	7.1	7	
		7	7	7	7	7.1	7	7.1	7	
		7	7	7	7	7.1	7	7.1	7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4	4.8	5	5.3	5	5	5	5
		5	5	4.8	5	5.3	5	5	5	
		5.5	5	4.8	5.5	5.3	5	5	5	
		5.5	5	4.8	5	5.3	5	5	5	
		5	5	4.8	6	5.3	5	5	5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	7	7	7	7	7
		7	7	7	7	7	7	7	7	
		7	7	7	7	7	7	7	7	
		7	7	7	7	7	7	7	7	
		7	7	7	7	7	7	7	7	
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 point)	0	1	1	1	1	0	0	1	1
		0	1	1	1	1	0	0	1	
		0	1	1	1	1	0	0	1	
		0	1	1	1	1	0	0	1	
		0	1	1	1	1	0	0	1	
TOTAL EVALUATION POINTS		92.3	79.75		87.88		87.09		87.09	
RANKING		1	4		2		3		3	

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

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS STUDENT SERVICES BUILDING G
PROJECT NO. 24-25-1037
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction	Calidad Construction, LLC.	Diaz Floors & Interiors, Inc.	W.E. Imhoff & Co. Inc./ dba Intertech Flooring	Ontiveros Floor Covering, LLC.					
ADDRESS		3209 Melody Lane	7512 N 17th St	1205 W Polk	1301 Business Park Dr Ste D	1211 S Alamo Rd					
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Pharr, TX 78577	Mission, TX 78572	Alamo, TX 78516					
PHONE		956-655-6829	956-460-3614	956-787-0056	956-584-3592	956-961-4631					
FAX		956-599-9055			956-584-2149	956-961-4632					
CONTACT		Peyton Oakley	Arturo Garza III	Andres Diaz, Sr.	Vicente Garza	Gregory Ontiveros					
1	The Respondent's price proposal. (up to 45 points)	30.01	30.01	23.95	23.95	45	45	28.06	28.06	27.75	27.75
		30.01				45				27.75	
		30.01				45				27.75	
		30.01				45				27.75	
		30.01				45				27.75	
2	The Respondent's experience and reputation. (up to 10 points)	8.5	8.5	7.5	7.5	9	8.8	9	8.7	8.5	8.6
		8				8.5				8.5	
		9				9				8.5	
		9				8.5				8.5	
		8				9				9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.5	7.2	7.2	8.5	8.5	8	8.5	9	8.7
		8				9				8.5	
		9				9				8.5	
		8				8.5				8.5	
		9				8				9	
4	The Respondent's safety record. (up to 5 points)	3.5	4.2	3.6	3.6	4	4.2	4	4.3	4.5	4.4
		4				4				4	
		4.5				4				4.5	
		4				3				4	
		5				4				5	
5	The Respondent's proposed personnel. (up to 8 points)	6.5	6.9	6.6	6.6	6.5	6.9	6.5	6.9	7	7
		7				7				7	
		7				6.5				7	
		7				6				7	
		7				7				7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	7	7	7	7	7.1	7	7.1	7	7
		7				7				7	
		7				7				7	
		7				7				7	
		7				7				7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.2	4.8	4.8	5	5.3	5	5	5	5
		5				5				5	
		5.5				5				5	
		5.5				5				5	
		5				5				6	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	7	7	7	7	7	7
		7				7				7	
		7				7				7	
		7				7				7	
		7				7				7	
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 point)	0	0	1	1	1	1	0	0	1	1
		0				1				1	
		0				1				1	
		0				1				1	
		0				1				1	
TOTAL EVALUATION POINTS		77.31	68.65	93.8	75.56	76.45					
RANKING		2	5	1	4	3					





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

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS ADVANCED TECHNICAL CAREERS BUILDING B
PROJECT NO. 24-25-1037
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction	Calidad Construction, LLC.	Diaz Floors & Interiors, Inc.	W.E. Imhoff & Co. Inc./ dba Intertech Flooring	Ontiveros Floor Covering, LLC.					
ADDRESS		3209 Melody Lane	7512 N 17th St	1205 W Polk	1301 Business Park Dr Ste D	1211 S Alamo Rd					
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Pharr, TX 78577	Mission, TX 78572	Alamo, TX 78516					
PHONE		956-655-6829	956-460-3614	956-787-0056	956-584-3592	956-961-4631					
FAX		956-599-9055			956-584-2149	956-961-4632					
CONTACT		Peyton Oakley	Arturo Garza III	Andres Diaz, Sr.	Vicente Garza	Gregory Ontiveros					
1	The Respondent's price proposal. (up to 45 points)	28.86	28.86	16.46	16.46	45	45	0	0	23.71	23.71
		28.86		16.46		45		0		23.71	
		28.86		16.46		45		0		23.71	
		28.86		16.46		45		0		23.71	
		28.86		16.46		45		0		23.71	
2	The Respondent's experience and reputation. (up to 10 points)	8.5	8.5	7	7.5	9	8.8	9	8.7	8.5	8.6
		8		8		8.5		8		8.5	
		9		8.5		9		9		8.5	
		9		6		8.5		8.5		8.5	
		8		8		9		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.5	7	7.2	8.5	8.5	8	8.5	9	8.7
		8		8		9		8		8.5	
		9		8		9		9		8.5	
		8		6		8		8.5		8.5	
		9		7		8		9		9	
4	The Respondent's safety record. (up to 5 points)	3.5	4.2	3	3.6	4	4.2	4	4.3	4.5	4.4
		4		4		4		4		4	
		4.5		4		4		4.5		4.5	
		4		3		4		4		4	
		5		4		5		5		5	
5	The Respondent's proposed personnel. (up to 8 points)	6.5	6.9	6.5	6.6	6.5	6.9	6.5	6.9	7	7
		7		7		7		7		7	
		7		6.5		7		7		7	
		7		6		7		7		7	
		7		7		7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	7	7	7	7	7.1	7	7.1	7	7
		7		7		7		7		7	
		7		7		7.5		7.5		7	
		7		7		7		7		7	
		7		7		7		7		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.2	4	4.8	5	5.3	5	5	5	5
		5		5		5		5		5	
		5.5		5		5.5		5		5	
		5.5		5		5		5		5	
		5		5		6		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	7	7	7	7	7	7
		7		7		7		7		7	
		7		7		7		7		7	
		7		7		7		7		7	
		7		7		7		7		7	
9	The impact on the ability to the district to comply with the laws and rules relating to historically underutilized business. (up to 1 point)	0	0	1	1	1	1	0	0	1	1
		0		1		1		0		1	
		0		1		1		0		1	
		0		1		1		0		1	
		0		1		1		0		1	
TOTAL EVALUATION POINTS		76.16	61.16	93.8	47.5	72.41					
RANKING		2	4	1	5	3					

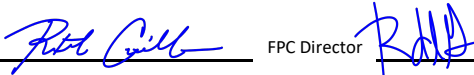
The Director of Purchasing has reviewed all the responses and evaluations completed.

Project Fact Sheet
1/6/2025

Project Name District Wide - Flooring Replacement Phase IV		Project No. 2025-014R																																					
Funding Source(s): Renewals & Replacements Fund																																							
	FY 24-25																																						
	Total	FY 24-25	Variance of	Total Actual																																			
	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures	Expenditures To Date																																			
Construction:	\$ 500,000.00	\$ 2,424.44	\$ 497,575.56	\$ 2,424.44																																			
Design:	\$ -	\$ -	\$ -	\$ -																																			
Miscellaneous:	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -																																			
FFE:	\$ -	\$ -	\$ -	\$ -																																			
Technology:	\$ -	\$ -	\$ -	\$ -																																			
Total:	\$ 504,000.00	\$ 2,424.44	\$ 501,575.56	\$ 501,575.56																																			
Project Team		Board Status																																					
Approval to Solicit : N/A	Architect/Engineer: N/A	Board Approval of Schematic Design: NA	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Location</th> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> </thead> <tbody> <tr> <td>PCN Bldg. M</td> <td>Diaz Flooring</td> <td align="right">\$ 2,424.44</td> <td align="right">\$ 2,424.44</td> <td align="right">\$ -</td> </tr> <tr> <td>MVC Bldg. G</td> <td>Terra Fuerte</td> <td align="right">\$ 37,359.20</td> <td align="right">\$ -</td> <td align="right">\$ 37,359.20</td> </tr> <tr> <td>PCN Bldg. C</td> <td></td> <td align="right">\$ -</td> <td align="right">\$ -</td> <td align="right">\$ -</td> </tr> <tr> <td>PCN Bldg. H</td> <td></td> <td align="right">\$ -</td> <td align="right">\$ -</td> <td align="right">\$ -</td> </tr> <tr> <td>STARR Bldg. G</td> <td></td> <td align="right">\$ -</td> <td align="right">\$ -</td> <td align="right">\$ -</td> </tr> <tr> <td>Tech Bldg. B</td> <td></td> <td align="right">\$ -</td> <td align="right">\$ -</td> <td align="right">\$ -</td> </tr> </tbody> </table>		Location	Vendor	Contract Amount	Actual Expenditures	Variance	PCN Bldg. M	Diaz Flooring	\$ 2,424.44	\$ 2,424.44	\$ -	MVC Bldg. G	Terra Fuerte	\$ 37,359.20	\$ -	\$ 37,359.20	PCN Bldg. C		\$ -	\$ -	\$ -	PCN Bldg. H		\$ -	\$ -	\$ -	STARR Bldg. G		\$ -	\$ -	\$ -	Tech Bldg. B		\$ -	\$ -	\$ -
Location	Vendor	Contract Amount	Actual Expenditures	Variance																																			
PCN Bldg. M	Diaz Flooring	\$ 2,424.44	\$ 2,424.44	\$ -																																			
MVC Bldg. G	Terra Fuerte	\$ 37,359.20	\$ -	\$ 37,359.20																																			
PCN Bldg. C		\$ -	\$ -	\$ -																																			
PCN Bldg. H		\$ -	\$ -	\$ -																																			
STARR Bldg. G		\$ -	\$ -	\$ -																																			
Tech Bldg. B		\$ -	\$ -	\$ -																																			
Contractor:		Substantial Completion	Board Acceptance																																				
Contractor:		Final Completion	Building G: Board Acceptance 11/12/2024																																				
STC FPC Project Manager: Kelly Nelson																																							
Project Description		Project Scope																																					
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.																																					
Projected Timeline																																							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In																																
N/A	N/A	N/A	1/28/2025	2/15/2025	8/13/2025	9/24/2025	N/A																																
Project Calendar of Expenditures by Fiscal Year																																							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																																	
2024-25	2,424.44	-	-	-	-	\$ 2,424.44																																	
Project Total	\$ 2,424.44	\$ -	\$ -	\$ -	\$ -	\$ 2,424.44																																	
Current Agenda Item																																							
01/14/2025 Facilities Committee Meeting: Recommend and approval for Construction Services Phase IV at sPecan Campus Silvia Esterline Center for Learning Excellence Building C & Students Activities Center Building H, Starr County Campus Student Services Building G, and Technology Campus Advanced Technical Careers Building B																																							
																																							
Pecan Campus Silvia Esterline Center for Learning Excellence Building C	Pecan Campus Students Activities Center Building H	Starr County Campus Student Services Building G	Technology Campus Advanced Technical Careers Building B																																				

FPC Project Manager 

FPC Asst. Director _____

FPC Director 

ACTION ITEM XIV, Review and Recommend Action on Approval of Proposed Change Order for the Mid Valley Campus Building M Automotive Lab Expansion

Purpose To approve a proposed change order for the contract construction services for the Mid Valley Campus Building M Automotive Lab Expansion project.

Justification A change order to the construction contract is needed to cover additional costs to the contractor for associated General Conditions requested by the contractor. The contractor was delayed by eighty (80) days due to underground utilities that were not installed as indicated on the plans. The architect, contractor, and College staff have negotiated and agreed on the number of days that the contractor was delayed in performing the work. The contractor’s general conditions amount is \$47,006.00. In addition, the change order authorizes garage door modifications in the amount of \$2,922.75, for a total change order amount of \$49,928.75.

The project contains a Contingency Allowance of \$37,892.76 which will be applied to the change order amount. The remaining balance of \$12,035.99 will be paid by available funds for the project and increase the contract amount.

Construction Contract Amount \$4,188,000.00
Net Effect of Change Order No. 7 to Contract Amount..... 12,035.99
Revised Construction Contract Amount \$4,200,035.99

Enclosed Documents Appendix A – Change Order #7
Appendix B – Fact Sheet

Funding The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Committee recommend Board approval of the proposed change order with Holchemont, Ltc. in the amount of \$49,928.75 and an additional eighty (80) days for the Mid Valley Campus Building M Automotive Lab Expansion project as presented.

Appendix A

Change Order #7 follows in the packet.

Appendix B

Fact Sheet follows in the packet.



AIA[®]

Document G701[®] – 2017

Change Order

PROJECT: *(Name and address)*

South Texas College
Mid-Valley Campus
Workforce Center Bldg D
Automotive, HVAC-R & Welding Lab
Expansion

CONTRACT INFORMATION:

Contract For: General Construction

Date: February 21, 2023

CHANGE ORDER INFORMATION:

Change Order Number: 007

Date: December 18, 2024

OWNER: *(Name and address)*

South Texas College
3201 Pecan Blvd
McAllen, Texas 78501

ARCHITECT: *(Name and address)*

PBK Architects, Inc.
6316 N. 10th Street, Bldg A, Ste 1
McAllen, TX 78504

CONTRACTOR: *(Name and address)*

Holchemont, LTD
900 N. Main Street
McAllen, Texas 78501

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Additional General Conditions \$47,006.00
Automotive Garage Door Modifications \$2,922.75

Contingency Balance	\$37,892.76
-Additional General Conditions	(\$37,892.76)
Contingency Balance	\$0.00
Additional General Conditions	\$9,113.24
Automotive Garage Door Modifications	\$2,922.75

The original Contract Sum was	\$ 4,188,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 4,188,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 12,035.99
The new Contract Sum including this Change Order will be	\$ 4,200,035.99

The Contract Time will be increased by eighty (80) days.
The new date of Substantial Completion will be determined in the Certificates of Substantial Completion.

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

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

PBK Architects, Inc
ARCHITECT *(Firm name)*

Holchemont, LTD
CONTRACTOR *(Firm name)*

South Texas College
OWNER *(Firm name)*

SIGNATURE

David I. Iglesias, Principal
PRINTED NAME AND TITLE

01/07/2025
DATE

SIGNATURE

Michael Montalvo, President
PRINTED NAME AND TITLE

DATE

SIGNATURE

Ricardo J. Solis, President
PRINTED NAME AND TITLE

DATE

Project Fact Sheet
1/6/2025

Project Name: MVC - Automotive Lab Building M Project No. 2022-012C

Funding Source(s): Unexpended Plant Fund

	Original Total Project Budget	*Revised Total Project Budget	FY21-22			FY22-23		
			Project Budget	Variance of Project Budget vs. Actual Expenditures		Project Budget	Variance of Project Budget vs. Actual Expenditures	
				FY 21-22 Actual Expenditures			FY 22-23 Actual Expenditures	
Construction:	\$ 700,000.00	\$ 2,045,000.00	\$ 147,000.00	\$ -	\$ 147,000.00	\$ 762,960.00	\$ 410,418.05	\$ 352,541.95
Design:	70,000.00	95,370.00	56,000.00	10,306.24	45,693.76	37,208.00	62,733.06	(25,525.06)
Miscellaneous:	17,500.00	17,500.00	5,350.00	-	5,350.00	17,500.00	23,623.27	(6,123.27)
FFE:	38,500.00	38,500.00	-	-	-	38,500.00	-	38,500.00
Technology:	59,500.00	59,500.00	-	-	-	59,500.00	-	59,500.00
Total:	\$ 885,500.00	\$ 2,255,870.00	\$ 208,350.00	\$ 10,306.24	\$ 198,043.76	\$ 915,668.00	\$ 496,774.38	\$ 418,893.62

	FY 23-24			FY 24-25			Total Actual Expenditures To Date
	Project Budget	Variance of Project Budget vs. Actual Expenditures		Project Budget	Variance of Project Budget vs. Actual Expenditures		
		FY 23-24 Actual Expenditures			FY 24-25 Actual Expenditures		
Construction:	\$ 1,330,000.00	\$ 1,513,607.00	\$ (183,607.00)				\$ 1,924,025.05
Other:		\$ 5,891.94					\$ 5,891.94
Design:	18,000.00	17,944.88	55.12				90,984.18
Miscellaneous:	5,500.00	13,146.67	(7,646.67)				36,769.94
FFE:	38,500.00	-	38,500.00				-
Technology:	59,500.00	12,739.96	46,760.04				12,739.96
Total:	\$ 1,451,500.00	\$ 1,563,330.45	\$ (105,938.51)				\$ 2,070,411.07

Project Team		Board Status						
Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design	6/28/2022	Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	PBK Architects		Substantial Completion	6/5/2024	PBK Architects	\$ 61,806.04	\$ 90,984.18	\$ (29,178.14)
Contractor:	Holchemont				Holchemont	\$ 2,045,000.00	\$ 1,924,025.05	\$ 120,974.95
STC FPC Project Manager:	Martin Villarreal	Final Completion	TBD	Board Acceptance	6/25/2024	Board Acceptance	TBD	

Project Description Expand the Automotive Program area, which is currently sharing a small space with Welding Program. Would need to accommodate large specialized equipment.

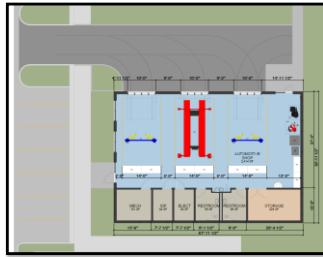
Project Scope Design and Construction of an Automotive Lab Expansion including 3 bays, storage, wash station, and eyewash. 3,468 sqft

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	6/28/2022	1/31/2023	4/10/2023	6/25/2024	1/28/2025	5/25/2024

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ 10,306.24	\$ -	\$ -	\$ -	\$ 10,306.24
2022-23	410,418.05	62,733.06	23,623.27	-	-	496,774.38
2023-24	1,513,607.00	17,944.88	13,146.67	-	12,739.96	1,557,438.51
2024-25	-	-	-	-	-	-
Project Total	\$ 1,924,025.05	\$ 90,984.18	\$ 36,769.94	\$ -	\$ 12,739.96	\$ 2,064,519.13

Current Agenda Item

1/14/25 Facilities Committee Meeting - Review and Recommend Action on Final Completion for the Mid Valley Campus Workforce Building M Automotive Lab



FPC Project Manager Martin Villarreal

FPC Asst. Director Phil Guill

FPC Director RHA

ACTION ITEM XV, Review and Recommend Action on Final Completion of the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area

Purpose To approve final completion of the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area project.

Justification On June 25, 2024, the Board of Trustees approved Substantial Completion of this project.

- Engineer: PBK Architects, Inc.
- Contractor: Holchemont, Ltd.

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 Holchemont, Ltd. The original cost approved for this project was \$954,000.

Enclosed Documents Appendix A – Current Budget Status
 Appendix B – Photos
 Appendix C – Final Completion Letter
 Appendix D – Fact Sheet

Funding The funds for Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area Project 2022-014C are available in the Unexpended Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
 Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Committee recommend Board approval of final completion and release of final payment of \$55,056.30 to Holchemont, Ltd. for the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area project as presented.

Appendix A
 Current Budget Status

Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$421,875.00	\$954,000.00	\$0	\$954,000.00	\$898,943.70	\$55,056.30

Appendix B

Photos follow in the packet.

Appendix C

Final Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

Mid Valley Campus Workforce Center Building D
HVAC-R Classroom & Covered Area



Mid Valley Campus Workforce Center Building D
HVAC-R Classroom & Covered Area



January 09, 2025

Mr. Ricardo De La Garza
Executive Director of Facilities Planning and Construction
South Texas College
Pecan Campus N-172
McAllen, Texas 78501

Re: Final Completion for the HVAC-R Lab at STC Mid-Valley Campus, Building D

Mr. De La Garza,

As of December 11, 2024, Holchemont has completed construction and has addressed all punch list items for the HVAC-R Lab at STC Mid-Valley Campus, Building D.

To the best of our knowledge the work has been performed in accordance with the Contract Documents and PBK Architects recommends final project acceptance. The close-out documentation including the as-built documents, warranties, O&M manuals have been submitted and are currently under review. PBK recommends the procuring of the Consent of Surety, and Affidavit for the Release of Liens prior to release of the final retainage payment to Holchemont.

If you have any questions or need any additional information, please don't hesitate to call me.

Sincerely,



David Iglesias, Principal
PBK Architects, Inc.

cc: file

Project Name: MVC - Workforce Building D HVAC-R Classroom & Outdoor Lab				Project No. 2022-014C			
Funding Source(s): Unexpended Plant Fund							
				FY21-22	Variance of Project	FY22-23	Variance of Project
	Original Total	*Revised Total		FY 21-22	Budget vs. Actual	FY 22-23	Budget vs. Actual
	Project Budget	Project Budget	Project Budget	Actual Expenditures	Expenditures	Actual Expenditures	Expenditures
Construction:	\$ 400,000.00	\$ 954,000.00	\$ 84,000.00	\$ -	\$ 84,000.00	\$ 337,500.00	\$ 255,909.24
Design:	40,000.00	42,187.00	32,000.00	6,690.24	25,309.76	20,368.00	35,473.44
Miscellaneous:	12,000.00	12,000.00	8,000.00	-	8,000.00	12,000.00	12,976.84
FFE:	22,000.00	22,000.00	-	-	-	22,000.00	-
Technology:	34,000.00	34,000.00	-	-	-	34,000.00	-
Total:	\$ 508,000.00	\$ 1,064,187.00	\$ 124,000.00	\$ 6,690.24	\$ 117,309.76	\$ 425,868.00	\$ 304,359.52
*Revised Project Budget based on the Construction cost amount.							
	FY 23-24		FY 24-25				
	FY 23-24	Variance of Project		FY 24-25	Variance of Project		Total Actual
	Project Budget	Budget vs. Actual		Project Budget	vs. Actual		Expenditures To
	Expenditures	Expenditures		Actual Expenditures	Expenditures		Date
Construction:	\$ 620,000.00	\$ 643,034.46	\$ -	\$ -	\$ -		\$ 898,943.70
Other:		\$ 2,024.15					2,024.15
Design:	11,000.00	10,546.47	453.53				52,710.15
Miscellaneous:	4,200.00	1,357.66	2,842.34				14,334.50
FFE:	22,000.00	-	22,000.00				-
Technology:	34,000.00	12,948.46	21,051.54				12,948.46
Total:	\$ 691,200.00	\$ 669,911.20	\$ 23,312.95	\$ -	\$ -		\$ 980,960.96
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	7/27/2021			Board Approval of Schematic Design:	6/28/2022		
Architect/Engineer:	PBK Architects			Substantial Completion:	6/5/2024		
Contractor:	Holchemont			Final Completion:	TBD		
STC FPC Project Manager:	Martin Villarreal			Board Acceptance:	6/25/2024		
				Board Acceptance:	TBD		
Project Description				Project Scope			
Add exterior space adjacent to Building D, for 5 work benches, 2 gas storage cabinets, and 1 classroom.				Design and construction of HVAC-R Classroom and Outside Covered Area for brazing instruction and equipment storage. 2,255 sqft			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	6/28/2022	1/31/2023	4/10/2023	6/25/2024	1/28/2025	5/25/2024
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 6,690.24	\$ -	\$ -		\$ 6,690.24	
2022-23	255,909.24	35,473.44	12,976.84			\$ 304,359.52	
2023-24	645,058.61	10,546.47	1,357.66		12,948.46	\$ 669,911.20	
2024-25							
Project Total	\$ 900,967.85	\$ 52,710.15	\$ 14,334.50	\$ -	\$ 12,948.46	\$ 980,960.96	
Current Agenda Item							
1/14/25 Facilities Committee Meeting - Review and Recommend Action on Final Completion for the Mid Valley Campus Workforce Building D HVAC-R Classroom and OutdoorLab							

FPC Project Manager Martin Villarreal

FPC Asst. Director Robert Guillot

FPC Director RHA

ACTION ITEM XVI, Review and Recommend Action on Final Completion of the Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation

Purpose To approve final completion of the Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation project.

Justification On July 16, 2024, the Board of Trustees approved Substantial Completion of this project.

- Engineer: PBK Architects, Inc.
- Contractor: Holchemont, Ltd.

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 Holchemont, Ltd. The original cost approved for this project was \$1,189,000.

Enclosed Documents Appendix A – Current Budget Status
 Appendix B – Photos
 Appendix C – Final Completion Letter
 Appendix D – Fact Sheet

Funding The funds for Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation Project 2022-013C are available in the Unexpended Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
 Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Committee recommend Board approval of final completion and release of final payment of \$78,230.99 to Holchemont, Ltd. for the Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation project as presented.

Appendix A
 Current Budget Status

Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$707,550.00	\$1,189,000.00	\$0	\$1,189,000.00	\$1,110,769.01	\$78,230.99

Appendix B

Photos follow in the packet.

Appendix C

Final Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

Mid Valley Campus Workforce Center Building D
Welding Expansion and Renovation



Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation



January 09, 2025

Mr. Ricardo De La Garza
Executive Director of Facilities Planning and Construction
South Texas College
Pecan Campus N-172
McAllen, Texas 78501

Re: Final Completion for the Welding Lab at STC Mid-Valley Campus, Building D

Mr. De La Garza,

As of December 11, 2024, Holchemont has completed construction and has addressed all punch list items for the Welding Lab at STC Mid-Valley Campus, Building D.

To the best of our knowledge the work has been performed in accordance with the Contract Documents and PBK Architects recommends final project acceptance. The close-out documentation including the as-built documents, warranties, O&M manuals have been submitted and are currently under review. PBK recommends the procuring of the Consent of Surety, and Affidavit for the Release of Liens prior to release of the final retainage payment to Holchemont.

If you have any questions or need any additional information, please don't hesitate to call me.

Sincerely,



David Iglesias, Principal
PBK Architects, Inc.

cc: file

Project Fact Sheet
1/6/2025

Project Name: MVC - Workforce Center Building D Welding Lab Expansion		Project No.: 2022-013C	
Funding Source(s): Unexpended Plant Fund			
	Original Total Project Budget	*Revised Total Project Budget	FY21-22 FY 21-22 Actual Expenditures
			Variance of Project Budget vs. Actual Expenditures
			FY22-23 FY 22-23 Actual Expenditures
			Variance of Project Budget vs. Actual Expenditures
Construction:	\$ 370,000.00	\$ 1,189,000.00	\$ 77,000.00 \$ - \$ 77,000.00
Design:	37,000.00	70,755.00	29,600.00 7,497.40 22,102.60
Miscellaneous:	12,000.00	12,000.00	8,000.00 - 8,000.00
FFE:	90,000.00	90,000.00	- - -
Technology:	10,000.00	10,000.00	- - -
Total:	\$ 519,000.00	\$ 1,371,755.00	\$ 114,600.00 \$ 7,497.40 \$ 107,102.60
*Revised Project Budget based on the Construction cost amount.			

	FY 23-24			FY 24-25			Total Actual Expenditures To Date
	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 773,000.00	\$ 890,721.46	\$ (117,721.46)	\$ -	\$ -	\$ -	\$ 1,110,769.01
Other:	\$ -	\$ 1,611.75	1,611.75	\$ -	\$ -	\$ -	\$ 1,611.75
Design:	13,000.00	12,555.84	444.16	-	-	-	73,547.69
Miscellaneous:	4,200.00	767.67	3,432.33	-	-	-	17,467.01
FFE:	90,000.00	-	90,000.00	-	-	-	-
Technology:	18,500.00	2,635.53	15,864.47	-	-	-	2,635.53
Total:	\$ 898,700.00	\$ 908,292.25	\$ (7,980.50)	\$ -	\$ -	\$ -	\$ 1,206,030.99

Project Team		Board Status			
Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design:	6/28/2022	Contract Vendor:	Actual Expenditures:
Architect/Engineer:	PBK Architects			PBK Architects	\$ 54,195.70
Contractor:	Holchemont	Substantial Completion:	7/2/2024	Holchemont	\$ 1,189,000.00
STC FPC Project Manager:	Martin Villarreal	Board Acceptance:	7/23/2024		\$ 73,547.69
		Final Completion:	TBD	Board Acceptance:	TBD

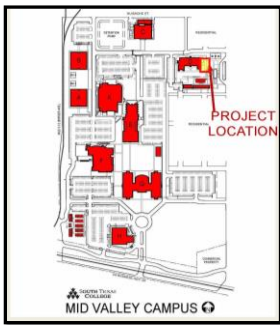
Project Description	Project Scope
Expand the Welding Labs in Building D, which currently shares a small space with Automotive Program.	Design and Construction of a Welding Lab Expansion for Additional 26 Welding Stations. 3,764 sqft

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	6/28/2022	1/31/2023	4/10/2023	7/16/2024	1/28/2025	5/25/2024

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 7,497.40	\$ -	\$ -	\$ -	\$ 7,497.40	
2022-23	220,047.55	53,494.45	16,699.34	-	-	\$ 290,241.34	
2024-25	892,333.21	12,555.84	767.67	-	2,635.53	\$ 908,292.25	
2023-25	-	-	-	-	-	\$ -	
Project Total	\$ 1,112,380.76	\$ 73,547.69	\$ 17,467.01	\$ -	\$ 2,635.53	\$ 1,206,030.99	

Current Agenda Item

1/14/25 Facilities Committee Meeting - Review and Recommend Action on Final Completion for the Mid Valley Campus Workforce Building D Welding Lab Expansion



FPC Project Manager Martin Villarreal

FPC Asst. Director Rob Gull

FPC Director R. R. R.

ACTION ITEM XVII, Review and Recommend Action on Final Completion of the Mid Valley Campus Workforce Center Building M Automotive Lab Expansion

- Purpose** To approve final completion of the Mid Valley Campus Workforce Center Building M Automotive Lab Expansion project.
- Justification** On June 25, 2024, the Board of Trustees approved Substantial Completion of this project.
- Engineer: PBK Architects, Inc.
 - Contractor: Holchemont, Ltd.
- 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 Holchemont, Ltd. The original cost approved for this project was \$2,045,000.
- Enclosed Documents** Appendix A – Current Budget Status
 Appendix B – Photos
 Appendix C – Final Completion Letter
 Appendix D – Fact Sheet
- Funding** The funds for Mid Valley Campus Workforce Center Building M Automotive Lab Expansion Project 2022-012C are available in the Unexpended Plant Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
 Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Committee recommend Board approval of final completion and release of final payment of \$120,974.95 to Holchemont, Ltd. for the Mid Valley Campus Workforce Center Building M Automotive Lab Expansion project as presented.

Appendix A
 Current Budget Status

Mid Valley Campus Workforce Center Building M Automotive Lab Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$953,700.00	\$2,045,000.00	\$0	\$2,045,000.00	\$1,924,025.05	\$120,974.95

Appendix B

Photos follow in the packet.

Appendix C

Final Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

Mid Valley Campus Workforce Center Building M Automotive Lab Expansion



Mid Valley Campus Workforce Center Building M Automotive Lab Expansion



January 09, 2025

Mr. Ricardo De La Garza
Executive Director of Facilities Planning and Construction
South Texas College
Pecan Campus N-172
McAllen, Texas 78501

Re: Final Completion for the Automotive Lab at STC Mid-Valley Campus, Building M

Mr. De La Garza,

As of December 11, 2024, Holchemont has completed construction and has addressed all punch list items for the Automotive Lab at STC Mid-Valley Campus, Building M.

To the best of our knowledge the work has been performed in accordance with the Contract Documents and PBK Architects recommends final project acceptance. The close-out documentation including the as-built documents, warranties, O&M manuals have been submitted and are currently under review. PBK recommends the procuring of the Consent of Surety, and Affidavit for the Release of Liens prior to release of the final retainage payment to Holchemont.

If you have any questions or need any additional information, please don't hesitate to call me.

Sincerely,



David Iglesias, Principal
PBK Architects, Inc.

cc: file

Project Fact Sheet
1/6/2025

Project Name: MVC - Automotive Lab Building M Project No. 2022-012C

Funding Source(s): Unexpended Plant Fund

	Original Total Project Budget	*Revised Total Project Budget	FY21-22			FY22-23		
			Project Budget	FY 21-22		Project Budget	FY 22-23	
				Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		Actual Expenditures	Variance of Project Budget vs. Actual Expenditures
Construction:	\$ 700,000.00	\$ 2,045,000.00	\$ 147,000.00	\$ -	\$ 147,000.00	\$ 762,960.00	\$ 410,418.05	\$ 352,541.95
Design:	70,000.00	95,370.00	56,000.00	10,306.24	45,693.76	37,208.00	62,733.06	(25,525.06)
Miscellaneous:	17,500.00	17,500.00	5,350.00	-	5,350.00	17,500.00	23,623.27	(6,123.27)
FFE:	38,500.00	38,500.00	-	-	-	38,500.00	-	38,500.00
Technology:	59,500.00	59,500.00	-	-	-	59,500.00	-	59,500.00
Total:	\$ 885,500.00	\$ 2,255,870.00	\$ 208,350.00	\$ 10,306.24	\$ 198,043.76	\$ 915,668.00	\$ 496,774.38	\$ 418,893.62

	FY 23-24			FY 24-25			Total Actual Expenditures To Date
	Project Budget	FY 23-24		Project Budget	FY 24-25		
		Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 1,330,000.00	\$ 1,513,607.00	\$ (183,607.00)				\$ 1,924,025.05
Other:		\$ 5,891.94					\$ 5,891.94
Design:	18,000.00	17,944.88	55.12				90,984.18
Miscellaneous:	5,500.00	13,146.67	(7,646.67)				36,769.94
FFE:	38,500.00	-	38,500.00				-
Technology:	59,500.00	12,739.96	46,760.04				12,739.96
Total:	\$ 1,451,500.00	\$ 1,563,330.45	\$ (105,938.51)				\$ 2,070,411.07

Project Team				Board Status				
Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design	6/28/2022	Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	PBK Architects		Substantial Completion	6/5/2024	PBK Architects	\$ 61,806.04	\$ 90,984.18	\$ (29,178.14)
Contractor:	Holchemont				Holchemont	\$ 2,045,000.00	\$ 1,924,025.05	\$ 120,974.95
STC FPC Project Manager:	Martin Villarreal	Final Completion	TBD	Board Acceptance	6/25/2024	Board Acceptance	TBD	

Project Description Expand the Automotive Program area, which is currently sharing a small space with Welding Program. Would need to accommodate large specialized equipment.

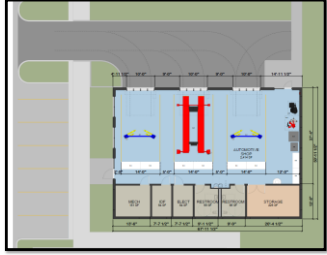
Project Scope Design and Construction of an Automotive Lab Expansion including 3 bays, storage, wash station, and eyewash. 3,468 sqft

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	6/28/2022	1/31/2023	4/10/2023	6/25/2024	1/28/2025	5/25/2024

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ 10,306.24	\$ -	\$ -	\$ -	\$ 10,306.24
2022-23	410,418.05	62,733.06	23,623.27	-	-	496,774.38
2023-24	1,513,607.00	17,944.88	13,146.67	-	12,739.96	1,557,438.51
2024-25	-	-	-	-	-	-
Project Total	\$ 1,924,025.05	\$ 90,984.18	\$ 36,769.94	\$ -	\$ 12,739.96	\$ 2,064,519.13

Current Agenda Item

1/14/25 Facilities Committee Meeting - Review and Recommend Action on Final Completion for the Mid Valley Campus Workforce Building M Automotive Lab



FPC Project Manager Martin Villarreal

FPC Asst. Director Phil Guill

FPC Director RHA

ACTION ITEM XVIII, Review and Recommend Action on Interlocal Agreement between South Texas College and McAllen Public Utility for the Water Tower Logo Replacement

Purpose	To approve an interlocal agreement for the water tower logo replacement.
Justification	The College intends to replace the South Texas College logo on the water tower at McColl Road and K Center Road in McAllen. The interlocal agreement would establish the division of responsibilities between the two entities to perform and fund the replacement.
Enclosed Documents	Appendix A – Draft of the Interlocal Agreement
Funding	The funds for water tower logo replacement are available in the Renewals & Replacements Fund for use in FY 2024 – 2025.
Staff Resource	Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services
Recommendation	Administration requests the Committee recommend Board approval of the interlocal agreement between South Texas College and McAllen Public Utility for the water tower logo replacement as presented.

Appendix A

Draft of the Interlocal Agreement follows in the packet.

STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE MCALLEN PUBLIC UTILITY AND
SOUTH TEXAS COLLEGE**

This INTERLOCAL COOPERATION AGREEMENT between, **SOUTH TEXAS COLLEGE (STC)** and **MCALLEN PUBLIC UTILITY (MPU)**, is made pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

WHEREAS, this agreement pertains to an elevated water tower located at the South Texas College Nursing Campus, south of Ridge Road, between McColl Road and K Center Road;

WHEREAS, **MPU** is the Certificate of Convenience and Necessity (CCN) holder authorizing improvements to the subject elevated water tower;

WHEREAS, **STC** is requesting the redesign of an existing logo on subject tower with an updated logo;

WHEREAS, The **STC** Board has agreed to cost participate for an amount of \$80,000 for all relevant work on the elevated water tower;

NOW, THEREFORE, in consideration of the mutual covenants expressed herein, **MPU** and **STC** agree as follows:

1. **MPU** will utilize City of McAllen's Purchasing Department to coordinate all procurement steps necessary to comply with State and City of McAllen Procurement Requirements.
2. **MPU** will be responsible for the choosing of the proper company to do the work based on the bids received.
3. **STC** will be responsible for providing the new logo design and placement of mentioned logo for the elevated water tower.
4. **STC** will provide a check to **MPU** for the amount of \$80,000 within 45 days of execution of this agreement.
5. **MPU** will commence procurement steps within 30 days of receipt of **STC's** payment of \$80,000 and new logo design.

6. **MPU** will be responsible for the inspection of the work to the elevated water tower performed pursuant to this agreement.
7. Each party agrees to conform to its own applicable laws, regulations, policies, and procedures with respect to the portion of the work under this Agreement performed by each party, to the extent that those laws, regulations, policies, and procedures will not constitute a breach of any obligation under the AFA.

EXECUTED IN DUPLICATE ORIGINALS and effective as of the _____ day of January, 2025.

South Texas College

Dr. Ricardo J. Solis, STC President

ATTEST:

BY: _____

MCALLEN PUBLIC UTILITIES

Mark A. Vega, P.E., MPU General Manager

ATTEST:

By: _____
Cynthia Salinas, Utility Board Secretary

APPROVED AS TO FORM:

By: _____
Javier Villalobos
STC Legal Counsel

CITY OF MCALLEN ATTORNEY

By: _____
Austin Stevenson

ACTION ITEM XIX, Discussion of Establishment of Yearly Goals for the Current Year and Beyond

- Purpose** Board Chair requests discussion of the identification and establishment of yearly goals that can be set for the Facilities Committee for current year and beyond.
- Justification** In November 2024, the Board of Trustees held a Board Retreat and discussed topics contributed by each of the Board Members. The Board Members each ranked the importance of the topics discussed and the top priorities were tabulated by the Board Chair. The Chairman has compiled the highest ranked topics into a list of potential goals for the current year.
- Enclosed Documents** Appendix A – Chair of the Board of Trustees Memo
- Staff Resources** Venisa Earhart, Board Relations Administrator
- Recommendation** This item is for discussion purposes only. No action is requested.

Appendix A

Chair of the Board of Trustees Memo follows in the packet.

To: STC Board Members

From: Alejo Salinas, Jr. Chair

Re: Retreat Themes Results

Date January 2, 2025

Greeting and Happy New Year. You will recall that each member was asked to submit items for discussion at the Retreat. All items submitted were discussed at the Retreat and served for much of the dialogue undertaken. Following the Retreat, the Chair tabulated the results from responses to each of the themes in order to determine the level of concern/importance of the items presented. The scores for each item were added according to the value assigned by participants. The ten items receiving the highest scores were selected to be presented to the Board for setting Goals for the current year. Scores from 18 to 15 dominated the highest levels noted. The 18 to 15 scores are presented in descending order.

I have translated the nature of the themes into potential goals for your perusal. Your review will incorporate changes, if needed, prior to presentation to the Board for approval.

Goals for the remainder of the 24-25 operating year:

To encompass the ten Themes as part of the evaluation process.

To enhance enrollment by utilizing marketing endeavors in areas of underserved populations.

To receive yearly goals from the Chief Executive Officer starting concomitant with Board approval of these goals.

To enhance the use of strategies for growing stronger community partnerships.

To develop communication portals regarding the working relationship between the Board and the Directors of the Foundation.

To acknowledge the evolving role of the Board and appropriate expectations.

To develop a Board/Foundation Directors supervisory plan for employees engaged in functions relating to the Foundation.

To participate in the initial phases of the budget development process by reviewing critical segments that impact the ultimate financial plan for yearly operations.

To review facility needs assessment of long and short range plans (3 to 5 years) and take appropriate action.

To develop and approve a management succession plan.

This discourse is an initiation for developing stronger Board engagement in collaboration with administration to move beyond present postures and norms. I suggest that we review these goals at committee meetings and move forward with Board approval.

I appreciate the trust and confidence you grant me, Colleagues!

I