

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, March 11, 2025
@ 3:30 PM
McAllen, Texas

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

- I. Approval of February 18, 2025 Facilities Committee Meeting Minutes 1 - 12
- II. Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Athletic Field Building R..... 13 - 25
- III. Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System..... 26 - 35
- IV. Review and Recommend Action on Contracting Construction Services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs 36 - 46
- V. Review and Recommend Action on Interlocal Agreement between South Texas College and McAllen Public Utility for the Water Tower Logo Replacement.... 47 - 50

ACTION ITEM I, Approval of February 18, 2025 Facilities Committee Meeting Minutes

- Purpose** The Minutes for the Facilities Committee Meeting of February 18, 2025, are presented for Committee approval.
- Enclosed Documents** Appendix A – February 18, 2025 Facilities Committee Meeting Minutes

Appendix A

February 18, 2025 Facilities Committee Meeting Minutes follows in the packet.

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, February 18, 2025, 2025 @ 3:30 PM**

MINUTES

The Facilities Committee Meeting was held on February 18, 2025 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:40 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Danny Guzman, Ms. Dalinda Gonzalez-Alcantar, and Mr. David De Los Rios.

Members absent: None

Also present: Dr. Ricardo J. Solis Ms. Mary Del Paz, Mr. Rick De La Garza, Mr. Luis Silca, Mr. Luis De La Garza, Ms. Monica Perez, Dr. Rodney Rodriguez, Ms. Gardenia Perez, Dr. Brett Millan, Dr. Anahid Petrosian, Mr. David Valdez, Dr. Margo Vargas-Ayala, Ms. Deyadira Leal, Chief Ruben Suarez, Mr. Danny Montez, Ms. Myra De La Garza, Ms. Kelly Nelson, Ms. Olivia Gomez, Dr. Matthew Hebbard, Mr. Javier Villalobos, Mr. Luis Gonzalez, Mr. E.G. Vela, Mr. Martin Villarreal, Mr. Brian Godinez with ERO, Ms. Yesenia Trevino with ERO, Mr. Robert Pruneda with ERO, and Ms. Venisa Earhart.

Approval of October 15, 2024 Facilities Committee Meeting Minutes

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

1. January 14, 2025 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the January 14, 2025 Facilities Committee Meeting as presented.

ACTION ITEM II, Review and Recommend Action on Approval of Proposed District Wide Directional Wayfinding Signage with New College Logo and Authorization to Solicit Construction Services

Purpose To approve the proposed directional wayfinding signage updates with the new College logo and solicitation of construction services for the District Wide Facility Signage and the District Wide Signage Replacement projects.

Justification The directional wayfinding signage will be updated to reflect the current logo and visual identity of the College.

College staff have prepared presentations of the proposed directional wayfinding signage and locations for review.

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

The projects consist of installing updated directional wayfinding signage district-wide.

The proposed scope of work is summarized as follows:

- Installation of new directional wayfinding signage
- Installation of updated directional wayfinding signage

Recommendation Administration requested the Facilities Committee recommend Board approval of the proposed directional wayfinding signage updates and to proceed with the solicitation of construction services for the District Wide Directional Wayfinding Signage and the District Wide Signage Replacement projects as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the proposed directional wayfinding signage updates and to proceed with the solicitation of construction services for the District Wide Directional Wayfinding Signage and the District Wide Signage Replacement projects as presented.

The motion carried.

Appendix A

Projects presentation followed in the packet.

Appendix B

Fact Sheet followed in the packet.

ACTION ITEM III, Review and Recommend Action on Approval of Proposed District Wide Entry Monument Signage with New College Logo and Authorization to Solicit Construction Services

Purpose To approve the proposed entry monument signage update with the new College logo and solicitation of construction services for the District Wide Entry Monument Signage and the District Wide Signage Replacement projects.

Justification The entry monument signage will be updated to reflect the current logo and visual identity of the College.

College staff have prepared presentations of the proposed entry monument signage for review.

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

The project consists of installing updated entry monument signage district-wide.

The proposed scope of work is summarized as follows:

- Installation of new monument signage at existing campus entries
- Installation of updated monument signage at existing campus entries

Recommendation Administration requested the Facilities Committee recommend Board approval of the proposed entry monument signage updates and to proceed with the solicitation of construction services for the District Wide Entry Monument Signage and the District Wide Signage Replacement projects as presented.

Mr. Danny Guzman requested that some signage be added to the Northside of the Mid Valley Campus because a lot of students use that entrance. Dr. Alejo Salinas asked that administration look for better locations for signage at the Mid Valey Campus. Mr. De Los Rios asked if these signs would be double-sided and Mr. David Valdez confirmed that they will be double sided. Ms. Rose Benavidez said maybe the Board could review other options for signage as well.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the proposed entry monument signage updates and to proceed with the solicitation of construction services for the District Wide Entry Monument Signage and the District Wide Signage Replacement projects as presented.

The motion carried.

Appendix A

Project presentation followed in the packet.

Appendix B

Fact Sheet followed in the packet.

ACTION ITEM IV, Review and Recommend Action on Schematic Design, Budget Increase, and Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E

Purpose To approve the schematic design, a budget increase, and solicitation of construction services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E project.

Justification Schematic design is the first phase of basic design services provided by the project design team and establishes the basis on which the project design team proceeds with design development and construction documents.

On May 28, 2024, the Board of Trustees approved contracting architectural services with ERO Architects. The architect has worked with College staff to develop a schematic design to meet the needs of the Nursing and Allied Health departments.

- Design and construction of the building to include:
 - **Instructional Spaces**
 - Telehealth & Healthcare Continuing Education Room
 - Observation Room
 - Surgical Technician Lab
 - Phlebotomy Lab
 - Dental Hygienist Lab
 - Dental Lab Sterile Area
 - Pharmacy Lab / Classroom
 - Nursing and Allied Health Skills Lab
 - Physical / Occupational Therapy Skills Lab
 - EMS Oxygen Machine Room
 - Wellness Center
 - Student Lounge
 - Storage Rooms
 - Changing Rooms
 - **Faculty and Support Spaces**
 - Lobby
 - Reception Areas
 - Faculty and Staff Offices
 - Storage Rooms
 - Multi-purpose Work Rooms
 - Conference Rooms
 - Breakrooms

- **Support Spaces**
 - Mechanical Rooms
 - Electrical Rooms
 - Information Technology (IT) Room
 - Riser Room
 - Main Distribution Frame (MDF) Room
 - Restrooms

Existing Building Square Feet: 21,966 sq. ft.

- **Conference Rooms Expansion**
 - Breakout Rooms
 - Meeting Room
 - Audio Visual (AV) / Information Technology (IT) Room
 - Storage Rooms
 - Kitchen

Conference Rooms Expansion Square Feet: 6,800 sq. ft.

The Architect's cost estimate for the project scope in the schematic design includes the 5,700 sq. ft. Conference Rooms Expansion as presented to the Board of Trustees on July 16, 2024. Since that Special Board meeting, the Conference Rooms Expansion has been increased by 1,100 sq. ft. to accommodate the requested seating capacities. The architect's updated construction estimate for the building construction is \$6,056,250. In addition, to meet the city codes, the architect has proposed additional parking of twenty-five (25) parking spaces with an estimate of \$112,802.50, for a total estimated cost of \$6,169,052.50.

The project's current construction budget is \$4,433,000. An increase to the construction budget is requested to cover the \$1,736,052.50 variance.

The revised construction budget and estimated construction cost for the project are shown below:

Owner's Original Construction Budget	\$4,433,000.00
Revised Construction Budget with Conference Room Expansion (+5,700 s.f.)	\$5,726,250.00
Updated Architect's Estimated Construction Cost (additional 1,100 s.f.)	\$6,056,250.00
Additional 25 Parking Spaces	+112,802.50
Total Updated Estimated Cost	6,169,052.50
Variance from Original Construction Budget	(\$1,736,052.50)

Recommendation Administration requested the Facilities Committee recommend Board approval of the schematic design, a construction budget increase of \$1,736,052.50, and authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E project as presented.

Mr. Danny Guzman asked how we would get the additional parking that we will need for this expansion. Ms. Yesenia Trevino with ERO responded that she has been in contact with the City of McAllen and they are working on the additional parking matter. He also asked if the Courtyard area could be used for events as well. Dr. Margo Vargas-Ayala replied that the Courtyard area will be utilized by the PTS and OTA classes so that students can learn how to safely navigate patients in an outdoor setting. Ms. Dalinas Gonzalez-Alcantar asked where the additional parking for the expansion would be located and the representatives with ERO pointed out the additional parking area that they are planning.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of the schematic design, a construction budget increase of \$1,736,052.50, and authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E project as presented.

The motion carried.

Appendix A

Schematic Design followed in the packet.

Appendix B

Fact Sheet followed in the packet.

ACTION ITEM V, Review and Action on Contracting Construction Services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2

Purpose To contract construction services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2 project.

Justification On October 29, 2024, the Board of Trustees approved the solicitation of construction services for this project.

The canopy, funded in part by a Child Care Access Means Parents In School (CCAMPIS) grant from the U.S. Department of Education, will cover the walkways that lead to Portable Building PB-L2, the stair and ramp accesses on the east and west sides of the building, and will be connected to the existing canopy.

The proposed scope of work is summarized below:

- The construction of the metal canopies to match the existing canopy

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with Calidad Construction, LLC in the amount of \$69,005 for the Mid Valley Campus Child Development Center Canopy for Portable Building L2 as presented.

Appendix A

RFP Solicitation Information

Advertised on	January 15, 2025 and January 22, 2025
RFP Responses Due	January 30, 2025
RFP Issued To	Fifty-two (52) Vendors
Responses Received From	Five (5) Responses
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval to proceed with the solicitation of architectural services for the Pecan Campus Athletic Field Building project as presented.

The motion carried.

Appendix B

Project Presentation followed in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet followed in the packet.

ACTION ITEM VI, Review and Recommend Action on Substantial Completion of the Technology Campus Welding Lab Expansion Building F

Purpose To approve substantial completion of the Technology Campus Welding Lab Expansion Building F project.

Justification College staff and the Architect visited the site and developed a construction punch list on February 5, 2025.

- Architect: EGV Architects, Inc.
- Contractor: Kimber 1985, LLC.

A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Kimber 1985, LLC. The original cost approved for this project was \$3,800,000.

Recommendation Administration requested the Committee recommend Board approval of substantial completion of the Technology Campus Welding Lab Expansion Building F project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of substantial completion of the Technology Campus Welding Lab Expansion Building F project as presented.

The motion carried.

Appendix A
 Current Budget Status

Technology Campus Welding Lab Expansion Building F					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$3,800,000.00	\$3,800,000.00	\$0	\$3,800,000.00	\$3,345,121.72	\$454,878.28

Appendix B
 Photos followed in the packet.

Appendix C
 Final Completion Letter followed in the packet.

Appendix D
 Fact Sheet followed in the packet.

ACTION ITEM VII, Review and Recommend Action on Renewal of the Facilities Usage Agreement with Mission Economic Development Corporation for the Mission Center for Education and Economic Development Office Space

Purpose To approve the renewal of the Facilities Usage Agreement with the Mission Economic Development Corporation (MEDC) for use of the Mission Center for Education and Economic Development (CEED) Office Space.

Justification Additional space will allow offering various non-credit programs aligned with entrepreneurship and business development on an off-campus site, which enhances the College’s presence in the business community.

In addition, the College will be able to showcase and promote the South Texas College Apprenticeship Center (STCAC).

The facility usage agreement allows for subsequent renewals as agreed upon by both parties. The term of the agreement would be from March 1, 2025 to February 28, 2026, at the same rate of \$950.00 per month at a total cost of \$11,400.00.

Facility	Term	Anticipated Lease Cost
MEDC CEED Office Space	3/1/25 – 2/28/26	\$11,400.00 per year

Recommendation Administration requested the Committee recommend Board approval to renew the facility usage agreement with the MEDC for use of the CEED Building Office Space for the period from March 1, 2025 through February 28, 2026, at a cost of \$11,400.00, as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval to renew the facility usage agreement with the MEDC for use of the CEED Building Office Space for the period from March 1, 2025 through February 28, 2026, at a cost of \$11,400.00, as presented.

The motion carried.

Appendix A

Proposal for the Use of the Mission Center for Entrepreneurship and Economic Development followed in the packet.

ACTION ITEM VIII, Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects

- Purpose** The Facilities Planning and Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement and renewals & replacements project currently in progress, including a categorization based on priority.
- Recommendation** This item was presented for the Committee’s information only. No action is requested.

This item was provided for information purposes only. No action was necessary.

Appendix A

Capital Improvement Projects Milestones followed in the packet.

Appendix B

Budget Report followed in the packet.

Appendix C

Capital Improvement Projects Overview followed in the packet.

Appendix D

Renewals & Replacements Projects Overview followed in the packet.

Appendix E

Outstanding Issues followed in the packet.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:57 p.m.

I certify that the foregoing are the true and correct minutes of the February 18, 2025 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

ACTION ITEM II, Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Athletic Field Building R

Purpose To contract architectural services for the Pecan Campus Athletic Field Building R 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 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 Area
- Total Square Feet: 1,560 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 Athletic Field Building R 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 contract architectural services with Negrete & Kolar Architects, LLP. for the Pecan Campus Athletic Field Building R project as presented.

Appendix A
RFQ Solicitation Information

Advertised on	February 5, 2025 and February 12, 2025
RFQ Responses Due	February 20, 2025
RFQ Issued To	Twenty -Seven Vendors
Responses Received From	Five Responses
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, Student Activities 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
Athletic Field Building
2025-001C



PECAN CAMPUS ATHLETIC FIELD BUILDING SITE PLAN



PROJECT LOCATION



PECAN CAMPUS ATHLETIC FIELD BUILDING

EXISTING PHOTO OF PROJECT LOCATION



Requested By

- Student Activities and Wellness

Scope of Work

- Athletic Field Facility (30'x52') 1,560 s.f.
 - Storage
 - Restrooms
 - Concession Area

Estimated Total Project Budget

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

**PECAN CAMPUS
ATHLETIC FIELD BUILDING
SCOPE OF WORK**



**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - ATHLETIC FIELD BUILDING
PROJECT NO. 24-25-1047**

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
ADDRESS	3301 N McColl Rd	804 Pecan Blvd	608 S 12th St	11720 North IH-35	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78504
PHONE	956-630-9494	956-443-3755	956-608-5656	512-461-8810	956-631-8327
CONTACT	Danny Boultinghouse	Ryan Duncan	Rodolfo R. Molina, Jr.	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.	Stated their design and professional services team has 25 years of experience working in education projects of various sizes and scope.	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 10	- Established in 2021 - Licensed Architect in State of California, Texas and recently in Ohio. Adjunct Instructor in the Architecture program at South Texas College.	- Established in 2000 - Principal's experience of more than 40 years - Strive to provide the same exceptional level of service to every client by providing more attentive service and responding to clients needs with thoughtful solutions.	- Offices in Austin and Edinburg - Principal has 40+ years experience - Established in 2003	- Founded in 2013 - Based in McAllen, TX - 20 years of experience - Total of 7 employees
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 they manage and coordinate a project from beginning to end, because of this they are able to use their knowledge base of Best Management Practices to the advantage of the project.	Stated that with Halff Associates 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. 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.	Stated they do not pursue projects unless it is certain to have the capabilities, talent, and personnel to produce outstanding projects on or ahead of schedule.	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.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - ATHLETIC FIELD BUILDING
PROJECT NO. 24-25-1047**

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
2.2 Prime Firm					
2.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, 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: - Rodolfo R. Molina, Jr, President - Miguel A. Garcia Jr., Production Staff - Neftali E. Cruz - Project Manager - Ruben Hernandez, Project Manager	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Staff Architect - Bruce W. Menke, Project Manager	Included resumes for the following: - Sam R. Garcia, Principal - Sergio Castillo, Production Manager - Zuri Rivera, Lead Designer - Jose Luis Rios, Jr., 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 Jaclyn Duncan.	Listed the team members for the project with the amount of time they would spend on the project. Indicated they do not "hand off" a project to a different team or personnel.	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 the two 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 2 miles from STC main campus.	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 or has not ever been involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.
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: - Halff - Chanin Engineering, LLC	Included organization chart showing prime firm and the following consultants: - MEP Engineer - DBR Engineering Consultants, Inc. - Structural Engineer - Green, Rubiano & Associates	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP - To be Determined as Required Upon Review of Project Scope - Structural	Included organizational chart showing prime firm and the following consultant: - Halff Associates - Civil/MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Trimad Consultants, LLC - Surveyor - Half Associates, Inc. - Electrical Engineer - Rioplex Engineering - Civil Engineering - Site-Work Landscape - Architectural Landscape - Green, Rubiano & Associates - Structural - Texas Fire Sprinkler Contractors, LLC - Fire Protection Engineer - Halff Associates, Inc. - Information Communication Technology Services
2.4 Representative Projects					
2.4.1 Minimum of five (5) projects firm has worked on	- UTRGV - Eurec Outdoor Lap Pool - UTRGV - Bus Canopy Project - UTRGV - School of Medicine (\$4,610,972) - UTRGV - HACRB (\$342,000) - UTRGV BROBL Employee/Student Clinic + Counseling Renovation (\$800,00)	- 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)	-El Tule Recreation Center - Edinburg (\$4,997,600M) -Robert E. Lee Elementary Renovations & New Gym Addition - Edinburg (\$543,200) - Robert Vela High School New Science Wing Addition & Renovation - Edinburg (\$9,727,637M)	- STC Nursing & Allied Health Kitchen Lab Expansion (\$180,000) - UTPA Athletic Department Field House Complex (\$16,300,000) - Edinburg Brewster Country School Cafeteria, Gym, & Classroom Building (\$10,400,000)	- Cavazos Sports Institute - Hinojosa Law Firm - KHIT Chiropractic Corporation HQ

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - ATHLETIC FIELD BUILDING
PROJECT NO. 24-25-1047**

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
2.5 References					
2.5.1 References for Three (3) projects	- UTRGV - Museum of South Texas History - City of McAllen	- Mireles Autism and Behavioral Center -Dr. Jorge Antonio Montes New Custom Pool House - Top Grade Physical Therapy New Clinic	- UTRGV - Edinburg CISD - PSJA ISD	- City of Edinburg - Edinburg CISD - Washington Alliance Capital, LLC	- City of La Joya - EB Merit Construction - KHIT Multidisiplinary 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 process that includes quality control, plan & specification reviews, construction phase quality control, schedules, and budgets.	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.	Stated they will provide STC with expedited services and deliver the project on time or ahead of schedule with fewer interruptions in production and better communication regarding standards of	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	552.40	544	530	568.80	568
RANKING	3	4	5	1	2

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - ATHLETIC FIELD BUILDING
PROJECT NO. 24-25-1047
EVALUATION SUMMARY**

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
ADDRESS	3301 N McColl Rd McAllen, TX 78501	804 Pecan Blvd Ste 113 McAllen, TX 78501	608 S 12th St McAllen, TX 78501	11720 North IH-35 Austin, TX 78753	1200 Auburn Ave Ste 280 McAllen, TX 78504
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78504
PHONE	956-630-9494	956-443-3755	956-608-5656	512-461-8810	956-631-8327
CONTACT	Danny Boultinghouse	Ryan Duncan	Rodolfo R. Molina, Jr.	David Negrete	Sam R. Garcia
2.1 Statement of Interest (up to 100 points)					
2.1.1 Statement of interest on project	90	90	90	95	100
2.1.2 Firm History including credentials	100	100	100	100	100
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	98	95	98	100	95
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	90	90	90	95	90
	100	100	100	100	100
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	100	100	100	100	100
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).	100	100	100	100	100
2.2.3 Prime Firm proximity and meeting availability	98	95	98	100	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	95	90	95	98	90
	95	95	95	95	95
				98.6	96

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - ATHLETIC FIELD BUILDING
PROJECT NO. 24-25-1047
EVALUATION SUMMARY**

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
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 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)	90	90	90	100	85
	100	100	100	100	100
	95	94	94	94.6	99.6
	90	90	90	98	95
	95	95	95	95	90
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.	80	80	90	90	80
	90	80	100	100	80
	98	95	98	95.6	95
	95	90	95	95	90
	95	95	95	100	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	50	76	100
	76	76	50	76	100
	76	76	50	50	100
	76	76	50	76	100
	76	76	50	76	100

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS - ATHLETIC FIELD BUILDING
PROJECT NO. 24-25-1047
EVALUATION SUMMARY

VENDOR	Boultinghouse Simpson Gates Architects	Duncan Architects, LLC.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.
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	100	100	100	100
	100	90	90	100	90
	98	95	98	100	95
	90	90	95	98	90
	100	100	100	100	100
TOTAL EVALUATION POINTS	552.40	544	530	568.80	568
RANKING	3	4	5	1	2

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

**Project Fact Sheet
3/6/2025**

Project Name: Pecan Campus - Athletic Field Building		Project No. 2025-001C	
Funding Source(s): Unexpended Plant Fund			
		FY 24-25	
	Original Project Budget	FY 24-25 Project Budget	Variance of Project Budget vs. 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
			Total Actual Expenditures To Date
			\$ -

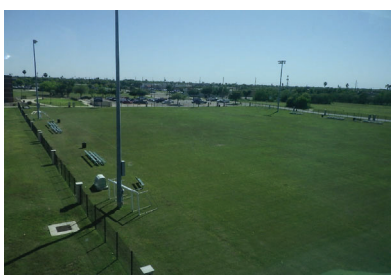
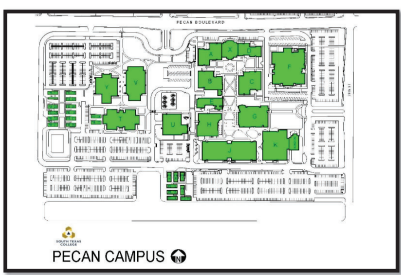
Project Team		Board Status					
Approval to Solicit Architect/Engineer:	1/28/2025	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD		TBD				\$ -
Contractor:	TBD		TBD	\$ -	\$ -	\$ -	\$ -
		Substantial Completion	TBD	Board Acceptance	TBD		

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	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
1/28/2025	3/11/2025	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

03/11/25 Facilities Committee Meeting: Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Athletic Field Building R



FPC Project Manager 

FPC Director N/A

FPC Executive Director 

ACTION ITEM III, Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System

Purpose To approve the schematic design and authorize the solicitation of construction services for the project.

Justification Schematic design is the first phase of basic design services provided by the project design team and establishes the basis on which the project design team proceeds with design development and construction documents.

On November 19, 2025, the Board of Trustees approved contracting engineering services with DBR Engineering Consultants, Inc. The engineer has worked with College staff to develop the schematic design.

Design and construction of the project to include:

- Disconnection and abandonment of existing underground piping system.
- Construction of an above-ground piping system.

Construction Budget	\$650,000
Engineer's Estimated Construction Cost	720,000
Variance from Construction Budget	(\$70,000)

Enclosed Documents Appendix A – Schematic Design
Appendix B – Fact Sheet

Funding The total Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System Project 2024-010R estimated cost, including construction, design, and miscellaneous, is \$731,250.

- Construction \$650,000
- Design 65,000
- Miscellaneous 16,250
- Total \$731,250**

The funds 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 Facilities Committee recommend Board approval of the schematic design and authorization of solicitation of construction services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System project as presented.

Appendix A

Schematic Design follows in the packet.

Appendix B

Fact Sheet follows in the packet.

PECAN CAMPUS
Physical Plant Cooling Tower Above Ground
Piping Project

SCHEMATIC DESIGN

MARCH 2025



© 2025 DBR Engineering Inc.

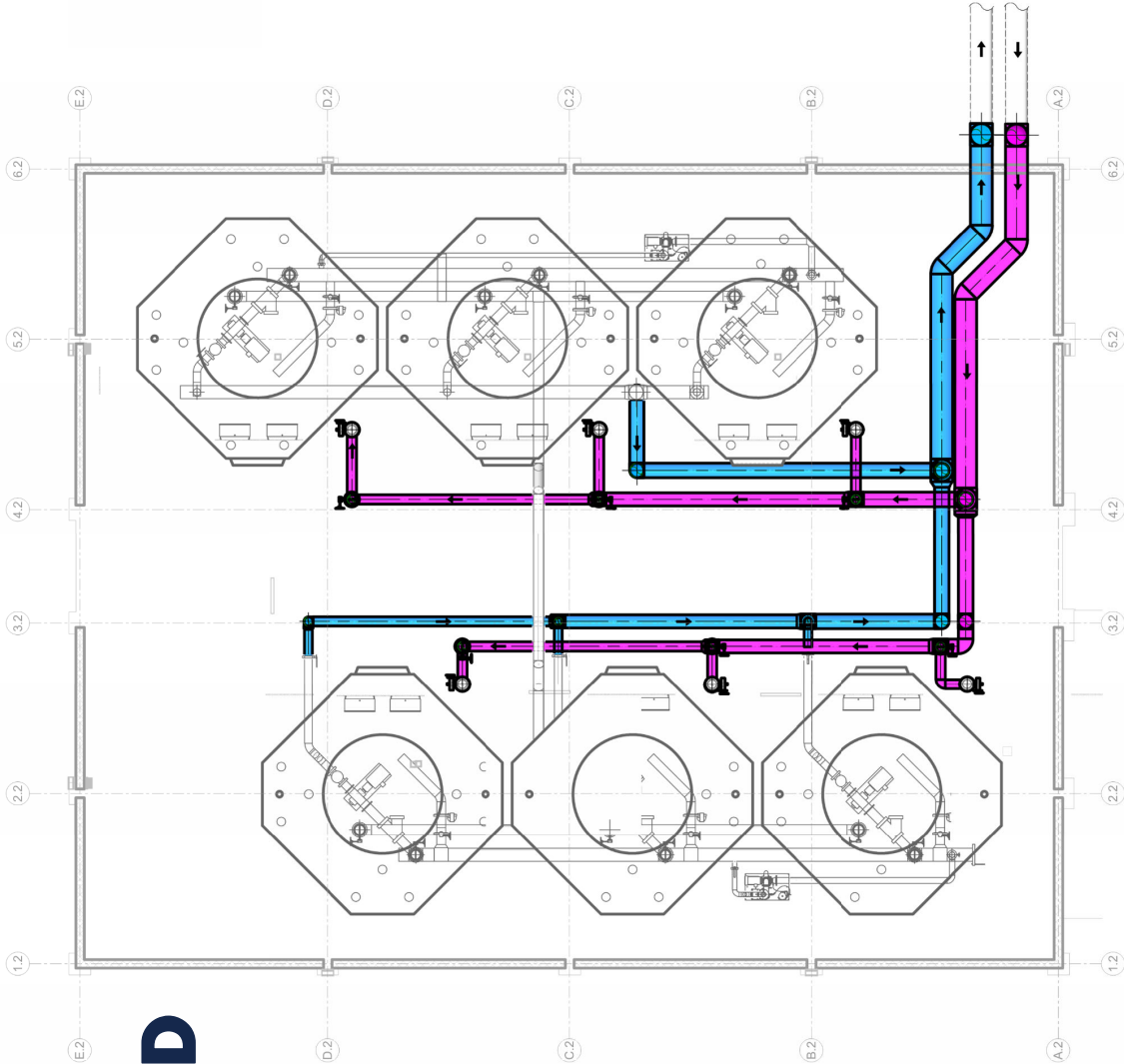


- Project Location Site Map
- Cooling Tower Yard Plan
- Isometric and Section Plan
- Project Schedule
- Project Budget

PROJECT LOCATION SITE PLAN



COOLING TOWER YARD

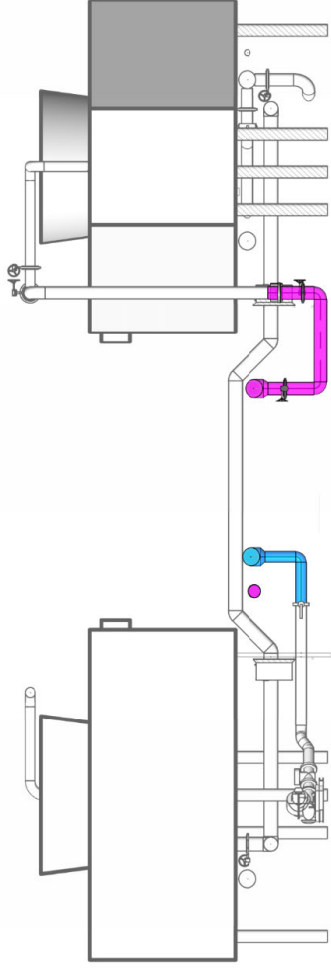
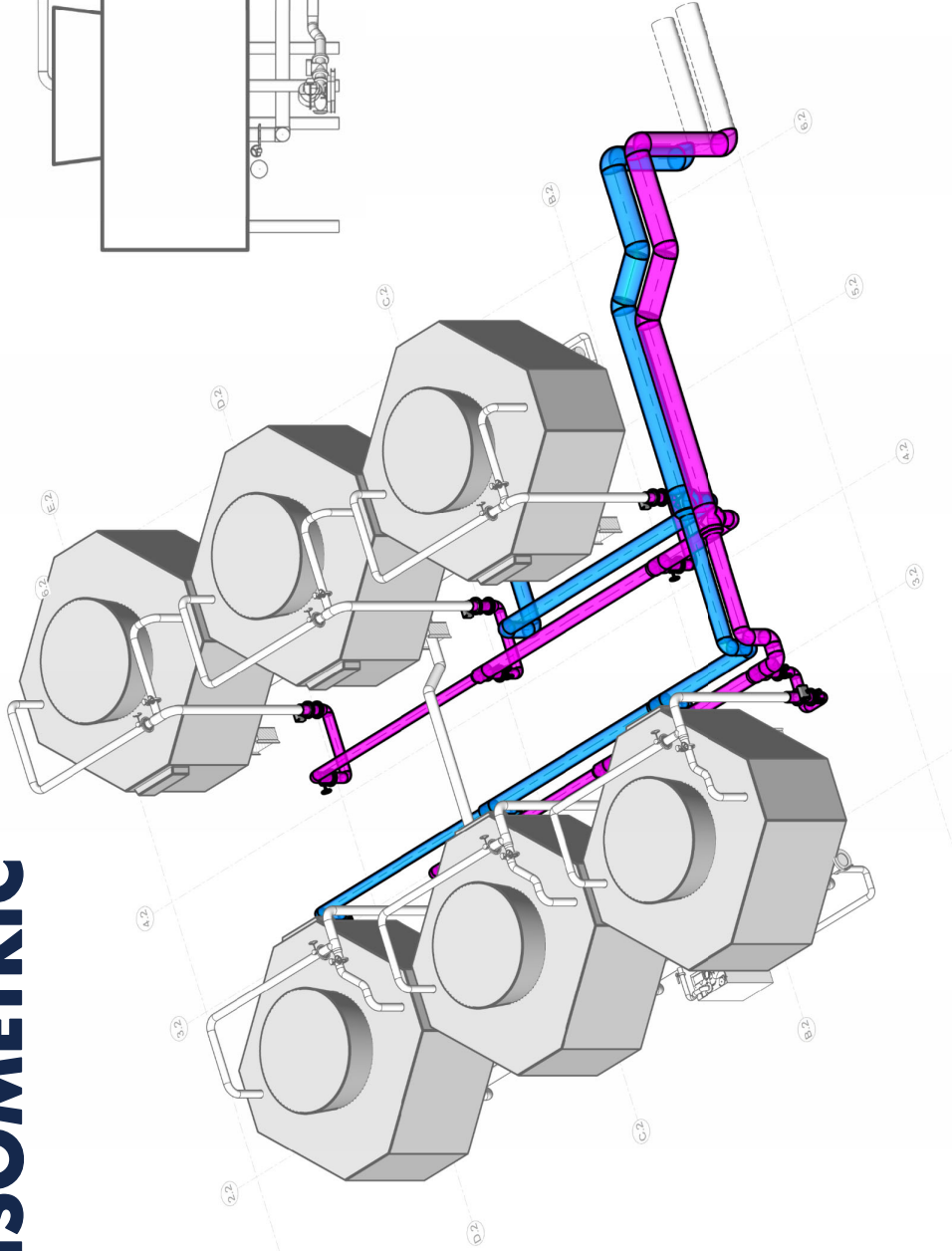


LEGEND

- EXISTING MECHANICAL
- CHILLED WATER RETURN
- CHILLED WATER SUPPLY



ISOMETRIC



SECTION

PROJECT SCHEDULE

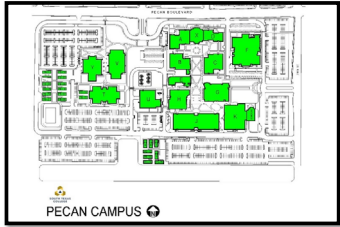

Timeline	Description
January – February	Schematic Design
February – March	Design Development & Construction Drawings
April – May	Bidding and Negotiation
6 months	Construction

PROJECT BUDGET

Budget	Probable Cost of Construction	Difference
\$650k	\$720k	\$70k



**Project Fact Sheet
3/6/2025**

Project Name: Pecan Campus - Physical Plant Building E Cooling Towers				Project No. 2025-026R															
Funding Source(s): Renewals & Replacements 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:		\$ 650,000.00	\$ 650,000.00	\$ -	\$ 650,000.00		\$ -												
Design:		65,000.00	65,000.00	-	65,000.00		-												
Miscellaneous:		16,250.00	16,250.00	521.01	15,728.99		521.01												
FFE:		-	-	-	-		-												
Technology:		-	-	-	-		-												
Total:		\$ 731,250.00	\$ 731,250.00	\$ 521.01	\$ 730,728.99		\$ 521.01												
Project Team				Board Status															
Approval to Solicit Architect/Engineer: 9/24/2024				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td align="center">Vendor</td> <td align="center">Contract Amount</td> <td align="center">Actual Expenditures</td> <td align="center">Variance</td> </tr> <tr> <td align="center">DBR</td> <td></td> <td></td> <td align="right">\$ -</td> </tr> <tr> <td align="center">TBD</td> <td align="right">\$ -</td> <td align="right">\$ -</td> <td align="right">\$ -</td> </tr> </table>				Vendor	Contract Amount	Actual Expenditures	Variance	DBR			\$ -	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																
DBR			\$ -																
TBD	\$ -	\$ -	\$ -																
Architect/Engineer: DBR Engineering																			
Contractor: TBD																			
Substantial Completion TBD				Board Acceptance TBD															
STC FPC Project Manager: Martin Villarreal				Final Completion TBD															
Project Description				Project Scope															
Design and construction of above ground piping system.				Design and construction of an above ground piping system to replace the existing underground piping system installed in 2016 as part of the expansion of the Physical Plant due to several leaks occurring underground.															
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												
9/24/2024	11/26/2024	N/A	3/25/2025	4/10/2025	8/26/2025	09/23/2025	N/A												
Project Calendar of Expenditures by Fiscal Year																			
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total													
2024-25	-	-	521.01	-	-	\$ 521.01													
Project Total	\$ -	\$ -	\$ 521.01	\$ -	\$ -	\$ 521.01													
Current Agenda Item																			
03/11/25 Facilities Committee Meeting: Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System																			
																			

FPC Project Manager Martin Villarreal

FPC Director N/A

FPC Executive Director R. H. [Signature]

ACTION ITEM IV, Review and Recommend Action on Contracting Construction Services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs

- Purpose** To contract construction services for the project.
- Justification** On January 28, 2025, the Board of Trustees approved the solicitation of construction services for this project.
- The project consists of repairing the ceiling in the atrium in Building B.
- The proposed scope of work is summarized as follows:
- Retrofitting the existing unpaintable insulation with a ceiling liner.
- 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 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 authorize contracting construction services with CCL Contracting, LLC. in the amount of \$42,800 for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project as presented.

Appendix A
RFP Solicitation Information

Advertised on	February 5, 2025 and February 12, 2025
RFP Responses Due	February 24, 2025
RFP Issued To	Forty-four (44) Vendors
Responses Received From	Four (4) 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.



TECHNOLOGY CAMPUS

Advanced Technical Careers Building B

Atrium Ceiling Repairs

2025-027R





**TECHNOLOGY CAMPUS
ADVANCED TECHNICAL CAREERS BUILDING B
ATRIUM CEILING REPAIRS**
EXISTING PHOTOS



**TECHNOLOGY CAMPUS
ADVANCED TECHNICAL CAREERS BUILDING B
ATRIUM CEILING REPAIRS
SCOPE OF WORK**



Requested By

Advanced Technical Careers

Scope of work

Retrofitting the existing unpaintable insulation with a ceiling liner.

Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS ADVANCED TECHNICAL CAREERS BUILDING B ATRIUM CEILING REPAIRS
PROJECT NO. 24-25-1046**

VENDOR NAME	AJ3 Construction, LLC.	Calidad Construction, LLC.	CCL Contracting, LLC.	CRC Development & Construction Co., LLC.
ADDRESS	2900 N Texas Blvd Ste 201	833 N Ware Rd Ste V	415 S Airport De Ste A	2016 S 45th St
CITY/STATE/ZIP	Weslaco, TX 78599	McAllen, TX 78501	Weslaco, TX 78596	McAllen, TX 78503
PHONE	956-536-8568	956-460-3614	956-492-9451	208-972-1192
FAX	956-447-2003			
CONTACT	Arturo Gonzalez	Arturo Garza, III	Austin Lackey	Carlo Cantu
#	Description	Proposed	Proposed	Proposed
1	Base Proposal	\$ 57,559.28	\$ 36,500.00	\$ 65,320.00
2	Begin Work Within	7 Working Days	7 Working Days	10 Working Days
3	Completion of Work Within	60 Calendar Days	14 Calendar Days	110 Calendar Days
Alternate 1:				
4	Painting remaining exposed infrastructure	\$ 2,942.48	\$ 6,300.00	\$ 5,000.00
5	Begin Work Within	7 Working Days	7 Working Days	
6	Completion of Work Within	45 Calendar Days	7 Calendar Days	
TOTAL PROJECT AMOUNT		\$ 60,501.76	\$ 42,800.00	\$ 70,320.00
TOTAL EVALUATION POINTS		76.54	89.40	67.62
RANKING		2	1	4

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

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS ADVANCED TECHNICAL CAREERS BUILDING B ATRIUM CEILING REPAIRS
PROJECT NO. 24-25-1046
EVALUATION SUMMARY**

	VENDOR NAME	AJ3 Construction, LLC.	Calidad Construction, LLC.	CCL Contracting, LLC.	CRC Development & Construction Co., LLC.
	ADDRESS	2900 N Texas Blvd Ste 201 Weslaco, TX 78599	833 N Ware Rd Ste V McAllen, TX 78501	415 S Airport De Ste A Weslaco, TX 78596	2016 S 45th St McAllen, TX 78503
	CITY/STATE/ZIP	Weslaco, TX 78599	McAllen, TX 78501	Weslaco, TX 78596	McAllen, TX 78503
	PHONE	956-536-8568	956-460-3614	956-492-9451	208-972-1192
	CONTACT	Arturo Gonzalez	Arturo Garza, III	Austin Lackey	Carlo Cantu
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	31.83 31.83 31.83 31.83 31.83	35.64 35.64 35.64 35.64 35.64	45 45 45 45 45	27.38 27.38 27.38 27.38 27.38
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 9 9 8 8	8 7 6 7 7	8 8 8 8 8	8 8 9 8 7
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 8 8 8	8 8 7 7 7	8 8 8 8 8	8 8 8 8 7

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS ADVANCED TECHNICAL CAREERS BUILDING B ATRIUM CEILING REPAIRS
PROJECT NO. 24-25-1046
EVALUATION SUMMARY**

VENDOR NAME	AJ3 Construction, LLC.	Calidad Construction, LLC.	CCL Contracting, LLC.	CRC Development & Construction Co., LLC.	
ADDRESS	2900 N Texas Blvd Ste 201 Weslaco, TX 78599	833 N Ware Rd Ste V McAllen, TX 78501	415 S Airport De Ste A Weslaco, TX 78596	2016 S 45th St McAllen, TX 78503	
CITY/STATE/ZIP	Weslaco, TX 78599	McAllen, TX 78501	Weslaco, TX 78596	McAllen, TX 78503	
PHONE	956-536-8568	956-460-3614	956-492-9451	208-972-1192	
CONTACT	Arturo Gonzalez	Arturo Garza, III	Austin Lackey	Carlo Cantu	
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	
	5	4	4	4	
	4	4	4	4	
	4	4	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	6	7	7	
	7.5	7	6.6	7	6.6
	6	6	6	6	6
	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	
	7	6	7	7	
	7.5	7	6.6	6	6.2
	5	6	5	5	6
	7	7	7	6	7

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS ADVANCED TECHNICAL CAREERS BUILDING B ATRIUM CEILING REPAIRS
PROJECT NO. 24-25-1046
EVALUATION SUMMARY**

VENDOR NAME		AJ3 Construction, LLC.		Calidad Construction, LLC.		CCL Contracting, LLC.		CRC Development & Construction Co., LLC.	
ADDRESS		2900 N Texas Blvd Ste 201		833 N Ware Rd Ste V		415 S Airport De Ste A		2016 S 45th St	
CITY/STATE/ZIP		Weslaco, TX 78599		McAllen, TX 78501		Weslaco, TX 78596		McAllen, TX 78503	
PHONE		956-536-8568		956-460-3614		956-492-9451		208-972-1192	
CONTACT		Arturo Gonzalez		Arturo Garza, III		Austin Lackey		Carlo Cantu	
7	The Respondent's organization and approach to the project. -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	4.6	5	4.4	5	4.4	5	5
		4		4		5		5	
		5		5		4		5	
		4		3		4		5	
		5		5		4		5	
8	The Respondent's time frame for completing the project. -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	4.71	4.71	2.91	2.91	7	7	2.04	2.04
		4.71		2.91		7		2.04	
		4.71		2.91		7		2.04	
		4.71		2.91		7		2.04	
		4.71		2.91		7		2.04	
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	1	1	1	1	0	0	0	0
		1		1		0		0	
		1		1		0		0	
		1		1		0		0	
		1		1		0		0	
TOTAL EVALUATION POINTS		76.54		75.55		89.40		67.62	
RANKING		2		3		1		4	

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

Project Fact Sheet

3/6/2025

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		FY 24-25		Variance of	
		Project Budget		Actual Expenditures		Project Budget 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		Contract Amount: \$ -	
				Vendor:		Actual Expenditures: \$ -	
						Variance: \$ -	
STC FPC Project Manager: Kelly Nelson				Substantial Completion:			
				Board Acceptance:			
				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	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
N/A	N/A	1/28/2025	3/11/2025	4/22/2025	6/24/2025	7/22/2025	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							
03/11/25 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs							
<p>Building B -Atrium</p>		<p>Technology Campus Advanced Technical Careers Building B</p>		<p>Site Plan</p>			

FPC Project Manager *Kristina* FPC Director N/A FPC Executive Director *RNA*

ACTION ITEM V, 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
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 Dr. Ramiro R. Casso Nursing and Allied Health 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 disburse the total amount of \$80,000 to MPU in two payments. The first payment of \$40,000 (50% of the total amount) will be issued within 45 days of this agreement's execution. The remaining \$40,000 (50% of the total amount) will be paid upon project completion. If the selection of a service provider and actual commencement of the project does not begin within 90 days of recipient of the initial \$40,000, the MPU shall refund the College the \$40,000 and this Agreement

will be automatically terminated, unless both parties agree to an extension of time in writing as an amendment to this Agreement.

5. **MPU** will commence procurement steps within 30 days of receipt of **STC's** payment of \$40,000 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. **NON-WAIVER OF SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed or construed as a waiver by any Party of any rights to sovereign or governmental immunity under the Constitution and laws of the State of Texas. Each Party retains all immunities and defenses provided by law with respect to any action based on this Agreement.
8. 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: _____

Benjamin Castillo
STC Legal Counsel

CITY OF MCALLEN ATTORNEY

By: _____

Austin Stevenson