

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, April 8, 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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III.	Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab Renovations.....	24 - 38
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ACTION ITEM I, Approval of March 11, 2025 Facilities Committee Meeting Minutes

Purpose The Minutes for the Facilities Committee Meeting of March 11, 2025, are presented for Committee approval.

Enclosed Documents Appendix A – March 11, 2025 Facilities Committee Meeting Minutes

Appendix A

March 11, 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, March 11, 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 3:37 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 via teleconference.

Members absent: None

Also present: Dr. Ricardo J. Solis Ms. Mary Del Paz, Mr. Rick De La Garza, Mr. Luis De La Garza, Dr. Rodney Rodriguez, Dr. Brett Millan, Dr. Anahid Petrosian, Dr. Margo Vargas-Ayala, Ms. Deyadira Leal, Chief Ruben Suarez, Mr. Danny Montez, Mr. George McCaleb, Mr. Jesus Cortez, Dr. Jesus Campos, Ms. Lynda Lopez, Mr. Luis Silva, Mr. Juan Miguel Galvan, Ms. Kelly Nelson, Mr. Javier Villalobos, Mr. Hugo Davila with DBR, Mr. Lucio Gonzalez, Dr. Carlos Margo, Ms. Claudia Olivares, Ms. Cynthia Blanco, Dr. Matt Hebbard, Ms. Olivia De La Rosa, Ms. Lorena Martinez, Mr. Martin Villarreal, Mr. Paul Hernandez, Mr. Andrew Fish , and Ms. Venisa Earhart.

Approval of February 18, 2025 Facilities Committee Meeting Minutes

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

1. February 18, 2025 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the February 18, 2025 Facilities Committee Meeting as presented.

Appendix A

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

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	<p>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.</p> <p>The project consists of constructing a building near the athletic fields.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none"> • Construction of a building adjacent to the athletic fields • Building Spaces: Storage, Restrooms, Concession Area • Total Square Feet: 1,560 sq. ft.
Enclosed Documents	<p>Appendix A – RFQ Solicitation Information</p> <p>Appendix B – Project Presentation</p> <p>Appendix C – Ranking and Evaluations of Respondents</p> <p>Appendix D – Fact Sheet</p>
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requested 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 followed in the packet.

Appendix C

Ranking and Evaluations of Respondents followed in the packet.

Appendix D

Fact Sheet followed in the packet.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommended Board approval to contract architectural services with Negrete & Kolar Architects, LLP. for the Pecan Campus Athletic Field Building R project as presented.

The motion carried.

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

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

Recommendation Administration requested 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 followed in the packet.

Appendix B

Fact Sheet followed in the packet.

Mr. Hugo Davila with DBR gave a quick presentation about the project.

Upon a motion by Mr. Danny Guzman and a second by Dr. Alejo Salinas, the Committee recommended 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.

The motion carried.

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	<p>On January 28, 2025, the Board of Trustees approved the solicitation of construction services for this project.</p> <p>The project consists of repairing the ceiling in the atrium in Building B.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none"> • Retrofitting the existing unpaintable insulation with a ceiling liner.
Enclosed Documents	<p>Appendix A – RFP Solicitation Information</p> <p>Appendix B – Project Presentation</p> <p>Appendix C – Ranking and Evaluations of Respondents</p> <p>Appendix D – Fact Sheet</p>
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requested 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 followed in the packet.

Appendix C

Ranking and Evaluations of Respondents followed in the packet.

Appendix D

Fact Sheet followed in the packet.

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

The motion carried.

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
Staff Resource	Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Recommendation	Administration requested 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 followed in the packet.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of the interlocal agreement between South Texas College and McAllen Public Utility for the water tower logo replacement as presented.

The motion carried.

ACTION ITEM II, Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Institutional Support Services Building N Expansion

Purpose	To contract architectural services for the project.												
Justification	<p>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.</p> <p>The project consists of expanding the existing Institutional Support Services Building N to provide more space for the Business Office, Purchasing, and Facilities Planning & Construction departments.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Expansion of Building N to the east and west sides of the building.• Total Expansion 10,665 sq. ft.												
Enclosed Documents	<p>Appendix A – RFQ Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet</p>												
Funding	<p>The total Project 2025-002C estimated cost, including construction, design, miscellaneous, and FFE, is \$4,991,220.</p> <p><u>Budget:</u></p> <table><tr><td>• Construction</td><td>\$3,839,400</td></tr><tr><td>• Design</td><td>383,940</td></tr><tr><td>• Miscellaneous</td><td>115,182</td></tr><tr><td>• FFE</td><td>326,349</td></tr><tr><td>• Technology</td><td>326,349</td></tr><tr><td>Total</td><td>\$4,991,220</td></tr></table> <p>The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.</p>	• Construction	\$3,839,400	• Design	383,940	• Miscellaneous	115,182	• FFE	326,349	• Technology	326,349	Total	\$4,991,220
• Construction	\$3,839,400												
• Design	383,940												
• Miscellaneous	115,182												
• FFE	326,349												
• Technology	326,349												
Total	\$4,991,220												
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>												
Recommendation	Administration requests the Facilities Committee recommend Board approval to authorize contracting architectural services with PBK												

Architects, Inc. for the Pecan Campus Institutional Support Services Building N Expansion project as presented.

Appendix A
RFQ Solicitation Information

Advertised on	February 12, 2025 and February 19, 2025
RFQ Responses Due	February 27, 2025
RFQ Issued To	Thirty- Six (36) Vendors
Responses Received From	Nine (9) 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.



PECAN CAMPUS

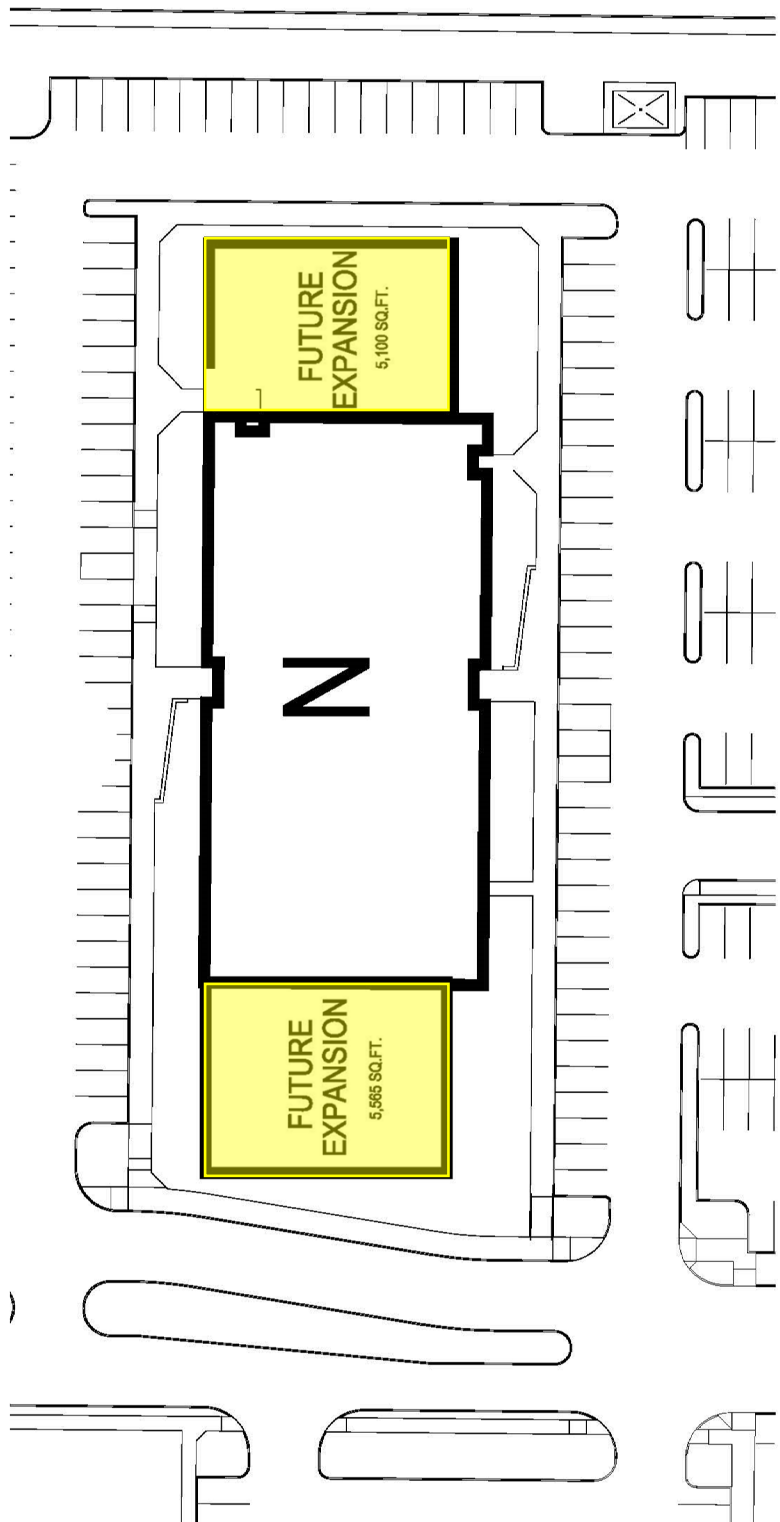
Institutional Support Services Building N
Expansion

2025-002C



SITE PLAN





PROPOSED EXPANSION





West Expansion Proposed
Project Location



West Expansion Existing
Utilities

EXISTING PHOTOS





East Expansion Proposed
Project Location



East Expansion Existing
Utilities

EXISTING PHOTOS



Requested By

Finance and Administrative Services, Business Office, Purchasing, and Facilities Planning & Construction

Scope of Work

Expansion of Pecan Institutional Support Services Building N to accommodate additional space for the Business Office, Purchasing, and Facilities Planning & Construction departments

- Total Square Feet = 10,665 sq.ft.
 - West Side Expansion 5,565 sq.ft.
 - East Side Expansion 5,100 sq.ft.
- Spaces to Include:
 - Offices
 - Conference Rooms
 - Storage Rooms
 - Workrooms
 - Restrooms
 - Building Support Rooms

Estimated Total Project Budget

Construction	\$3,839,400
Design	383,940
Miscellaneous	115,182
FFE	326,349
Technology	326,349
Total Project Budget	\$4,991,220

PROJECT SCOPE AND BUDGET



**SOUTH TEXAS COLLEGE
PECAN CAMPUS INSTITUTIONAL SUPPORT SERVICE BUILDING N EXPANSION
PROJECT NO. 24-25-1049**

VENDOR	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	goERO International, LLC. /dba ERO Architects	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Orange Made Architecture	PBK Architects, Inc.	Sam Garcia Architect, LLC.
ADDRESS	3301 N McColl Rd	701 E Expway 83 Ste 150	1314 E 22nd St	135 Paseo Del Prado Ste 58	608 S 12th St	11720 North IH-35	910 Redwood Ave Ste 10	6316 N 10th St Ste A101	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78501	Mission, TX 78572	Edinburg, TX 78539	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78504
PHONE	956-630-9494	214-528-8704	956-239-2438	956-655-4655	956-688-5656	512-461-8810	956-800-4384	210-854-0241	956-631-8327
FAX	956-630-2058	214-528-8707		956-382-6256	956-687-9289			956-829-0578	
CONTACT	Danny Boultinghouse	Andrew Evertson	Jose C. Garcia, III	Brian Godinez	Rodolfo R. Molina, Jr.	David Negrete	Carolina Civarolo	Cliff Whittingstall	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.	Focus on re-envisioning collegiate facilities. They create spaces that not only meet the College's functional needs but also inspire staff and visitors alike. Focus on maximizing natural light, integrating shared amenities, and optimizing storage utilization, we ensure spaces are both functional and pleasant to work in.	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.	Stated they have designed and provided professional services for several STC projects throughout the years. Their availability has sufficient staff and resources to support the requirements of the potential workload, even with our core team involved with other projects.	The firm stated they have over 25 years working with clients through design and construction on various education projects.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	They have extensive experience in adaptive reuse public, and commercial projects. Focus on philosophy to prioritize efficient layouts, sustainable solutions, and seamless integration with existing infrastructure, to ensure that all the expansion meets the needs of faculty and staff.	Pointed out they have completed numerous projects with the exact same program elements as this project.	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	- 41 years of experience - Headquartered in Dallas, TX -Staff of 170 employees	- 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	- Created in 2001 - Headquartered in McAllen, TX - Has completed more than 310 projects -Staff of 25 employees	- Established in 2000 - Pointed out experience in educational design. - Pointed out the 40 years experience of principal	- Offices in Austin and Edinburg - Principal has 40+ years experience - Established in 2003	- Established in 2013 - Total Staff of 9 plus 2 part-time - Over 40 yrs of experience	- Established in 2006 - Full- service office providing architectural, interior design, engineering (MEP and Civil) planning, graphics/visualization, programming, planning and facility consulting.	- Founded in 2013 - 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.	Focus on what matters. With the spanning of a period of 40 years of high quality work. The reputation and approach we take is what makes us unique.	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.	Stated their holistic approach to each project is what sets them apart in their industry. Their clients are strategic partners during each phase of a project, whether feasibility, assessment, programming, design or construction.	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 DBR and Chanin Engineering as our design team members, we collectively have decades of experience completing successful educational setting projects throughout Texas.	Pointed out the teams has a vast amount of experience designing commercial, and financial institutions.	Pointed out they have an extensive background in small to large renovation projects. Worked on over 2,200 renovation projects, which represents over 70% of their project experience.	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.	Indicated their availability and commitment to the project. Stated that they will not change the team involved with the project until completed.	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.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple times. They will collaborative from start to finish, first seeking and then solving problems as they progress through the project.	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.	Confirmed the availability of the team on being there for the duration of any project that may come available through STC.	Indicated their team fully commits the necessary time and resources for the successful completion of the project.	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
PECAN CAMPUS INSTITUTIONAL SUPPORT SERVICE BUILDING N EXPANSION
PROJECT NO. 24-25-1049**

VENDOR	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	goERO International, LLC. /dba ERO Architects	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Orange Made Architecture	PBK Architects, Inc.	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: - Andrew Evertson, Project Principal -Chris Sano, Project Designer - Carmen Madden, Project Manager - Andres Vela, Project Architect - Lenda Sturdivant - Interior Designer	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	Included resumes for the following staff: -Yesenia Tijerina, Assoc. AIA -Octavio Cantu, Jr., Design Lead - Juan J. Cantu, AIA, NCARB, LEED AP BD+C - Roberto Pruneda, RID, NCIDQ	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, Project Architect - Bruce W. Menke, Project Manager - Jason T. George, Architect/ Project Manager	Included resumes for the following staff: - Carolina Civarolo, AIA LEED AP - Erick Darbo Diaz, AIA - Eliazar Rodriguez, Production Team Leader - Luis Mauro Murillo, Project Manager - Pedro Alan Correa, Project Manager	Included resumes for the following staff: - Cliff Whittingstall - Principal-in-Charge - David Iglesias, Associate Principal - Elissa Villarreal, Senior Associate, Assistant Project Manager - Jose A. Castorena, Project Architect - Juan Dominguez, Architectural Production - Scott Adams, Senior Principal/ Design Lead - Joaquin Abrego, Principal, HIED Interior Design Lead - Brent Lummus, Cost Estimator - Jessica Brehm, Principal, Quality Assurance/Quality Control	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 and assignments within firm are shown and the percentage of time they will dedicate.	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority and assignments within firm are shown in an organization chart.	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.	Lines of authority and assignments within firm are shown and the percentage of time they will dedicate.	Lines of authority are indicated in an organization chart.	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.	Stated they are 10 minutes away from the STC Pecan Campus.	Indicated they are local to the RGV and is able to met and provide services immediately to STC.	Stated they are 2 miles away from the STC Pecan Campus.	Firm is located 2 miles from STC main campus.	Firm is located within 15 miles from the Pecan Campus.	Will be available and flexible to attend unscheduled meetings immediately. Close proximity to STC Pecan Campus.	Firm is located within 5 miles away from the STC and able to respond at a moments notice to any items that may arise.	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.	Indicated that the firm is not involved in any litigation.	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.	Indicated that the firm is not or has not ever been involved in any litigation.	The firm is not 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 consultant: - Halff Associates, Inc. - MEP - Chanin Engineering, LLC - Structural	Included organization chart showing prime firm and the following consultants: - JQ Infrastructure - Structural & Civil Engineering - DBR Engineering - MEP Engineering - SMR - Landscape Architect - DataCom - AV/IT/Security - Halford Busby - Cost Estimating	Included organizational chart which showed the following consultants: - CLH Engineering - Civil & Structural Engineering - VME Engineering LLC - MEP	Included organizational chart showing prime firm and the following sub-consultants: - DBR - MEP/Security/Fire Suppression - Perez Consulting Engineers - Civil Engineering & Parking/Utilities - Chanin Engineering, Structural Engineering	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP -Structural Engineer - To be Determined as Required Upon Review of Project Scope - Structural	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP - Chanin Engineering - Structural	Included organization chart showing prime firm and the following consultants: - Perez Consulting Engineers - Civil Engineer - Intelligent Engineering Services - Structural Engineer - Halff Associates - MEP & Technology	Included organizational chart showing prime firm and the following consultant: - BEAM, A PBK Company - Facilities/Building Envelope - Kubala, A PBK Company - Structural, MEP - LEAF, A PBK Company - MEPT Engineering - Edgeland, A PBK Company - Landscape	Included organizational chart showing prime firm and the following consultants: - Trimad Consultants, LLC - Surveyor, - Halff Associates, LLC - Electrical/Mechanical Engineer, - Rioplex Engineering - Civil Engineer, Site-Work Landscape - Architectural Landscape, - Green, Rubiano & Associates - Structural, Texas Fire Sprinkler Contractors, LLC - Fire Protection Engineer, - Halff Associates, Inc. - Information Communication Technology Services

SOUTH TEXAS COLLEGE
PECAN CAMPUS INSTITUTIONAL SUPPORT SERVICE BUILDING N EXPANSION
PROJECT NO. 24-25-1049

VENDOR	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	goERO International, LLC. /dba ERO Architects	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	Orange Made Architecture	PBK Architects, Inc.	Sam Garcia Architect, LLC.
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)	- South Texas College - Pecan Campus Cooper Center for Performing Arts (\$8,600,000) - Texas A&M University System - Transportation Institute State Headquarters & Research (\$15M) - Lone Star College - Westway Park Technology Center(\$7,415,900)	-La Joya ISD - Parking lot Assessments - (\$12M) -La Joya ISD - Roof Assessments (\$28.8M) - City of Mission - Speer Memorial Library & Historical Museum Roof Assessment and Recommendation (\$800,000)	- South Texas College - Regional Workforce Development Healthcare Center Building E (\$6,169,052) - South Texas College - Nursing and Allied Health Professions School Expansion (\$40,500,152) - South Texas College Continuing Education & Testing Center(\$7M)	- City of McAllen - Public Safety Building Addition & Renovation (\$3,550,000) - City of La Joya - New Public Safety Building & City Hall Renovations (\$2,292,246) - Starr County - Starr County Courthouse Annex (\$3,100,000)	- STC Nursing & Allied Health Kitchen Lab Expansion (\$180,000) - UTPA Health Sciences Center (\$1,600,000) - Dietetics Lab Renovation (\$280,000)	- Texas National Bank, McAllen, Texas (\$30M) - Little Haven PPECC, Brownsville, Texas (\$1,200,000) - Memorial Civic Center Renovation with Parks & Rec Office Addition, Pharr, Texas (\$3,500,000)	- University of Mary Hardin-Baylor II - Mabee Student Support Center & Hardy Hall Renovation and Addition (\$15,433,065) - Lee College - Student Support Renovation (\$4,533,685) - Lone Star College - Science and Health, Academic, and Music & Art Building Additions (\$19,800,000)	- Rio Bank -Hinojosa Law Firm -KHIT Chiropractic Corporation HQ
2.5 References									
2.5.1 References for five (3) projects	- UTRGV - Museum of South Texas History - City of McAllen - McAllen International Airport Terminal	- Tarleton State University - West Texas A&M University - Dallas College	- La Joya ISD - PSJA ISD - City of Mission	- City of Edinburg - Brownsville PUB - City of San Juan	- UTRGV - Edinburg CISD - PSJA ISD	- City of Edinburg - Edinburg CISD - Washington Alliance Capital, LLC	- UT Pan-American University (now UTRGV) - Texas National Bank - Freedom Bank	- Texas State Technical College - Texas A&M University - Lone Star College	- City of La Joya - EB Merit Construction - KHIT Multidisplinary 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).	Our Design Philosophy and Methodology will center on the premises that reflects the aspect of the building but focused on the colleges objectives through a collaborative process that encourages communication, understanding and consensus.	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.	Indicated they follow an established management plan that has mutually agreed on milestones throughout the schedule. Formal meetings and reviews occur at those milestones. Informally for the Owner, the Design Team meets weekly to discuss issues, advance concepts, test adherence to the plan and seek and solve problems. Provided details on their project delivery process.	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.	Strategic structured approach from collaborative engagement, phased project management, with quality assurance & control, and a seamless close-out.	Stated that it is imperative to maximize client involvement during the design phases, as decisions made early in the design phase have the greatest impact. Included the frame work for their process.	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.	Due to our firms 170 employees, we have the ability and resources to meet the demands of the college.	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.	Stated they are willing and able to expedite design services and construction administration for the project.	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 design and construction.	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.	Indicated they have the capacity, experience, and proactive management strategies necessary to meet tight timelines without compromising quality.	Stated that the McAllen office will be our primary contact, but we will also utilize our company wide staff to meet your schedule demands and project needs.	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	565.80	569.00	546.80	567.20	537.00	538.00	559.20	571.00	538.80
RANKING	4	2	6	3	9	8	5	1	7

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

SOUTH TEXAS COLLEGE
PECAN CAMPUS INSTITUTIONAL SUPPORT SERVICE BUILDING N EXPANSION
PROJECT NO. 24-25-1049
EVALUATION SUMMARY

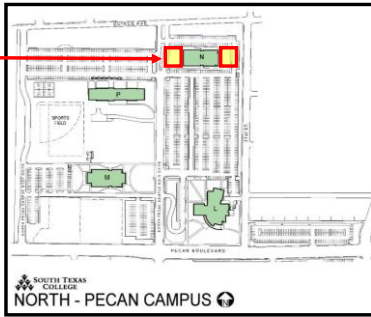
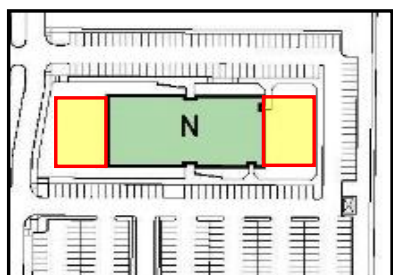
VENDOR	Boultinghouse Simpson Gates Architects		Brown Reynolds Watford Architects		CG5 Architect, LLC.		goERO International, LLC. /dba ERO Architects		Milnet Architectural Services, PLLC.		Negrete & Kolar Architects, LLP.		Orange Made Architecture		PBK Architects, Inc.		Sam Garcia Architect, LLC.	
ADDRESS	3301 N McColl Rd		701 E Expway 83 Ste 150		1314 E 22nd St		135 Paseo Del Prado Ste 58		608 S 12th St		11720 North IH-35		910 Redwood Ave Ste 10		6316 N 10th St Ste A101		1200 Auburn Ave Ste 280	
CITY/STATE/ZIP	McAllen, TX 78501		McAllen, TX 78501		Mission, TX 78572		Edinburg, TX 78539		McAllen, TX 78501		Austin, TX 78753		McAllen, TX 78501		McAllen, TX 78504		McAllen, TX 78504	
PHONE	956-630-9494		214-528-8704		956-239-2438		956-655-4655		956-688-5656		512-461-8810		956-800-4384		210-854-0241		956-631-8327	
FAX	956-630-2058		214-528-8707				956-382-6256		956-687-9289						956-829-0578			
CONTACT	Danny Boultinghouse		Andrew Everton		Jose C. Garcia, III		Brian Godinez		Rodolfo R. Molina, Jr.		David Negrete		Carolina Civarolo		Cliff Whittingstall		Sam R. Garcia	
2.1 Statement of Interest (up to 100 points)																		
2.1.1 Statement of interest on project	90	94.8	95	94.4	85	91	90	94.4	90	93.2	90	93.2	85	91.2	95	95.2	85	93.4
2.1.2 Firm History including credentials	92		92		92		91		91		92		93		91			
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	100		95		90		100		100		100		95		100		100	
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	94		94		93		94		93		93		94		94		93	
	98		96		95		96		92		92		90		94		98	
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	90	93.8	95	94.6	85	88.8	90	92.6	85	91.8	90	92.8	80	91	95	94.4	85	92.4
	92		92		91		92		91		91		92		93		91	
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		90		95		95		95		95		95		95	
2.2.3 Prime Firm proximity and meeting availability	94		94		93		94		93		93		93		94		93	
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		85		92		95		95		95		95		98	
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.	85	90.4	95	94	85	89.6	90	93.2	85	91.6	85	89.8	90	93	95	94.4	90	92.8
--Identify the consultant and provide a brief history about the consultant	92		92		91		91		90		90		92		92		90	
--Describe the consultant's proposed role in the project and its related project experience	95		95		95		95		95		95		95		95		95	
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	95		93		92		95		93		94		93		95		94	
--Provide a statement of the consultant's availability for the projects(s)	95		95		85		95		95		85		95		95		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)	85	95	85	95	85	95	95	95	85	95	95	95	95	95	95	95	95	

SOUTH TEXAS COLLEGE
PECAN CAMPUS INSTITUTIONAL SUPPORT SERVICE BUILDING N EXPANSION
PROJECT NO. 24-25-1049
EVALUATION SUMMARY

VENDOR	Boultinghouse Simpson Gates Architects		Brown Reynolds Watford Architects		CG5 Architect, LLC.		goERO International, LLC. /dba ERO Architects		Milnet Architectural Services, PLLC.		Negrete & Kolar Architects, LLP.		Orange Made Architecture		PBK Architects, Inc.		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.	90	93.4	90	92.6	80	87	85	92.6	90	91.8	85	92.2	90	92.2	85	92.6	85	91.4
	92		92		90		92		91		91		92		92		90	
	95		90		90		95		90		95		90		95		95	
	95		96		90		96		93		95		94		96		92	
	95		95		85		95		95		95		95		95		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	100	100	100	100	100	100	100	100	76	76	76	76	100	100	100	100	76	76
	100		100		100		100		76		76		100		100		76	
	100		100		100		100		76		76		100		100		76	
	100		100		100		100		76		76		100		100		76	
	100		100		100		100		76		76		100		100		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.	90	93.4	90	93.4	90	90.4	95	94.4	90	92.6	95	94	90	91.8	95	94.4	90	92.8
	92		92		90		91		90		90		91		92		90	
	95		95		95		95		95		95		90		95		95	
	95		95		92		95		92		94		93		95		93	
	95		95		85		96		96		96		95		95		96	
TOTAL EVALUATION POINTS	565.80		569.00		546.80		567.20		537.00		538.00		559.20		571.00		538.80	
RANKING	4		2		6		3		9		8		5		1		7	

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

Project Fact Sheet
4/3/2025

Project Name: Pecan Campus Institutional Support Services Building N Expansion					Project No. 2025-002C											
Funding Source(s): Unexpended Plant Fund																
		FY 24-25			FY 25-26											
	Total		FY 24-25	Variance of		FY 25-26	Variance of									
	Project Budget	Project Budget	Actual	Project Budget	Actual	Project Budget	Actual	Total Actual								
			Expenditures	vs. Actual			Expenditures	Expenditures To								
				Expenditures				Date								
Construction:	\$ 3,839,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -								
Design:	383,940.00	307,152.00			-	-	-	-								
Miscellaneous:	115,182.00	10,000.00	185.23		-	-	-	185.23								
FFE:	326,349.00				-	-	-	-								
Technology:	326,349.00				-	-	-	-								
Total:	\$ 4,991,220.00	\$ 317,152.00	\$ 185.23	\$ -	\$ -	\$ -	\$ -	\$ 185.23								
Project Team					Board Status											
Approval to Solicit Architect/Engineer: 1/28/2025 Architect/Engineer: TBD Contractor: TBD					<div style="display: flex; justify-content: space-between;"> <div> Board Approval of Schematic Design TBD Substantial Completion TBD Final Completion TBD </div> <div> Board Acceptance TBD Board Acceptance TBD </div> </div>											
										Vendor				Contract Amount	Actual Expenditures	Variance
										TBD	\$ -	\$ -	\$ -			
					TBD	\$ -	\$ -	\$ -								
					TBD	\$ -	\$ -	\$ -								
STC FPC Project Manager: Martin Villarreal																
Project Description					Project Scope											
Design and construct an expansion of the Institutional Support building N at the Pecan Campus for Business Office, Purchasing and Planning & Construction departments.					Design and construct an expansion to the west side and east side of Pecan Campus building N at a total square feet of 10,665 to include offices, conference rooms, storage rooms, workrooms, restrooms, and support services rooms.											
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									
1/28/2025	4/22/2025	6/24/2025	1/27/2026	2/10/2026	3/23/2027	4/27/2027	5/31/2027									
Project Calendar of Expenditures by Fiscal Year																
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total										
2024-25	-	-	185.23	-	-	185.23										
2025-26	-	-	-	-	-	-										
Project Total	\$ -	\$ -	\$ 185.23	\$ -	\$ -	\$ 185.23										
Current Agenda Item																
4/8/2025 Facilities Committee Meeting: Review and Recommend Action on Approval of Architectural Services for the Pecan Campus Institutional Support Services Building N Expansion																
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>PROJECT SITE</p> </div> <div style="text-align: center;">  </div> </div>																

FPC Project Manager Martin Villarreal

FPC Director NA

FPC Executive Director R. H. [Signature]

ACTION ITEM III, Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab Renovations

Purpose To approve the schematic design and 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 12, 2024, the Board of Trustees approved contracting architectural services with Boultinghouse Simpson Gates Architects. The architect has worked with College staff to develop a schematic design to meet the needs of the Nursing and Allied Health departments.

The project consists of renovating the existing Radiology lab to a Multipurpose Skills Lab for instruction, and renovating the Community Pharmacy Lab on the 3rd floor to meet American Society of Health-System Pharmacists / Accreditation Council for Pharmacy Education (ASHP/ACPE) standards for accreditation.

The proposed scope of work is summarized as follows:

- Renovation and conversion of the Radiology Lab
 - Total Renovation Space 1,278 sq. ft.
- Renovation of the Community Pharmacy Lab on 3rd Floor
 - Total Square Feet = 1,373 sq. ft.
 - Spaces to Include:
 - Large Pharmacy Lab
 - Pharmacy Prep Area
 - Pharmacy Storage

Construction Budget (Radiology Lab)	\$125,000
Construction Budget (Community Pharmacy Lab)	<u>274,600</u>
Total Construction Budget	\$399,600

Architect's Estimated Construction Cost	<u>\$482,400</u>
Variance	(\$82,800)

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

Funding

The total Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab Project 2023-003C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$161,640.

Budget:

• Construction	\$125,000
• Design	12,500
• Miscellaneous	3,500
• FFE	10,320
• Technology	10,320
Total	\$161,640

The total Nursing and Allied Health Campus East Building A Community Pharmacy Lab Renovations Project 2025-005C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$355,607.

Budget:

• Construction	\$274,600
• Design	27,460
• Miscellaneous	6,865
• FFE	23,341
• Technology	23,341
Total	\$355,607

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 schematic design and solicitation of construction services for the Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab Renovations as presented.

Appendix A

Schematic Design follows in the packet.

Appendix B

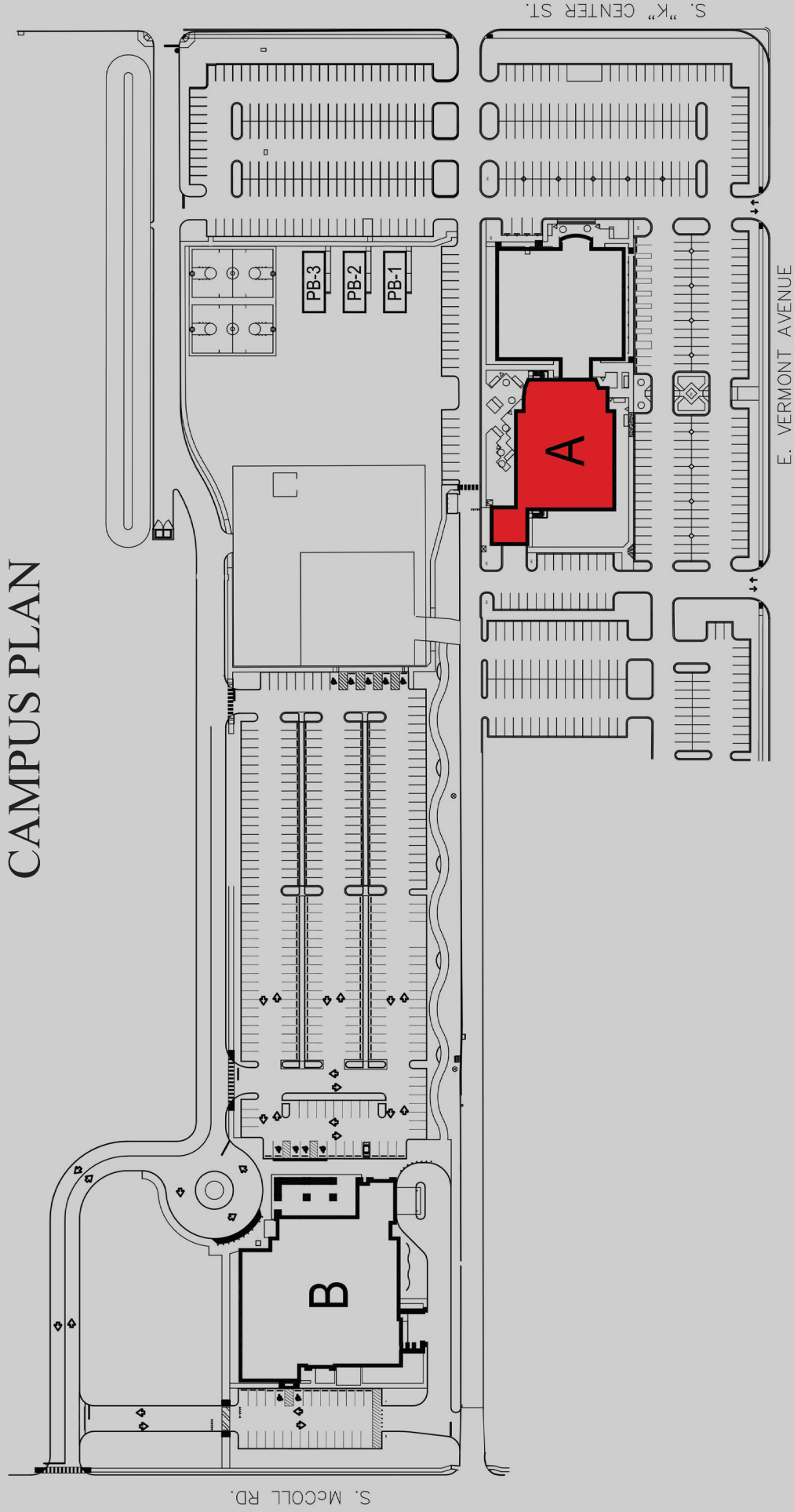
Fact Sheet follows in the packet.



SOUTH TEXAS COLLEGE

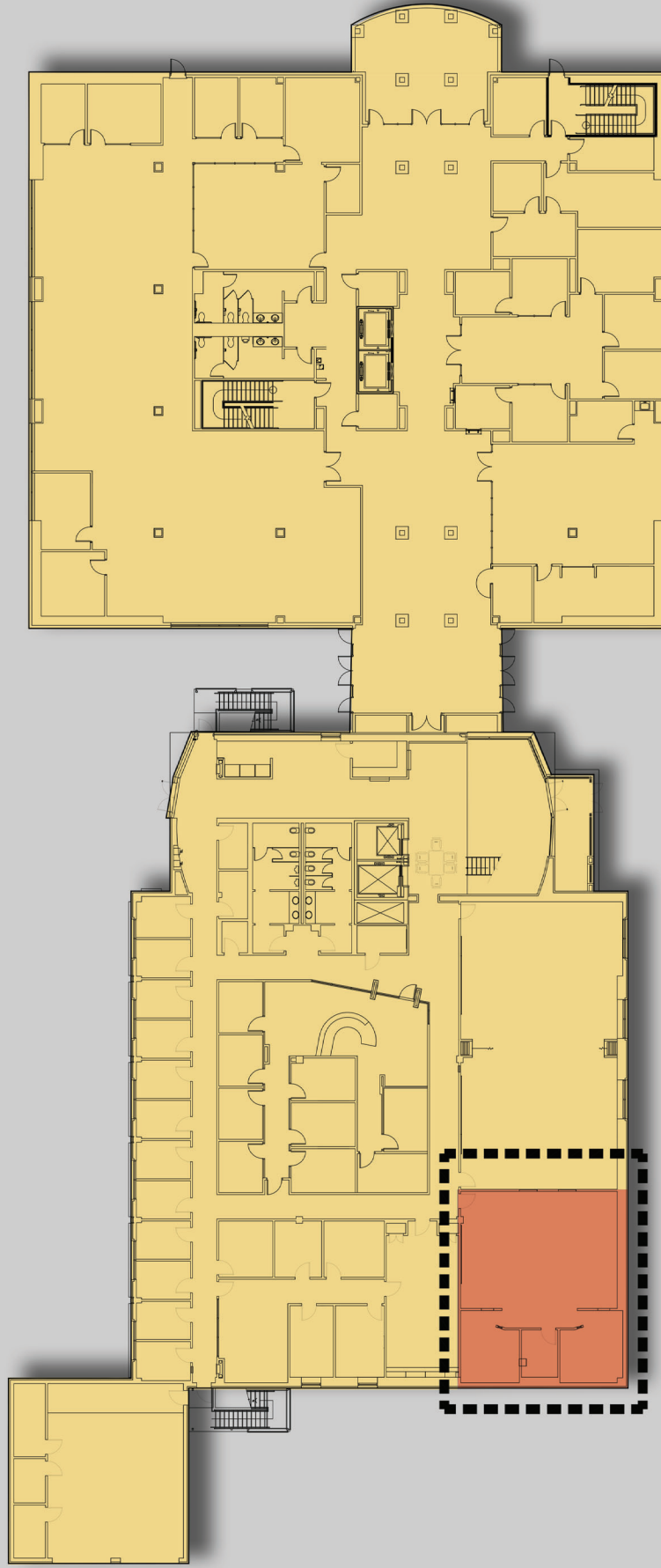
BUILDING A RADIOLOGY RENOVATION
TO MULTIDISCIPLINARY LAB
SOUTH TEXAS COLLEGE-NURSING AND ALLIED HEALTH CAMPUS
SCHEMATIC DESIGN

1ST FLOOR RADIOLOGY CAMPUS PLAN

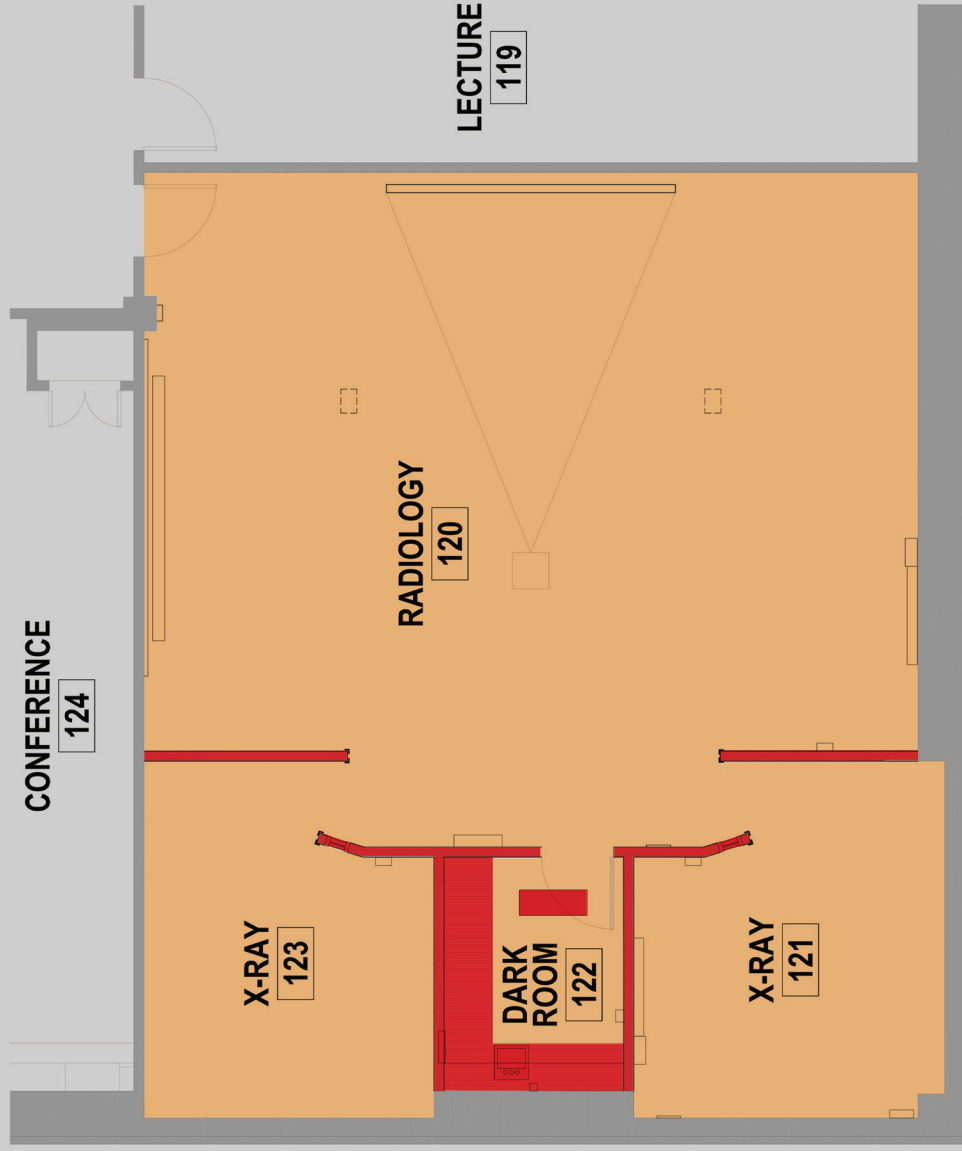


BUILDING A RADIOLOGY RENOVATION
TO MULTIDISCIPLINARY LAB
SOUTH TEXAS COLLEGE-NURSING AND ALLIED HEALTH CAMPUS
SCHEMATIC DESIGN

1ST FLOOR RADIOLOGY KEYPLAN



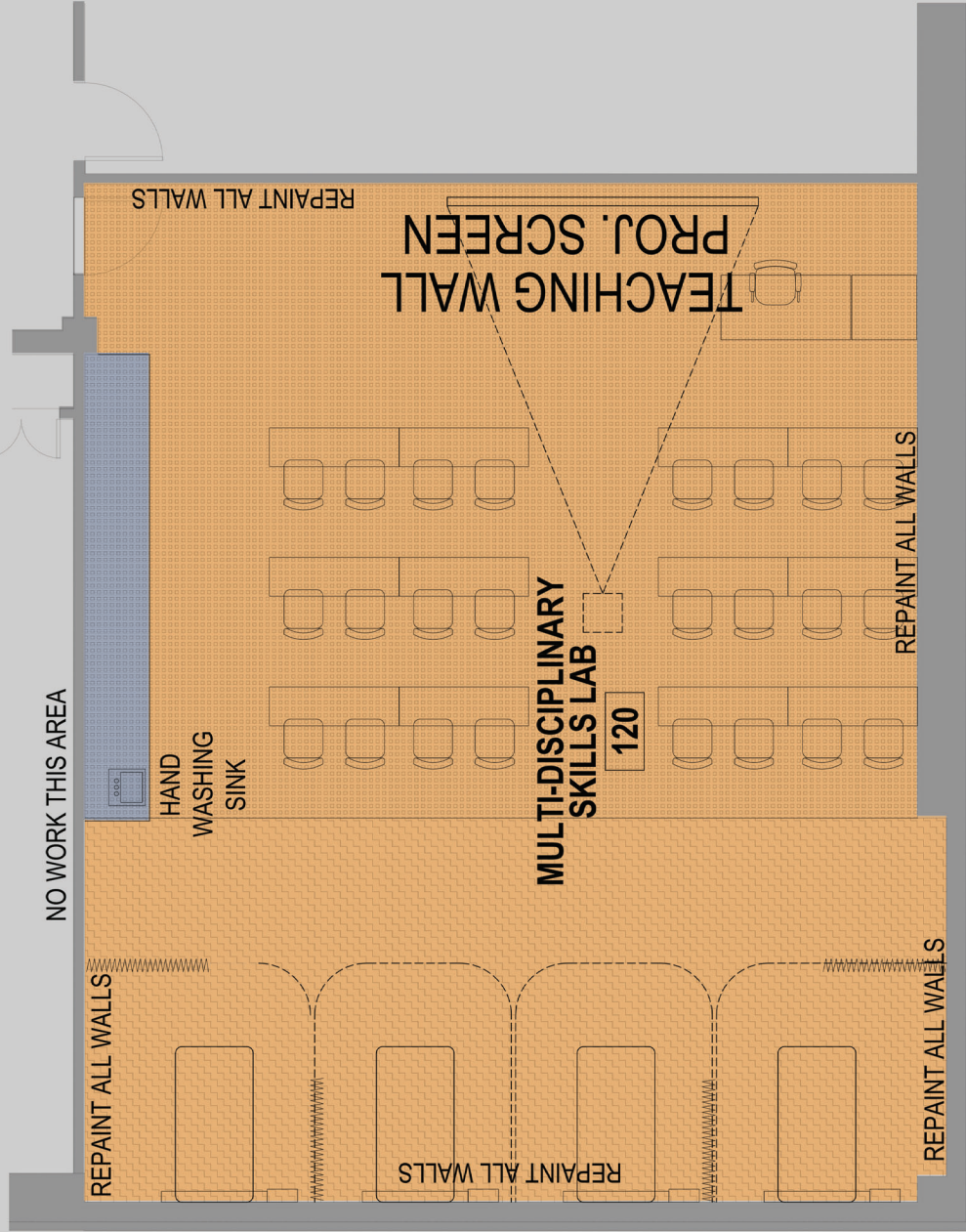
1ST FLOOR - PROPOSED RADIOLOGY EXISTING PLAN



**BUILDING A RADIOLOGY RENOVATION
TO MULTIDISCIPLINARY LAB**
SOUTH TEXAS COLLEGE-NURSING AND ALLIED HEALTH CAMPUS
SCHEMATIC DESIGN



1ST FLOOR - PROPOSED RADIOLOGY PLAN

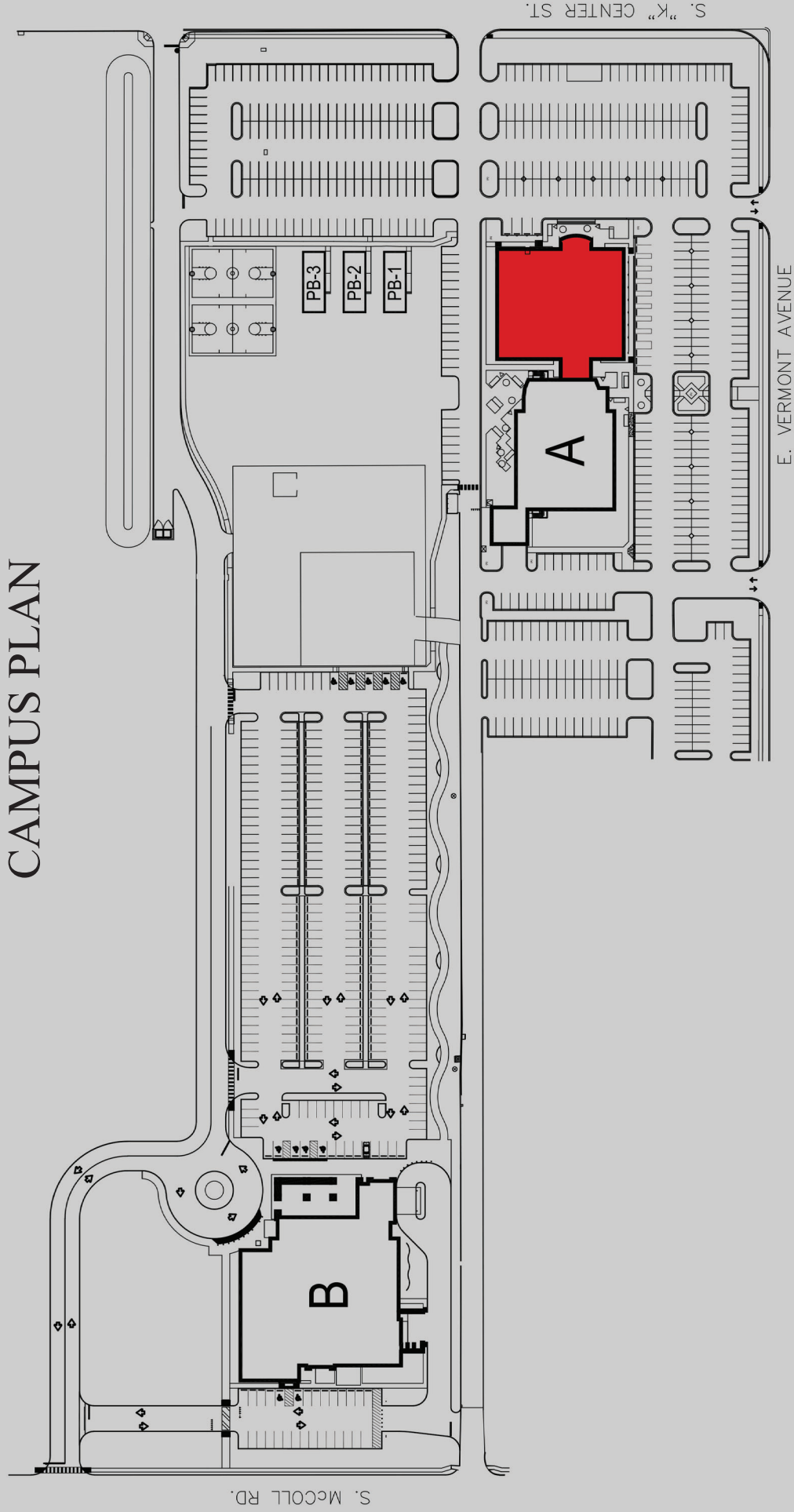


**BUILDING A RADIOLOGY RENOVATION
TO MULTIDISCIPLINARY LAB**
SOUTH TEXAS COLLEGE-NURSING AND ALLIED HEALTH CAMPUS
SCHEMATIC DESIGN

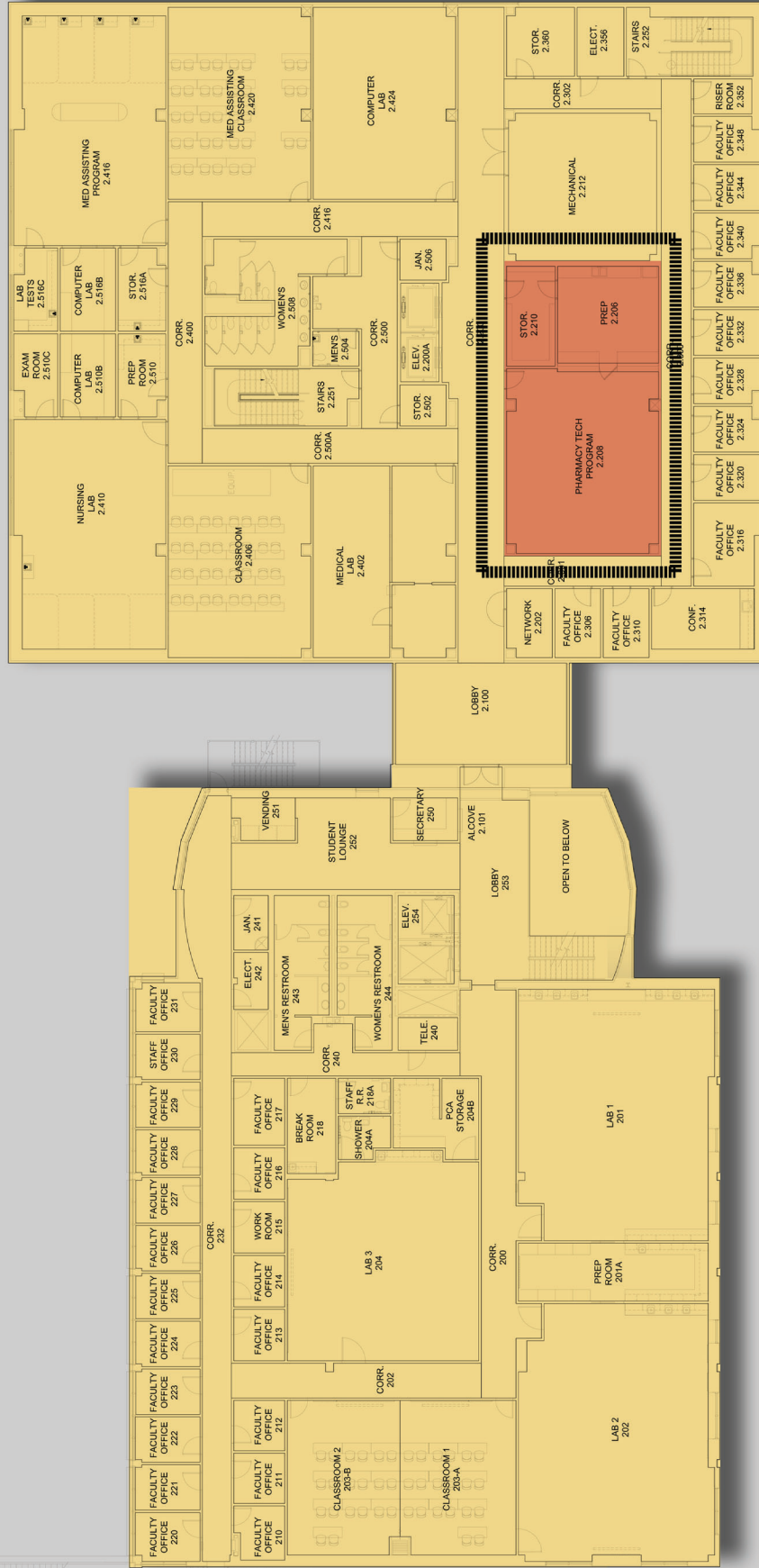


SOUTH TEXAS COLLEGE

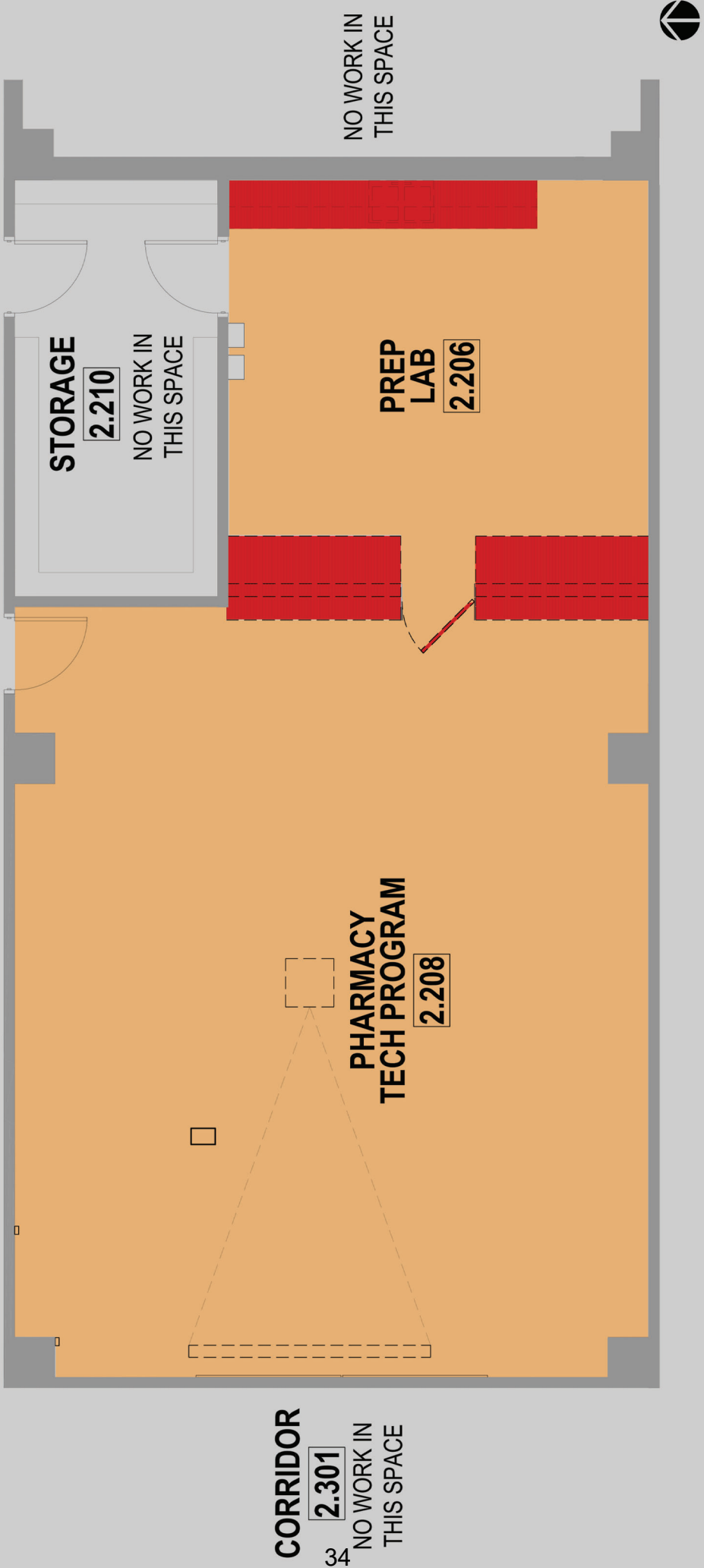
1ST FLOOR RADIOLOGY CAMPUS PLAN



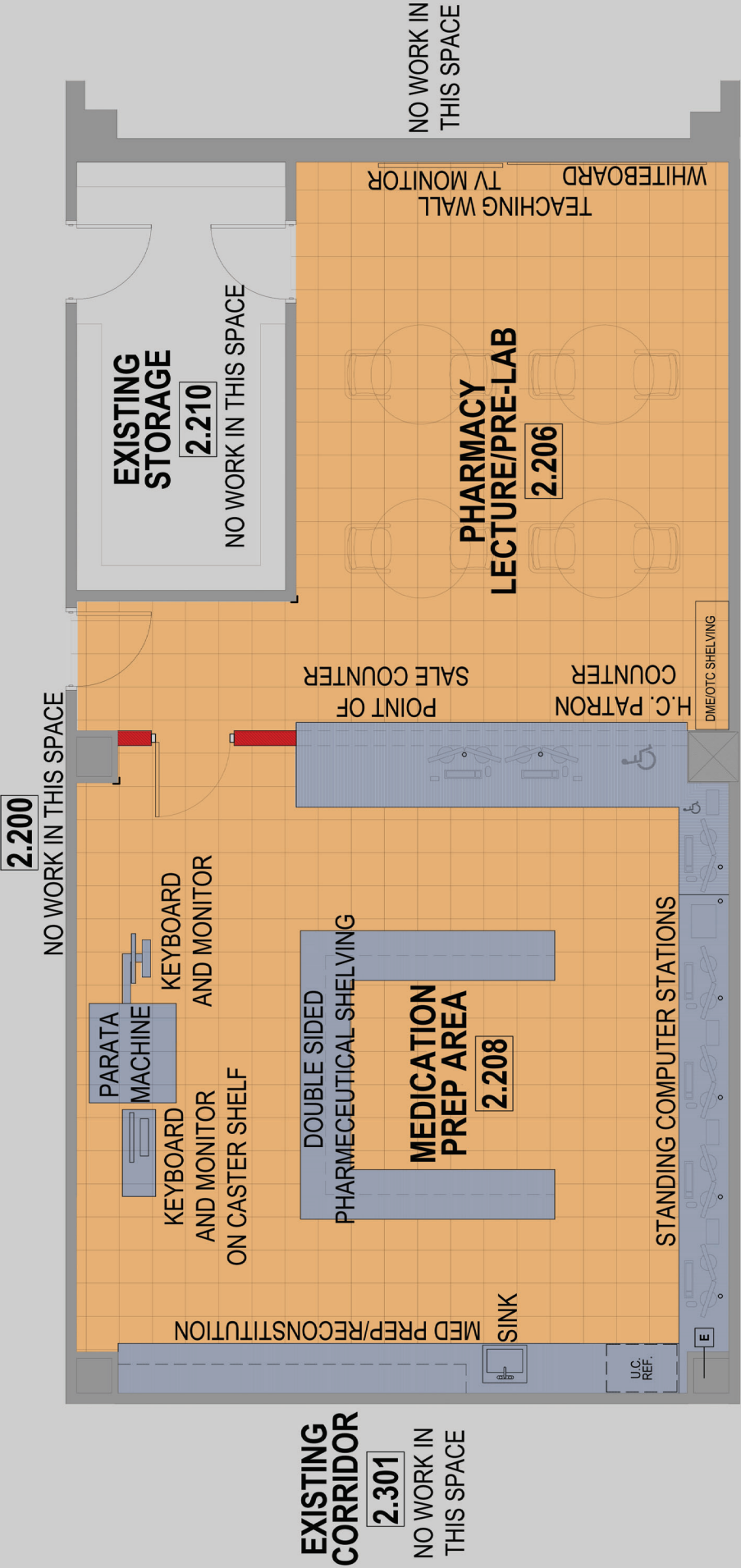
2ND FLOOR KEYPLAN



2ND FLOOR - PHARMACY
EXISTING PLAN



2ND FLOOR - PROPOSED PHARMACY PLAN

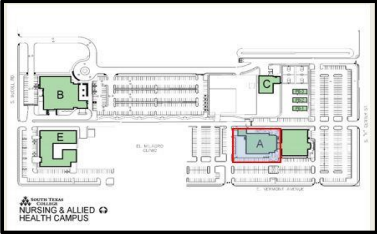

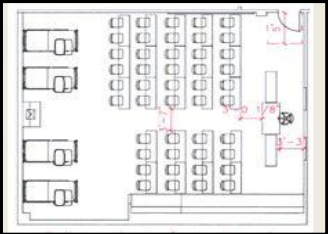


SCHEMATIC DESIGN BUDGET OPINION OF PROBABLE COST

CONSTRUCTION BUDGET (RADIOLOGY LAB RENOVATION)	\$125,000
CONSTRUCTION BUDGET (COMMUNITY PHARMACY LAB)	274,600
<u>TOTAL CONSTRUCTION BUDGET</u>	<u>\$399,600</u>
ARCHITECT'S OPINION OF PROBABLE COST	\$482,400
VARIANCE	(\$82,800)

Project Fact Sheet

4/3/2025

Nursing and Allied Health Campus - Renovation of Radiology Lab to Multipurpose Skills Lab				Project No. 2023-003C				
Funding Source(s): Unexpended Construction Fund								
		FY 24-25						
		FY 24-25						
		Actual						
		Variance of Project						
		Budget vs. Actual						
		Expenditures						
Construction:		\$ 125,000.00	\$ -	\$ 125,000.00				
Design		12,500.00	-	12,500.00				
Miscellaneous:		3,500.00	260.51	3,239.49				
FFE:		10,320.00	-	10,320.00				
Technology:		10,320.00	-	10,320.00				
Total:		\$ 161,640.00	\$ 260.51	\$ 161,379.49				
Project Team			Board Status					
Approval to Solicit : 9/24/2024 Architect/Engineer: Boulthinghouse Simpson Gates Architects Contractor: TBD			Board Approval of Schematic Design NA Substantial Completion TBD Final Completion TBD					
STC FPC Project Manager: Martin Villarreal			Board Acceptance TBD					
			Board Acceptance TBD					
Project Description			Project Scope					
Renovation of existing Radiation Lab Room 103 to a multi purpose instructional skills lab for hands on training.			Renovation of existing Radiation Lab Room 103 to a multi purpose instructional skills lab for hands on training.					
Projected Timeline								
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date		
9/24/2024	11/26/2024	4/22/2025	6/24/2025	7/15/2025	1/27/2026	2/24/2026		
						FFE Completion of Move In		
						1/15/2026		
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total		
2024-25	-	-	260.51	-	-	\$ 260.51		
Project Total	\$ -	\$ -	\$ 260.51	\$ -	\$ -	\$ 260.51		
Current Agenda Item								
4/08/25 Facilities Committee Meeting: Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab								
								
Nursing and Allied Health Campus		Project Location		Existing Radiology Lab				

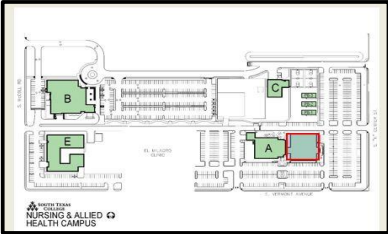
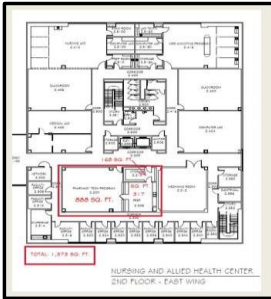

FPC Project Manager Martin Villarreal

FPC Director NA

FPC Executive Director R. H. H.

Project Fact Sheet

4/3/2025

Nursing and Allied Health Campus - Community Pharmacy Lab Renovations				Project No. 2025-005C									
Funding Source(s): Unexpended Construction Fund													
		FY 24-25											
		FY 24-25		Variance of Project									
		Actual		Budget vs. Actual									
		Expenditures		Expenditures									
		Project Budget		Expenditures									
Construction:		\$ 274,600.00	\$ -	\$ 274,600.00									
Design		27,460.00	-	27,460.00									
Miscellaneous:		6,865.00	260.50	6,604.50									
FFE:		23,341.00	-	23,341.00									
Technology:		23,341.00	-	23,341.00									
Total:		\$ 355,607.00	\$ 260.50	\$ 355,346.50									
Project Team			Board Status										
Approval to Solicit :	9/24/2024	<u>Board Approval of Schematic Design</u> NA <u>Substantial Completion</u> TBD <u>Final Completion</u> TBD		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> <tr> <td>Boultinghouse Simpson Gates Architects</td> <td>\$ 30,150.00</td> <td>\$ -</td> <td>\$ 30,150.00</td> </tr> </table>		Vendor	Contract Amount	Actual Expenditures	Variance	Boultinghouse Simpson Gates Architects	\$ 30,150.00	\$ -	\$ 30,150.00
Vendor	Contract Amount			Actual Expenditures	Variance								
Boultinghouse Simpson Gates Architects	\$ 30,150.00			\$ -	\$ 30,150.00								
Architect/Engineer:	Boultinghouse Simpson Gates Architects												
Contractor:	TBD												
STC FPC Project Manager:	Martin Villarreal			<u>Board Acceptance</u> TBD <u>Board Acceptance</u> TBD									
Project Description			Project Scope										
Renovation of existing Community Pharmacy Lab and Pharmacy Technology Lecture area in NAH A 2.206 & 2.208 to include 1 large Community Pharmacy Lab for 8 students, 1 instructor, and 1 lab assistant to work in community pharmacy simulation simultaneously.			Renovation of existing Community Pharmacy Lab and Pharmacy Technology Lecture area in NAH A 2.206 & 2.208 to include 1 large Community Pharmacy Lab for 8 students, 1 instructor, and 1 lab assistant to work in community pharmacy simulation simultaneously.										
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						
9/24/2024	11/26/2024	4/22/2025	6/24/2025	7/22/2025	1/27/2026	4/25/2026	1/15/2026						
Project Calendar of Expenditures by Fiscal Year													
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total							
2024-25	-	-	260.50	-	-	\$	260.50						
Project Total	\$ -	\$ -	\$ 260.50	\$ -	\$ -	\$ -	260.50						
Current Agenda Item													
4/08/25 Facilities Committee Meeting: Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus East Building A Renovation of Community Pharmacy Lab													
 <p style="text-align: center;">Nursing and Allied Health Campus</p>		 <p style="text-align: center;">Project Location</p>		 <p style="text-align: center;">Existing Pharmacy</p>									

FPC Project Manager Martin Villarreal

FPC Director NA

FPC Executive Director RJA

ACTION ITEM IV, Review and Recommend Action on Contracting Construction Services for the Pecan Campus Kinesiology Building Q

Purpose	To contract construction services for the project.												
Justification	<p>On June 27, 2023, the Board of Trustees approved the solicitation of construction services for the project. On May 28, 2024, the Board rejected construction services proposals for the project. On July 26, 2024, the Board approved a new location for the building.</p> <p>The project consists of the construction of a new 16,715 square-foot Kinesiology Building to be located between the Pecan Campus North Academic Humanities Building P and the Information Technology Building M, along the main north/south drive.</p> <ul style="list-style-type: none">• Design and construction of the structure to include:<ul style="list-style-type: none">○ Various Exercise and Training Areas, Four Classrooms, Computer Lab, Multipurpose Room, Staff Offices, Main Lobby Area, Reception, Workroom, Storage Rooms, Lockers, Showers, Restrooms, and Support Service Areas• Approximate square feet of the proposed space: 16,715 s.f.												
Enclosed Documents	<p>Appendix A – RFP Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet</p>												
Funding	<p>The total Pecan Campus Kinesiology Building Q Project 2022-042C budgeted amount, including construction, design, and miscellaneous, is \$6,062,720.</p> <p><u>Budget:</u></p> <table><tr><td>• Construction</td><td>\$5,075,200</td></tr><tr><td>• Design</td><td>507,520</td></tr><tr><td>• Miscellaneous</td><td>72,000</td></tr><tr><td>• FFE</td><td>204,000</td></tr><tr><td>• Technology</td><td>204,000</td></tr><tr><td>Total</td><td>\$6,062,720</td></tr></table> <p>The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.</p>	• Construction	\$5,075,200	• Design	507,520	• Miscellaneous	72,000	• FFE	204,000	• Technology	204,000	Total	\$6,062,720
• Construction	\$5,075,200												
• Design	507,520												
• Miscellaneous	72,000												
• FFE	204,000												
• Technology	204,000												
Total	\$6,062,720												
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>												

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with **Tri-Gen Construction, LLC**. in the amount of **\$7,070,000** for the Pecan Campus Kinesiology Building Q project as presented.

Appendix A

RFP Solicitation Information

Advertised on	February 12, 2025 and February 19, 2025
RFP Responses Due	March 25, 2025
RFP Issued To	Seven (7) Vendors
Responses Received From	Three (3) Responses
Responses Reviewed By	Representatives 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.



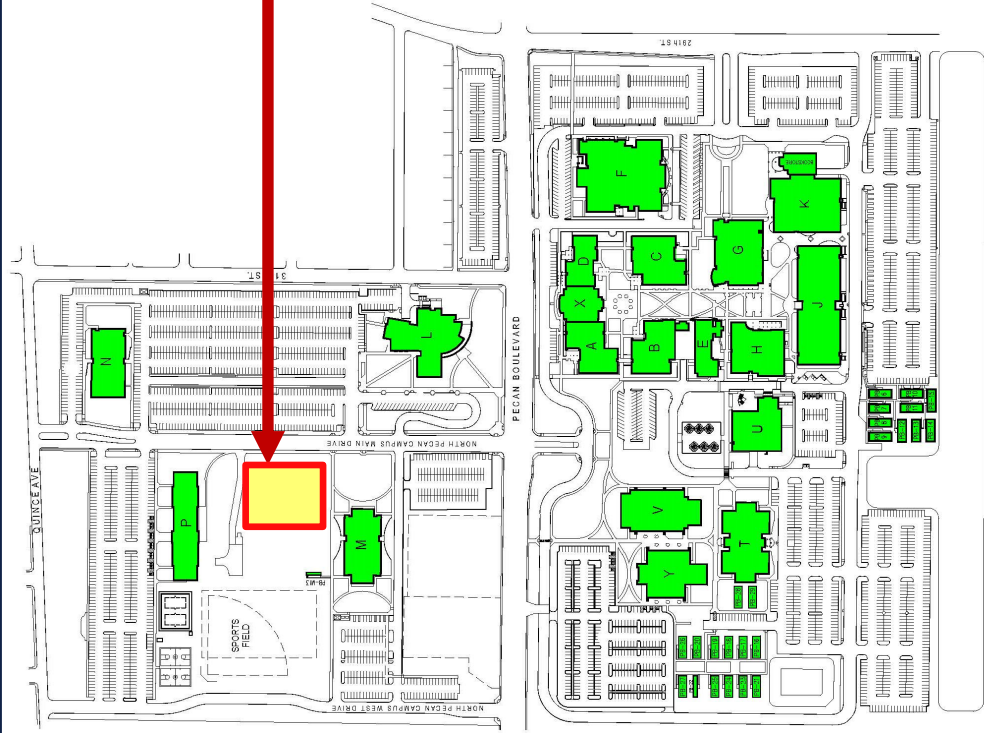
PECAN CAMPUS

Kinesiology Building Q

2022-042C

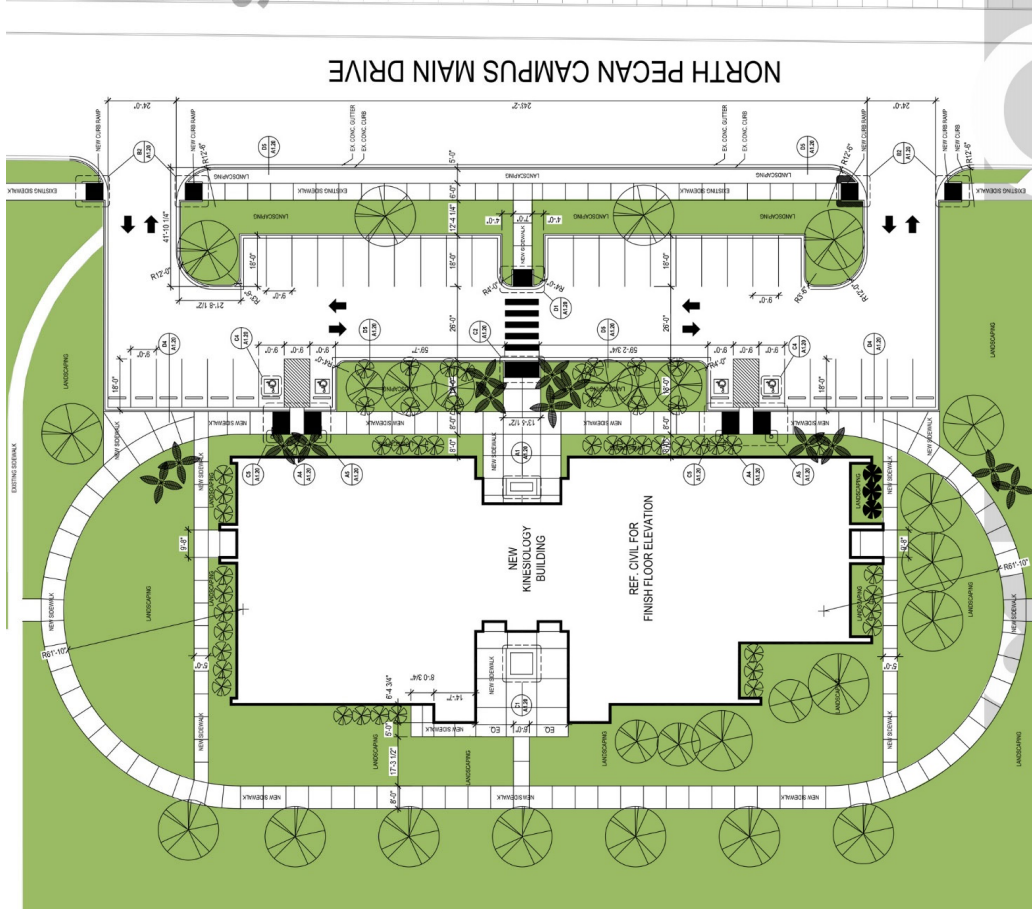


PROJECT LOCATION



PROJECT LOCATION





SITE PLAN

EXTERIOR VIEW



Requested By

Kinesiology Department

Scope of Work

Construction of a new 16,715 square foot Kinesiology Building which includes Various Exercise and Training Areas, Four Classrooms, Computer Lab, Multipurpose Room, Staff Offices, Main Lobby Area, Reception, Workroom, Storage Rooms, Lockers, Showers, Restrooms, and Support Service Areas. The project is to be located in between the existing Information Technology Building M and North Academic Humanities Building P.

Estimated Total Project Budget

Construction	\$5,075,200
Design	507,520
Miscellaneous	72,000
FFE	204,000
Technology	204,000

Total Project Budget \$6,062,720

PROJECT SCOPE AND BUDGET



**SOUTH TEXAS COLLEGE
RE-BID PECAN CAMPUS KINESIOLOGY BUILDING Q
PROJECT NO. 24-25-1041**

VENDOR NAME		E-Con Group, LLC.	Holchemont, Ltd.	Tri-Gen Construction, LLC.
ADDRESS		3025 S Sugar Rd	900 N Main St	2900 N Texas Blvd Ste 201
CITY/STATE/ZIP		Edinburg, TX 78539	McAllen, TX 78501	Weslaco, TX 78599
PHONE		956-259-8005	956-686-2901	956-447-1048
FAX		956-259-8009	956-686-2925	956-447-2003
CONTACT		Gilbert Enriquez	Michael C. Montalvo	Jorge Gonzalez
#	Description	Proposed	Proposed	Proposed
1	Base Proposal	\$ 7,950,000.00	\$ 7,945,000.00	\$ 7,500,000.00
	Begin Work Within	10 Working Days	10 Working Days	10 Working Days
	Completion of Work Within	425 Calendar Days	365 Calendar Days	365 Calendar Days
2	Deductive Alternate: Thermoplastic Polyolefin Roof	\$ (191,000.00)	\$ (600,000.00)	\$ (430,000.00)
TOTAL PROJECT AMOUNT		\$ 7,950,000.00	\$ 7,945,000.00	\$ 7,500,000.00
TOTAL PROJECT AMOUNT W/ALTERNATE		\$ 7,759,000.00	\$ 7,345,000.00	\$ 7,070,000.00
TOTAL EVALUATION POINTS		85.73	90.32	92.6
RANKING		3	2	1

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

**SOUTH TEXAS COLLEGE
RE-BID PECAN CAMPUS KINESIOLOGY BUILDING Q
PROJECT NO. 24-25-1041
EVALUATION SUMMARY**

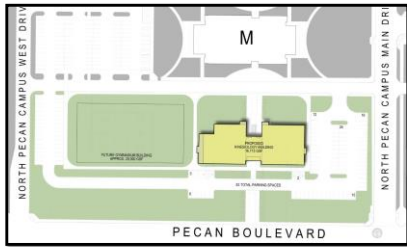

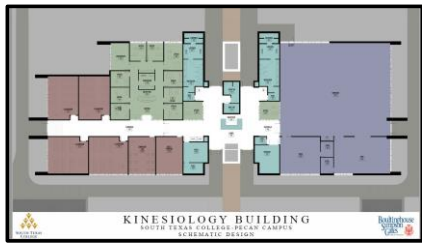
VENDOR NAME		E-Con Group, LLC.		Holchemont, Ltd.		Tri-Gen Construction, LLC.	
ADDRESS		3025 S Sugar Rd		900 N Main St		2900 N Texas Blvd Ste 201	
CITY/STATE/ZIP		Edinburg, TX 78539		McAllen, TX 78501		Weslaco, TX 78599	
PHONE		956-259-8005		956-686-2901		956-447-1048	
FAX		956-259-8009		956-686-2925		956-447-2003	
CONTACT		Gilbert Enriquez		Michael C. Montalvo		Jorge Gonzalez	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	41	41	43.32	43.32	45	45
		41		43.32		45	
		41		43.32		45	
		41		43.32		45	
		41		43.32		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	8.3	8	8	9	8.6
		8		7.5		9	
		8.5		8.5		9	
		8		8		8	
		8		8		8	
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	8.3	8	8	9	8.6
		8		8.5		9	
		8.5		8.5		9	
		8		7		8	
		8		8		8	
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	4.1	4	4.2	4	4.2
		4		4		4	
		4.5		5		5	
		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
		6		7		7	
		8		7		7	
		7		7		7	
		7		7		7	

**SOUTH TEXAS COLLEGE
RE-BID PECAN CAMPUS KINESIOLOGY BUILDING Q
PROJECT NO. 24-25-1041
EVALUATION SUMMARY**

VENDOR NAME		E-Con Group, LLC.		Holchemont, Ltd.		Tri-Gen Construction, LLC.	
ADDRESS		3025 S Sugar Rd		900 N Main St		2900 N Texas Blvd Ste 201	
CITY/STATE/ZIP		Edinburg, TX 78539		McAllen, TX 78501		Weslaco, TX 78599	
PHONE		956-259-8005		956-686-2901		956-447-1048	
FAX		956-259-8009		956-686-2925		956-447-2003	
CONTACT		Gilbert Enriquez		Michael C. Montalvo		Jorge Gonzalez	
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? yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and star and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements preferably audited.	5	6.4	7	6.6	7	7.2
		7		7		7	
		7		7		8	
		7		6		7	
		6		6		7	
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?	4	4.6	5	5.2	5	5
		5		5		5	
		5		6		5	
		5		5		5	
		4		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.	6.03	6.03	7	7	7	7
		6.03		7		7	
		6.03		7		7	
		6.03		7		7	
		6.03		7		7	
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	1	1	0	0
		0		1		0	
		0		1		0	
		0		1		0	
		0		1		0	
TOTAL EVALUATION POINTS		85.73		90.32		92.6	
RANKING		3		2		1	

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

Project Fact Sheet
4/3/2025

Project Name: Pecan Campus - Kinesiology Building Q				Project No. 2022-042C						
Funding Source(s): Unexpended Plant Fund										
				FY 21-22			FY 22-23			
	<u>Total Project Budget</u>	<u>* Revised Total Project Budget</u>		<u>Project Budget</u>	<u>FY 21-22 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Project Budget</u>	<u>FY 22-23 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	
Construction:	\$ 2,400,000.00	\$ 5,075,200.00		\$ -	\$ -	\$ -	\$ 240,000.00	\$ -	\$ 240,000.00	
Design:	240,000.00	507,520.00		5,400.00	-	5,400.00	186,600.00	108,888.41	77,711.59	
Miscellaneous:	72,000.00	72,000.00		7,200.00	446.37	6,753.63	42,600.00	-	42,600.00	
FFE:	204,000.00	204,000.00		-	-	-	14,400.00	-	14,400.00	
Technology:	204,000.00	204,000.00		-	-	-	-	-	-	
Total:	\$ 3,120,000.00	\$ 6,062,720.00		\$ 12,600.00	\$ 446.37	\$ 12,153.63	\$ 483,600.00	\$ 108,888.41	\$ 374,711.59	
* Revised project budget based on Schematic Design estimated amount										
				FY 23-24			FY 24-25			
				<u>Project Budget</u>	<u>FY 23-24 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Project Budget</u>	<u>FY 24-25 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>
Construction:				\$ 4,835,200.00	\$ -	\$ 4,835,200.00	\$ 4,835,200.00	\$ -	\$ 4,835,200.00	\$ -
Design:				\$ 320,920.00	203,333.00	117,587.00	\$ 632,586.00	70,098.50	\$ 562,487.50	382,319.91
Miscellaneous:				\$ 29,400.00	13,111.83	16,288.17	\$ 42,958.00	414.93	\$ 42,543.07	13,973.13
FFE:				\$ 189,600.00	-	189,600.00	\$ 189,600.00	-	\$ 189,600.00	-
Technology:				\$ 204,000.00	-	204,000.00	\$ 204,000.00	-	\$ 204,000.00	-
Total:				\$ 5,579,120.00	\$ 216,444.83	\$ 5,362,675.17	\$ 5,904,344.00	\$ 70,513.43	\$ 5,833,830.57	\$ 396,293.04
Project Team				Board Status						
Approval to Solicit Architect/Engineer:	4/26/2022			Board Approval of Schematic Design	06/27/2023		Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Boultinghouse Simpson Gates Architects						Boultinghouse Simpson Gates Architects	\$ 311,109.76	\$ 382,319.91	\$ (71,210.15)
Contractor:	TBD						TBD	\$ -	\$ -	\$ -
STC FPC Project Manager: Martin Villarreal			Board Acceptance							
				Substantial Completion		TBD	Board Acceptance		TBD	
				Final Completion		TBD	Board Acceptance		TBD	
Project Description				Project Scope						
Construction of a new 15,764 square foot Kinesiology Building in between the existing Information Technology Building M and North Academic Humanities Building P at Pecan Campus.				Various Workout and Training Areas, Staff Offices, Reception, Workroom, Storage, Showers, Restrooms, and Support Service Areas.						
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	
4/26/2022	6/28/2022	6/27/2023	4/22/2025	5/22/2025	5/26/2026		6/26/2026		5/26/2026	
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2021-22	-	-	446.37	-	-	\$ 446.37				
2022-23	-	108,888.41	-	-	-	\$ 108,888.41				
2023-24	-	203,333.00	13,111.83	-	-	\$ 216,444.83				
2024-25	-	70,098.50	414.93	-	-	\$ 70,513.43				
Project Total	\$ -	\$ 382,319.91	\$ 13,973.13	\$ -	\$ -	\$ 396,293.04				
Current Agenda Item										
4/08/25 Facilities Committee Meeting: Review and Recommend Action on Construction Services for the Pecan Campus - Kinesiology Building Q										
<div><div></div><div></div><div></div></div>										

FPC Project Manager

Martin Villarreal

FPC Director

NA

FPC Executive Director

RJA

ACTION ITEM V, Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Perimeter Fence

Purpose	To contract construction services for the project.								
Justification	<p>On January 28, 2025, the Board of Trustees approved the solicitation of construction services for the project.</p> <p>The project consists of constructing a perimeter fence on the south side of the property for additional security.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Constructing a perimeter fence• Total Linear Feet: Approximately 4,200								
Enclosed Documents	<p>Appendix A – RFP Solicitation Information</p> <p>Appendix B – Project Presentation</p> <p>Appendix C – Ranking and Evaluations of Respondents</p> <p>Appendix D – Fact Sheet</p>								
Funding	<p>The total Regional Center for Public Safety Excellence Perimeter Fence Project 2022-009C estimated cost, including construction, design, and miscellaneous, is \$193,000.</p> <p><u>Budget:</u></p> <table><tr><td>• Construction</td><td>\$168,000</td></tr><tr><td>• Design</td><td>5,000</td></tr><tr><td>• Miscellaneous</td><td>20,000</td></tr><tr><td>Total</td><td>\$193,000</td></tr></table> <p>The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.</p>	• Construction	\$168,000	• Design	5,000	• Miscellaneous	20,000	Total	\$193,000
• Construction	\$168,000								
• Design	5,000								
• Miscellaneous	20,000								
Total	\$193,000								
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>								
Recommendation	Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with AJ3 Construction, LLC. in the amount of \$118,139.76 for the Regional Center for Public Safety Excellence Perimeter Fence project as presented.								

Appendix A
RFP Solicitation Information

Advertised on	February 12, 2025 and February 19, 2025
RFP Responses Due	March 11, 2025
RFP Issued To	Fifty-three (53) Vendors
Responses Received From	Seven (7) 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.



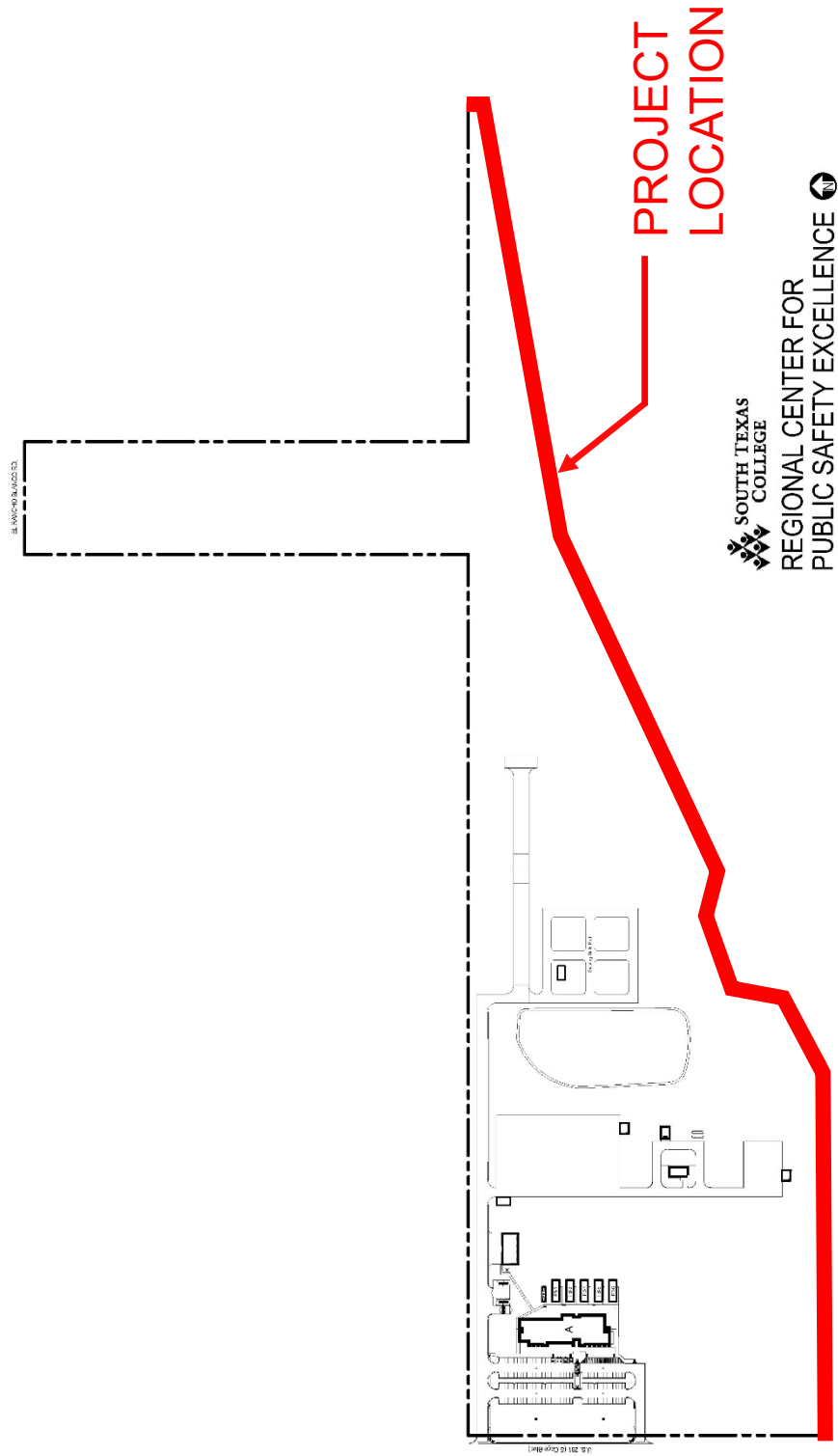
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE

Perimeter Fence

2022-009C



SITE PLAN



SITE PLAN

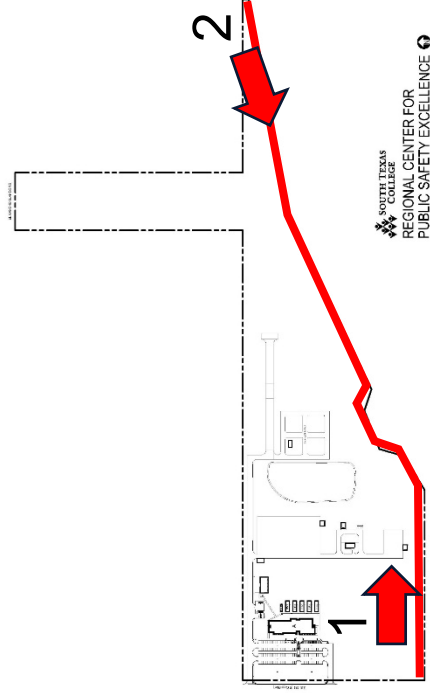
EXISTING PHOTOS



1 Looking East along
Cage Rd.



2 Looking West along
South property line



Requested By

Regional Center for Public Safety Excellence

Scope of Work

Construction of approximately 4,200 linear feet of 8 foot height chain link perimeter fence along the south side of the Regional Center for Public Safety Excellence.

Estimated Total Project Budget

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

PROJECT SCOPE



**SOUTH TEXAS COLLEGE
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE PERIMETER FENCE
PROJECT NO. 24-25-1018**

VENDOR NAME	AJ3 Construction, LLC. 2900 N Texas Blvd Ste 201	Calidad Construction, LLC. 833 N Ware Rd Ste V	CCL Contracting, LLC. 415 S Airport Dr Ste A	CRC Development & Construction Co., LLC. 2016 S 45th St	5 Star GC Construction, LLC. 3209 Melody Ln	Hurfico Industries, Inc./dba Hurricane Fence Company 3440 W Spur 54	Tekton H.S., LLC. 1431 W Polk Ave
ADDRESS							
CITY/STATE/ZIP	Weslaco, TX 78599	McAllen, TX 78501	Weslaco, TX 78596	McAllen, TX 78503	Mission, TX 78574	Harlingen, TX 78552	Pharr, TX 78577
PHONE	956-536-8568	956-460-3614	956-492-9451	208-972-1192	956-867-5040	956-423-8364	956-240-1613
FAX	956-447-2000				956-599-9055		
CONTACT	Arturo Gonzalez	Arturo Garza, III	Austin Lackey	Carlo Cantu	Alan Oakley	Roy E. Garrison III	Pedro John Gonzalez
#	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1 Base Proposal	\$ 118,139.76	\$ 135,000.00	\$ 155,000.00	\$ 165,320.00	\$ 144,500.00	\$ 133,064.41	\$ 139,985.15
Begin Work Within	5 Working Days	7 Working Days	7 Working Days	10 Working Days	10 Working Days	14 Working Days	1 Working Day
Completion of Work Within	30 Calendar Days	70 Calendar Days	28 Calendar Days	120 Calendar Days	55 Calendar Days	45 Calendar Days	14 Calendar Days
TOTAL PROJECT AMOUNT	\$ 118,139.76	\$ 135,000.00	\$ 155,000.00	\$ 165,320.00	\$ 144,500.00	\$ 133,064.41	\$ 139,985.15
TOTAL EVALUATION POINTS	90.75	80.31	78.92	69.92	78.81	****	****
RANKING	1	2	3	5	4	****	****

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

****The vendors did not submit required or incomplete documents, therefore, not considered/evaluated.

SOUTH TEXAS COLLEGE

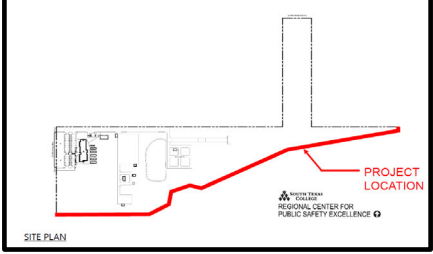


	VENDOR NAME	AJ3 Construction, LLC.	Calidad Construction, LLC.	CCL Contracting, LLC.	CRC Development & Construction Co., LLC.	5 Star GC Construction, LLC.
	ADDRESS	2900 N Texas Blvd Ste 201 Weslaco, TX 78599	833 N Ware Rd Ste V McAllen, TX 78501	415 S Airport Dr Ste A Weslaco, TX 78596	2016 S 45th St McAllen, TX 78503	3209 Melody Ln Mission, TX 78574
	CITY/STATE/ZIP	Weslaco, TX 78599	McAllen, TX 78501	Weslaco, TX 78596	208-972-1192	956-867-5040
	PHONE	956-536-8568	956-460-3614	956-492-9451		956-867-5040
	FAX	956-447-2000				956-599-9055
	CONTACT	Arturo Gonzalez	Arturo Garza, III	Austin Lackey	Carlo Cantu	Alan Oakley
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	45 45 45 45	39.38 39.38 39.38 39.38	34.29 34.29 34.29 34.29	32.16 32.16 32.16 32.16	36.79 36.79 36.79 36.79
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 8 8	8.5 8 7 8	8.5 8 8 8	8.5 8 8 7	8 9 8 8
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	7.5 8 7 8	9 8 8 8	8 8 8 7	7 9 8 8
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.	3.5 4 4 4	3 3 3 3	3.5 4 3 4	3.5 4 3 4	3.5 4 4 3

**SOUTH TEXAS COLLEGE
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE PERIMETER FENCE
PROJECT NO. 24-25-1018
EVALUATION SUMMARY**

VENDOR NAME	AJ3 Construction, LLC.		Calidad Construction, LLC.		CCL Contracting, LLC.		CRC Development & Construction Co., LLC.		5 Star GC Construction, LLC.	
	7	7	6.5	6.625	7	7	6.5	6.625	6	7
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	6.625	7	7	6.5	6.625	7	7
	7	7	7	6.625	7	7	6.5	6.625	7	7
	7	7	7	6.625	7	7	6.5	6.625	7	7
	7	7	7	6.625	7	7	6.5	6.625	7	7
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? 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.	6.5	6.5	7	6.75	6.5	6.5	5	5	7	7
	6	6	7	6.75	6	6	5	5	7	7
	5	5	7	6.75	5	5	5	5	7	7
	5	5	6	6.75	5	5	5	5	6	6
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	4.5	4.875	5	5	5	5	4.5	4.5
	5	5	5	4.875	5	5	5	5	5	5
	5	5	5	4.875	5	5	5	5	5	5
	4	4	5	4.875	5	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.	7	7	3.18	3.18	7	7	1.88	1.88	3.77	3.77
	7	7	3.18	3.18	7	7	1.88	1.88	3.77	3.77
	7	7	3.18	3.18	7	7	1.88	1.88	3.77	3.77
	7	7	3.18	3.18	7	7	1.88	1.88	3.77	3.77
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	0	0
	1	1	1	1	0	0	0	0	0	0
	1	1	1	1	0	0	0	0	0	0
	1	1	1	1	0	0	0	0	0	0
TOTAL EVALUATION POINTS		90.75	80.31	78.92	69.92	78.81				
RANKING		1	2	3	5	4				

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

Project Fact Sheet
4/3/2025

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																
			<u>FY 23-24 Actual</u>	<u>Variance of Project Budget vs. Actual</u>		<u>FY 23-24 Actual</u>	<u>Variance of Project Budget vs. Actual</u>	<u>Total Actual Expenditures To Date</u>													
	<u>Total Project Budget</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Actual Expenditures</u>	<u>Expenditures</u>														
Construction:	\$ 168,000.00	\$ 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	-	5,000.00	\$ -													
Miscellaneous:	20,000.00	20,000.00	-	20,000.00	19,500.00	294.00	19,206.00	\$ 294.00													
FFE:	-	-	-	-	-	-	-														
Technology:	-	-	-	-	-	-	-														
Total:	\$ 193,000.00	\$ 193,000.00	\$ -	\$ 193,000.00	\$ 192,500.00	\$ 294.00	\$ 192,206.00	\$ 294.00													
Project Team					Board Status																
Approval to Solicit Architect/Engineer: N/A					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Vendor</td> <td>Contract Amount</td> <td>Actual Expenditures</td> <td>Variance</td> </tr> <tr> <td>N/A</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </table>					Vendor	Contract Amount	Actual Expenditures	Variance	N/A	\$ -	\$ -	\$ -	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																		
N/A	\$ -	\$ -	\$ -																		
TBD	\$ -	\$ -	\$ -																		
Architect/Engineer: N/A					<div style="display: flex; justify-content: space-between;"> <div> Board Approval of Schematic Design TBD </div> <div> Board Acceptance TBD </div> </div>																
Contractor: TBD					<div style="display: flex; justify-content: space-between;"> <div> Substantial Completion TBD </div> <div> Board Acceptance TBD </div> </div>																
STC FPC Project Manager: David Valdez					<div style="display: flex; justify-content: space-between;"> <div> Final Completion TBD </div> <div> Board Acceptance TBD </div> </div>																
Project Description					Project Scope																
Add perimeter fence along the West and South Side of the Regional Center for Public Safety Property					Construction of approximately 4,200 linear feet of 8 foot height chain link perimeter fence along the south side of the Regional Center for Public Safety Excellence.																
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	4/8/2025	5/28/2025	7/24/2025	8/22/2025	N/A														
Project Calendar of Expenditures by Fiscal Year																					
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total															
2024-25	\$ -	\$ -	\$ 294.00	\$ -	\$ -	\$ 294.00															
Project Total	\$ -	\$ -	\$ 294.00	\$ -	\$ -	\$ 294.00															
Current Agenda Item																					
04/08/25 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Perimeter Fence																					
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>SITE PLAN</p> <p>PROPOSED LAYOUT</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>																					

FPC Project Manager <u>David A Valdez</u>	FPC Director <u>N/A</u>	FPC Executive Director <u>RHA</u>
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ACTION ITEM VI, Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II

Purpose	To contract construction services for the project.												
Justification	<p>On May 12, 2021, heavy rain storms damaged the roof, which resulted in interior areas sustaining water damage.</p> <p>Phase I consisted of the repair and replacement of the existing damaged roof and was completed in 2024. Phase II consists of renovating and repairing the damaged interior areas.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Repair and renovation of classrooms, a piano lab, an art lab, storage rooms, offices, and corridors.• Items to be repaired within these areas include walls, flooring, painting, ceiling tile, HVAC ducts, ceiling tile, and batt insulation												
Enclosed Documents	<p>Appendix A – RFP Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet</p>												
Funding	<p>The total Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II Project 2022-038R estimated cost, including construction, design, and miscellaneous, is \$1,448,246.</p> <p><u>Budget:</u></p> <table><tr><td>• Construction</td><td>\$1,061,314</td></tr><tr><td>• Design</td><td>106,131</td></tr><tr><td>• Miscellaneous</td><td>31,889</td></tr><tr><td>• FFE</td><td>158,700</td></tr><tr><td>• Technology</td><td>90,212</td></tr><tr><td>Total</td><td>\$1,448,246</td></tr></table> <p>The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.</p>	• Construction	\$1,061,314	• Design	106,131	• Miscellaneous	31,889	• FFE	158,700	• Technology	90,212	Total	\$1,448,246
• Construction	\$1,061,314												
• Design	106,131												
• Miscellaneous	31,889												
• FFE	158,700												
• Technology	90,212												
Total	\$1,448,246												
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>												

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with **Rio United Builders, LLC.** in the amount of **\$619,207.10** for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II project as presented.

Appendix A

RFP Solicitation Information

Advertised on	February 12, 2025 and February 19, 2025
RFP Responses Due	March 11, 2025
RFP Issued To	Eight (8) Vendors
Responses Received From	Seven (7) Responses
Responses Reviewed By	Representatives 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.



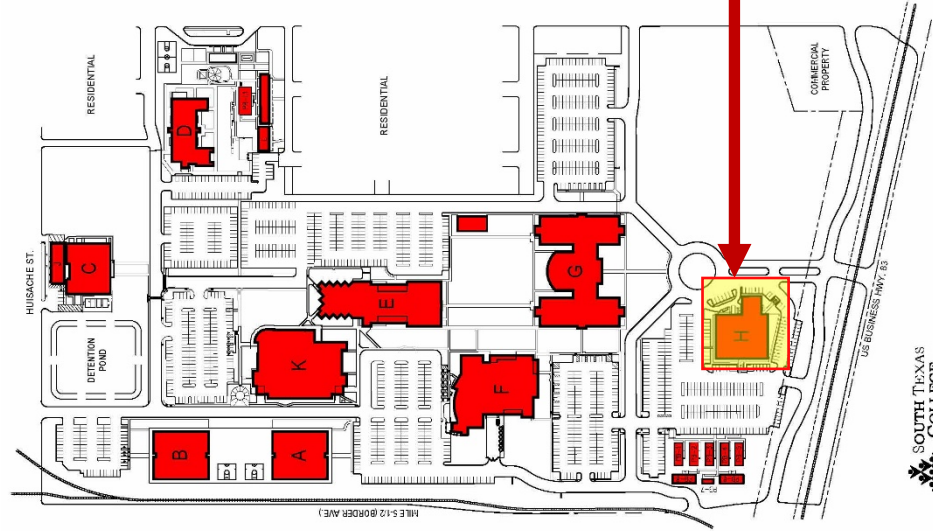
MID VALLEY CAMPUS

South Academic Building H Repair and Renovations of
Damaged Roof and Interior Areas Phase II

2022-038R

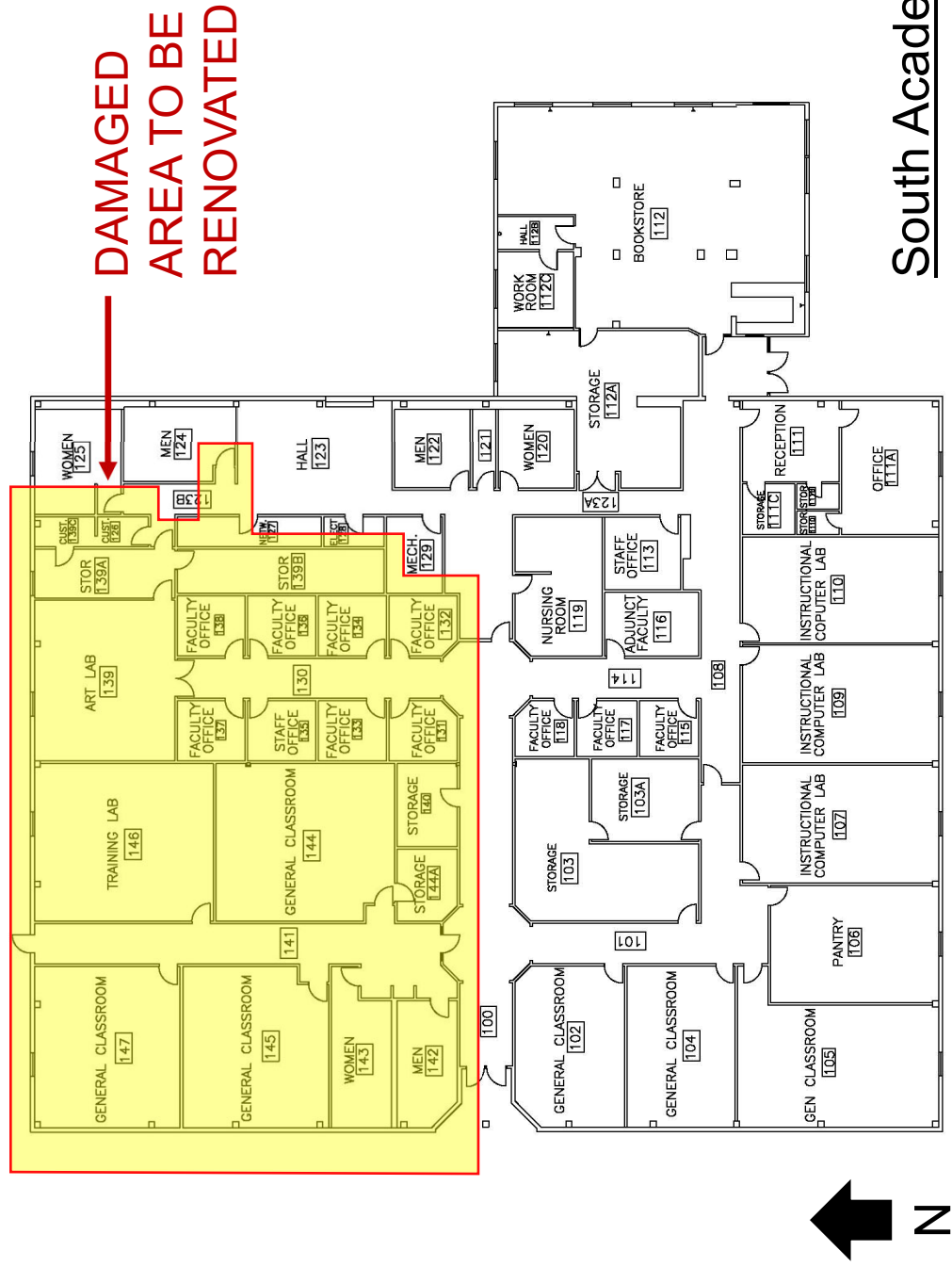


SITE PLAN



SOUTH TEXAS
COLLEGE
MID VALLEY CAMPUS

PROJECT LOCATION



South Academic Building H



EXISTING PHOTOS





EXISTING PHOTOS

Requested By

Administration

Scope of Work

- Repair and renovation of classrooms, a piano lab, an art lab, storage rooms, offices, and corridors.
- Items to be repaired within these areas include walls, flooring, painting, ceiling tile, HVAC ducts, ceiling tile, and batt insulation

Estimated Total Project Budget

Construction	\$1,061,314
Design	106,131
Miscellaneous	31, 889
FFE	158,700
Technology	90, 212

Total Project Budget **\$1,448,246**

PROJECT SCOPE AND BUDGET



**SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H REPAIR OF DAMAGED ROOF AND INTERIOR AREAS PHASE II
PROJECT NO. 24-25-1028**

VENDOR NAME	CRC Development & Construction Co., LLC.	5 Star GC Construction, LLC.	Holchemont, Ltd.	Kimber 1985, LLC.	Rio United Builders, LLC.	River Line Contracting, LLC.	Tekton H.S.
ADDRESS	2016 S 45th St	3209 Melody Ln	900 N Main St	302 S Taylor Rd	5783 Iowa Rd	3700 N 10th St Ste 300A	1431 W Polk Ave
CITY/STATE/ZIP	McAllen, TX 78503	Mission, TX 78574	McAllen, TX 78501	Mission, TX 78572	Mission, TX 78574	McAllen, TX 78501	Pharr, TX 78577
PHONE	208-972-1192	956-867-5040	956-686-2901	956-279-2954	956-222-6624	956-358-4041	956-240-1613
FAX		956-599-9055	956-686-2925				
CONTACT	Carlo Cantu	Alan Oakley	Michael C. Montalvo	Joshua Belgum	Daborberto Perez, Jr.	Robert J. Quintanilla	Pedro John Gonzalez
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1	Base Proposal	\$ 832,650.00	\$ 914,000.00	\$ 1,227,000.00	\$ 828,000.00	\$ 604,207.10	\$ 902,689.81
	Begin Work Within	10 Working Days	10 Working Days	10 Working Days	10 Working Days	7 Working Days	7 Working Days
	Completion of Work Within	300 Calendar Days	230 Calendar Days	186 Calendar Days	120 Calendar Days	165 Calendar Days	176 Calendar Days
2	Alternate #1: Install LVT Flooring	No Bid	\$ 15,000.00	\$ 35,000.00	\$ 31,000.00	\$ 15,000.00	
	Begin Work Within	No Bid	10 Working Days	10 Working Days	10 Working Days	Zero Additional Calendar Days	
	Completion of Work Within	No Bid	15 Calendar Days	30 Calendar Days	120 Calendar Days	Zero Additional Calendar Days	
TOTAL PROJECT AMOUNT	\$ 832,650.00	\$ 914,000.00	\$ 1,227,000.00	\$ 828,000.00	\$ 604,207.10	\$ 885,000.00	\$ 902,689.81
TOTAL PROJECT AMOUNT W/ALTERNATE		\$ 929,000.00	\$ 1,262,000.00	\$ 859,000.00	\$ 619,207.10	\$ 1,791,000.00	
TOTAL EVALUATION POINTS	****	71.96	66.59	78.34	91.09	57.66	****
RANKING	****	3	4	2	1	5	****

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

****The vendor did not submit the required document, therefore, not considered/evaluated.

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H REPAIR OF DAMAGED ROOF AND INTERIOR AREAS PHASE II
PROJECT NO. 24-25-1028
EVALUATION SUMMARY

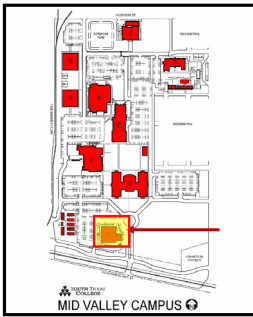
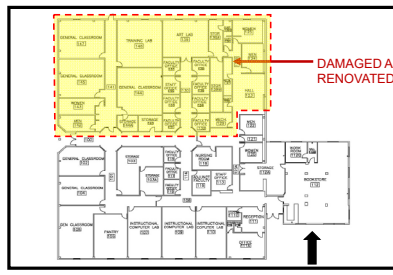

VENDOR NAME		5 Star GC Construction, LLC.	Holchemont, Ltd.	Kimber 1985, LLC.	Rio United Builders, LLC.	River Line Contracting, LLC.
ADDRESS		3209 Melody Ln	900 N Main St	302 S Taylor Rd	5783 Iowa Rd	3700 N 10th St Ste 300A
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78501	Mission, TX 78572	Mission, TX 78574	McAllen, TX 78501
PHONE		956-867-5040	956-686-2901	956-279-2954	956-222-6624	956-358-4041
		956-599-9055	956-686-2925			
CONTACT		Alan Oakley	Michael C. Montalvo	Joshua Belgum	Daborberto Perez, Jr.	Robert J. Quintanilla
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	29.99	22.07	32.44	45	15.56
		29.99	22.07	32.44	45	15.56
		29.99	22.07	32.44	45	15.56
		29.99	22.07	32.44	45	15.56
		29.99	22.07	32.44	45	15.56
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	9	8.5	8.5	7.5
		9	9	9	9	8
		8	8	7	8	8
		8	8	7	8	8
		9	7	7	9	6
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.	7	8.5	9	8.5	8
		9	9	9	9	8
		8	8	7	8	8
		8	8	7	8	8
		9	6	9	9	7
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.	3.5	4	4	4	3
		4	5	4	4	3
		4	4	4	4	3
		3	4	4	4	3
		4	4	5	5	3
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.	6	7	7	7	5
		7	7	7	7	6
		7	7	7	7	7
		7	7	6	7	7
		6	7	8	7	5

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H REPAIR OF DAMAGED ROOF AND INTERIOR AREAS PHASE II
PROJECT NO. 24-25-1028
EVALUATION SUMMARY

VENDOR NAME		5 Star GC Construction, LLC.		Holchemont, Ltd.		Kimber 1985, LLC.		Rio United Builders, LLC.		River Line Contracting, LLC.	
ADDRESS		3209 Melody Ln		900 N Main St		302 S Taylor Rd		5783 Iowa Rd		3700 N 10th St Ste 300A	
CITY/STATE/ZIP		Mission, TX 78574		McAllen, TX 78501		Mission, TX 78572		Mission, TX 78574		McAllen, TX 78501	
PHONE		956-867-5040		956-686-2901		956-279-2954		956-222-6624		956-358-4041	
		956-599-9055		956-686-2925							
CONTACT		Alan Oakley		Michael C. Montalvo		Joshua Belgum		Daborberto Perez, Jr.		Robert J. Quintanilla	
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 star and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	7	6.8	7	7.2	7	7	7	6.8	6	5.2
		7		8		7		7		5	
		7		7		7		7		5	
		6		7		6		7		5	
		7		7		8		6		5	
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?	4.5	4.7	5	5.2	5	4.8	5	4.8	5	4.6
		5		5		5		5		5	
		5		5		5		5		5	
		5		5		4		5		4	
		4		6		5		4		4	
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	3.57	3.57	4.02	4.02	7	7	5.29	5.29	7	7
		3.57		4.02		7		5.29		7	
		3.57		4.02		7		5.29		7	
		3.57		4.02		7		5.29		7	
		3.57		4.02		7		5.29		7	
		3.57		4.02		7		5.29		7	
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	1	1	0	0	1	1	1	1
		0		1		0		1		1	
		0		1		0		1		1	
		0		1		0		1		1	
		0		1		0		1		1	
TOTAL EVALUATION POINTS		71.96		66.79		78.34		91.09		57.66	
RANKING		3		4		2		1		5	

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

**Project Fact Sheet
4/3/2025**

Project Name: MVC - South Academic Building H Repair and Renovations				Project No. 2022-038R					
Funding Source(s): Renewals and Replacment Fund									
			FY21-22			FY22-23			
	<u>Original</u>	<u>Revised</u>	<u>FY 21-22</u>	<u>Variance of</u>		<u>FY 22-23</u>	<u>Variance of</u>		
	<u>Project Budget</u>	<u>Project Budget</u>	<u>Actual</u>	<u>Project Budget</u>		<u>Actual</u>	<u>Project Budget</u>		
			<u>Expenditures</u>	<u>vs. Actual</u>		<u>Expenditures</u>	<u>vs. Actual</u>		
Construction:*	\$ 600,000.00	\$ 1,061,314.00	\$ -	\$ -		\$ 630,000.00	\$ 34,504.00	\$ 595,496.00	
Design:*	60,000.00	106,131.00	-	-		40,163.00	39,796.06	366.94	
Miscellaneous:	12,000.00	31,889.00	-	456.12	(456.12)	25,000.00	27,071.35	(2,071.35)	
FFE:	158,700.00	158,700.00	-	-	-	-	-	-	
Technology:	125,000.00	90,212.00	-	-	-	-	-	-	
Total:	\$ 955,700.00	\$ 1,448,246.00	\$ -	\$ 456.12	\$ (456.12)	\$ 695,163.00	\$ 101,371.41	\$ 593,791.59	
			Funds will be used from the insurance claim and savings from other projects.			*Amount for Phase I Roof Replacement only Construction Cost is \$666,000.			
			FY23-24			FY24-25			
			<u>FY 23-24</u>	<u>Variance of</u>		<u>FY 23-24</u>	<u>Variance of</u>		
			<u>Actual</u>	<u>Project Budget</u>		<u>Actual</u>	<u>Project Budget</u>		
			<u>Expenditures</u>	<u>vs. Actual</u>		<u>Expenditures</u>	<u>vs. Actual</u>		
Construction:*			\$ 1,305,000.00	\$ 642,140.50	\$ 662,859.50	\$ 1,061,314.00	\$ -	\$ 1,061,314.00	
Design:*			130,000.00	23,287.21	106,712.79	106,131.00	-	106,131.00	
Miscellaneous:			10,000.00	11.10	9,988.90	31,889.00	231.01	31,657.99	
FFE:			160,000.00	-	160,000.00	158,700.00	-	158,700.00	
Technology:			125,000.00	-	125,000.00	90,212.00	-	90,212.00	
Total:			\$ 1,730,000.00	\$ 665,438.81	\$ 1,064,561.19	\$ 1,448,246.00	\$ 231.01	\$ 1,448,014.99	
			\$ 767,497.35						
Project Team			Board Status						
Approval to Solicit	10/26/2021		Board Approval of Schematic Design N/A			Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Milnet Architectural Services					Milnet Architectural Services	\$56,332	63,083.27	(\$6,751.27)
Architect/Engineer:	Phase I - Holchemont, Ltd.					Holchemont, Ltd.			
Contractor:	Phase II - TBD					(Phase I - Roof Replacement)	\$ 676,644.50	\$ 676,644.50	\$ -
			Substantial Completion			Board Acceptance			
			Phase I - 1/18/2024			Phase I - 2/27/2024			
			Phase II - TBD			Phase II - TBD			
STC FPC Project Manager: David Valdez			Phase I - 2/28/2024			Phase I - 5/28/2024			
			Final Completion Phase II - TBD			Board Acceptance Phase II - TBD			
Project Description			Project Scope						
Repair the existing roof and renovate the interior due to a recent heavy rain storm damage. Renovate approximately 6.720 square feet of interior space.			Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing.						
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		
Phase I - 10/26/2021	3/29/2022	N/A	6/27/2023	7/15/2023	02/27/2024	5/28/2024	N/A		
Phase II - 10/26/2021	3/29/2022	N/A	4/8/2025	5/22/2025	12/25/2025	01/23/2026	02/23/2026		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2021-22	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ -	\$ -	\$ 456.12	
2022-23	34,504.00	39,796.06	27,071.35	-	-	-	-	\$ 101,371.41	
2023-24	642,140.50	23,287.21	11.10	-	-	-	-	\$ 665,438.81	
2024-25	-	-	231.01	-	-	-	-	\$ 231.01	
Project Total	\$ 676,644.50	\$ 63,083.27	\$ 27,769.58	\$ -	\$ -	\$ -	\$ -	\$ 767,497.35	
Current Agenda Item									
04/08/25 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II									
 <p align="center">PROJECT LOCATION</p>			 <p align="center">DAMAGED AREA TO BE RENOVATED</p> <p align="center">North ↑</p>						

FPC Project Manager David A Valdez

FPC Director N/A

FPC Executive Director RHA

ACTION ITEM VII, Review and Recommend Action on Substantial Completion of the Starr County Campus Building Q Automotive Lab Expansion

Purpose	To approve substantial completion of the project.
Justification	<p>College staff and the Architect visited the site and developed a construction punch list on March 28, 2025.</p> <ul style="list-style-type: none"> • Architect: Able City, LLC. • Contractor: Triun, LLC. <p>A Certificate of Substantial Completion has been issued. Substantial Completion was not accomplished within the time allowed in the Owner/Contractor agreement for this project by Triun, LLC. The original cost approved for this project was \$2,330,000.</p>
Enclosed Documents	<p>Appendix A – Current Budget Status</p> <p>Appendix B – Photos</p> <p>Appendix C – Substantial Completion Letter</p> <p>Appendix D – Fact Sheet</p>
Funding	The funds for the Starr County Campus Building Q Automotive Lab Expansion Project 2022-005R are available in the Renewals & Replacements Fund for use in FY 2024 – 2025.
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Committee recommend Board approval of substantial completion of the Starr County Campus Building Q Automotive Lab Expansion project as presented.

Appendix A Current Budget Status

Starr County Campus Building Q Automotive Lab Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$2,330,000.00	\$2,330,000.00	\$0	\$2,330,000.00	\$1,749,934.81	\$580,065.19

Appendix B Photos follow in the packet.

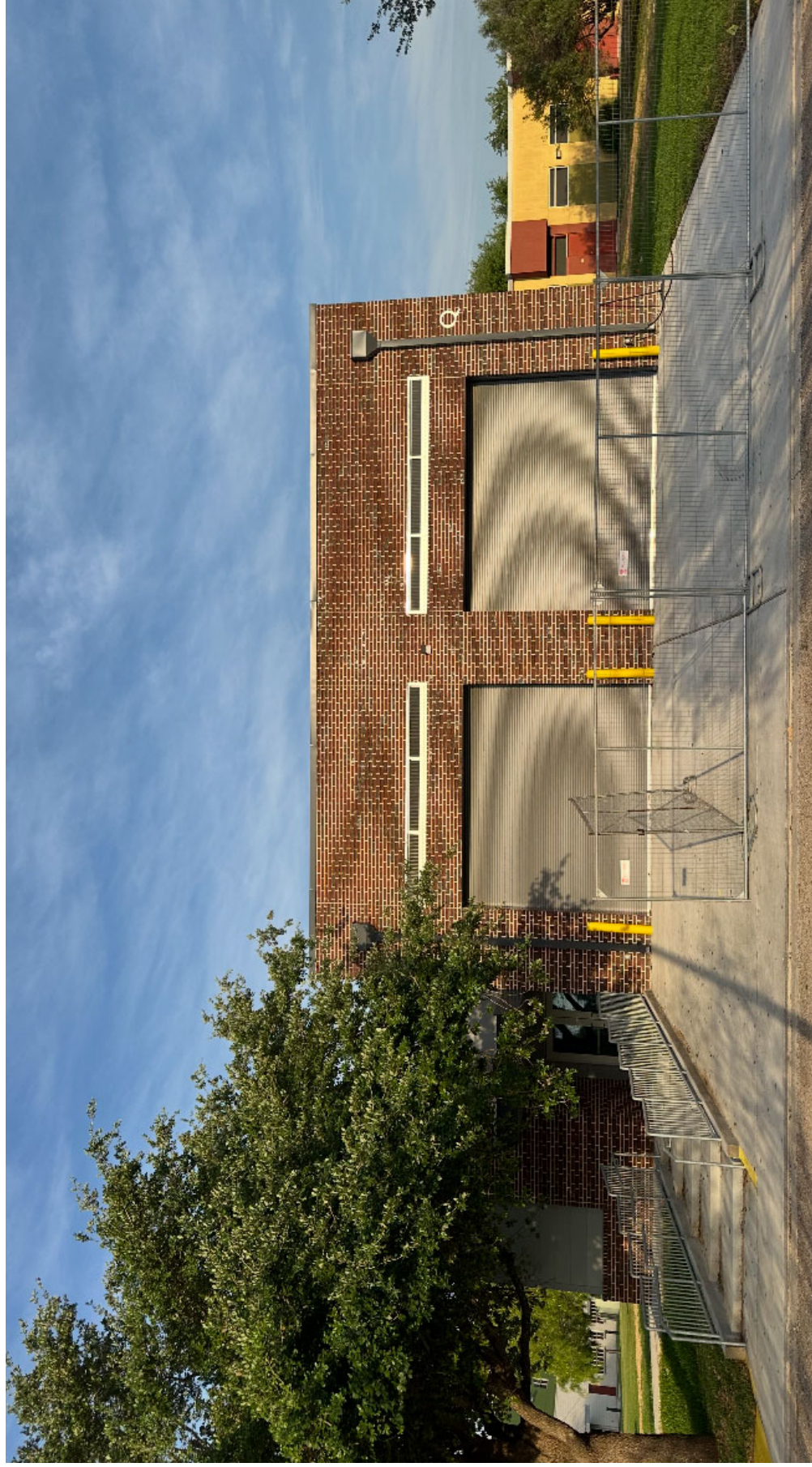
Appendix C

Substantial Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

Starr County Campus Building Q Automotive Lab Expansion



Starr County Campus Building Q Automotive Lab Expansion



DRAFT AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> STC Starr County Campus- Automotive Lab Expansion & HVAC- R Outdoor Covered Area Addition Rio Grande City, TX	CONTRACT INFORMATION: Contract For: General Construction Date: 2/23/2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: 4/2/2025
OWNER: <i>(name and address)</i> South Texas College 142 FM 3167 Rio Grande City, TX 78582	ARCHITECT: <i>(name and address)</i> Able City 110 Broadway Suite 590, San Antonio Texas, 78205	CONTRACTOR: <i>(name and address)</i> Triun, LLC 7800 IH 10 West, Suite 803, San Antonio Texas, 78230

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

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

Able City	Ricardo Solis, Project Architect	April 2, 2025
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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

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

WORK TO BE COMPLETED OR CORRECTED

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

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

WORK TO BE COMPLETED AND CORRECTED PER ALL PUNCH LIST

ARCHITECTURAL DATED 03.11.2025, CIVIL DATED 03.17.2025, MEP DATED 03.11.2025

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

Cost estimate of Work to be completed or corrected: \$21,900 Retainage for Building C HVAC-R Outdoor Covered Area. and \$116,500 Retainage Building Q Automotive Lab Expansion

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

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

CONTRACTOR TO COMPLETE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING PUNCH LIST IN THEIR ENTIRETY. FINAL ACCEPTANCE OF PROJECT WILL BE CONTINGENT ON INSTALLATION AND COMPLETION OF ALL PENDING ITEMS. THE OWNER HEREBY ACCEPTS CONTROL OF THE PROPERTY ON WORK THAT HAS BEEN FULLY COMPLETED. THE OWNER SHALL HAVE RELEVANT INSURANCE IN PLACE PRIOR TO OCCUPYING THE BUILDING.




THE CONTRACTOR SHALL VERIFY THAT THE OWNER'S INSURANCE ARE IN EFFECT PRIOR TO CANCELLING THE CONTRACTOR'S INSURANCE AND WARRANTIES UNDER APPLICABLE PROVISIONS OF THE CONSTRUCTION CONTRACT SHALL TAKE EFFECT AS STATED ABOVE. CONTRACTOR SHALL COORDINATE ACTIONS TO TRANSFER UTILITIES FROM CONTRACTOR TO OWNER.

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

<u>Triun</u> CONTRACTOR (<i>Firm Name</i>)	<hr/> SIGNATURE	<hr/> PRINTED NAME AND TITLE	<hr/> DATE
<u>South Texas College</u> OWNER (<i>Firm Name</i>)	<hr/> SIGNATURE	<hr/> PRINTED NAME AND TITLE	<hr/> DATE

Dr. Ricardo J. Solis,
 President

**Project Fact Sheet
4/3/2025**

Project Name:			Starr County Campus - Building Q Automotive Lab Expansion				Project No.		2022-005C	
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:	\$ 820,000.00	\$ 2,330,000.00	\$ 172,000.00	\$ -	\$ 172,000.00	\$ 902,948.00	\$ 248,474.50	\$ 654,473.50		
Design:	82,000.00	86,000.00	65,600.00	64,872.47	727.53	13,650.00	7,067.16	6,582.84		
Miscellaneous:	20,500.00	20,500.00	5,500.00	1,272.32	4,227.68	5,500.00	4,176.33	1,323.67		
FFE:	45,100.00	45,100.00	-	-	-	-	-	-		
Technology:	69,700.00	69,700.00	-	-	-	-	-	-		
Total:	\$ 1,037,300.00	\$ 2,551,300.00	\$ 243,100.00	\$ 66,144.79	\$ 176,955.21	\$ 922,098.00	\$ 259,717.99	\$ 662,380.01		
						*Revised Project Budget based on the Construction cost amount.				
	FY 23-24			FY 24-25						
	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	Total Actual Expenditures To Date			
Construction:	\$ 1,700,000.00	\$ 929,352.81	\$ 770,647.19	\$ 699,000.00	\$ 617,107.42	\$ 81,892.58	\$ 1,794,934.73			
Design:	30,000.00	13,900.40	16,099.60	25,800.00	2,194.80	23,605.20	88,034.83			
Miscellaneous:	12,000.00	10,447.61	1,552.39	6,000.00	3,319.84	2,680.16	19,216.10			
FFE:	45,100.00	-	45,100.00	-	-	-	-			
Technology:	69,700.00	-	69,700.00	35,000.00	42,546.96	(7,546.96)	42,546.96			
Total:	\$ 1,856,800.00	\$ 953,700.82	\$ 903,099.18	\$ 765,800.00	\$ 665,169.02	\$ 100,630.98	\$ 1,944,732.62			
Approval to Solicit Architect/Engineer:	7/27/2021		Board Approval of Schematic Design 2/22/2022			Contract Amount		Actual Expenditures		
Architect/Engineer:	Able City Architects					Vendor	Variance			
Contractor:	Triun		Board Approval of Revised Schematic Elevation 4/26/2022			Able City Architects	\$ 71,352.14	\$ 88,034.83	\$ (16,682.69)	
						Triun	\$ 2,330,000.00	\$ 1,794,934.73	\$ 535,065.27	
STC FPC Project Manager:	Martin Villarreal		Board Approval of Substantial Completion TBD			Board Acceptance		TBD		
			Final Completion TBD			Board Acceptance		TBD		
Project Description			Project Scope							
Expansion of the Automotive Lab by providing a new facility .			Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D. 3,272 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	2/22/2022	1/31/2023	4/11/2023	4/22/2025	5/27/2025		4/2/2025		
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech		Project Total			
2021-22	\$ -	\$ 64,872.47	\$ 1,272.32	\$ -	\$ -		\$ 66,144.79			
2022-23	248,474.50	7,067.16	4,176.33	-	-		259,717.99			
2023-24	929,352.81	13,900.40	10,447.61	-	-		953,700.82			
2024-25	617,107.42	2,194.80	3,319.84	-	42,546.96		665,169.02			
Project Total	\$ 1,794,934.73	\$ 88,034.83	\$ 19,216.10	\$ -	\$ 42,546.96		\$ 1,944,732.62			
Current Agenda Item										
04/08/25 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion for the Starr County Campus - Building Q Automotive Lab Expansion										
										

FPC Project Manager

Martin Villarreal

FPC Asst. Director

NA

FPC Director

RHA

ACTION ITEM VIII, Review and Recommend Action on Substantial Completion of the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion

Purpose	To approve substantial completion of the project.
Justification	<p>College staff and the Architect visited the site and developed a construction punch list on March 28, 2025.</p> <ul style="list-style-type: none"> • Architect: Able City, LLC. • Contractor: Triun, LLC. <p>A Certificate of Substantial Completion has been issued. Substantial Completion was not accomplished within the time allowed in the Owner/Contractor agreement for this project by Triun, LLC. The original cost approved for this project was \$438,000.</p>
Enclosed Documents	<p>Appendix A – Current Budget Status</p> <p>Appendix B – Photos</p> <p>Appendix C – Substantial Completion Letter</p> <p>Appendix D – Fact Sheet</p>
Funding	The funds for the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion Project 2022-007C are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Committee recommend Board approval of substantial completion of the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion project as presented.

Appendix A
Current Budget Status

Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$438,000.00	\$438,000.00	\$0	\$438,000.00	\$285,746.38	\$152,253.62

Appendix B

Photos follow in the packet.

Appendix C

Substantial Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion



Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion



DRAFT AIA® Document G704® - 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> STC Starr County Campus- Automotive Lab Expansion & HVAC- R Outdoor Covered Area Addition Rio Grande City, TX	CONTRACT INFORMATION: Contract For: General Construction Date: 2/23/2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: 4/2/2025
OWNER: <i>(name and address)</i> South Texas College 142 FM 3167 Rio Grande City, TX 78582	ARCHITECT: <i>(name and address)</i> Able City 110 Broadway Suite 590, San Antonio Texas, 78205	CONTRACTOR: <i>(name and address)</i> Triun, LLC 7800 IH 10 West, Suite 803, San Antonio Texas, 78230

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

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

Able City	Ricardo Solis, Project Architect	April 2, 2025
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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

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

WORK TO BE COMPLETED OR CORRECTED

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

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

WORK TO BE COMPLETED AND CORRECTED PER ALL PUNCH LIST

ARCHITECTURAL DATED 03.11.2025, CIVIL DATED 03.17.2025, MEP DATED 03.11.2025

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

Cost estimate of Work to be completed or corrected: \$21,900 Retainage for Building C HVAC-R Outdoor Covered Area. and \$116,500 Retainage Building Q Automotive Lab Expansion

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

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

CONTRACTOR TO COMPLETE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING PUNCH LIST IN THEIR ENTIRETY. FINAL ACCEPTANCE OF PROJECT WILL BE CONTINGENT ON INSTALLATION AND COMPLETION OF ALL PENDING ITEMS. THE OWNER HEREBY ACCEPTS CONTROL OF THE PROPERTY ON WORK THAT HAS BEEN FULLY COMPLETED. THE OWNER SHALL HAVE RELEVANT INSURANCE IN PLACE PRIOR TO OCCUPYING THE BUILDING.




THE CONTRACTOR SHALL VERIFY THAT THE OWNER'S INSURANCE ARE IN EFFECT PRIOR TO CANCELLING THE CONTRACTOR'S INSURANCE AND WARRANTIES UNDER APPLICABLE PROVISIONS OF THE CONSTRUCTION CONTRACT SHALL TAKE EFFECT AS STATED ABOVE. CONTRACTOR SHALL COORDINATE ACTIONS TO TRANSFER UTILITIES FROM CONTRACTOR TO OWNER.

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

<u>Triun</u> CONTRACTOR (<i>Firm Name</i>)	<hr/> SIGNATURE	<hr/> PRINTED NAME AND TITLE	<hr/> DATE
<u>South Texas College</u> OWNER (<i>Firm Name</i>)	<hr/> SIGNATURE	<hr/> PRINTED NAME AND TITLE	<hr/> DATE

Dr. Ricardo J. Solis,
 President

**Project Fact Sheet
4/3/2025**

Project Name: Starr County Campus - North Academic Building C HVAC-R Outdoor Covered Area Addition				Project No. 2022-007C				
Funding Source Unexpended Plant Fund								
	Original Total Project Budget	*Revised Total Project Budget	FY 21-22			FY22-23		
			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:	\$ 90,000.00	\$ 438,000.00	\$ 19,000.00	\$ -	\$ 19,000.00	\$ 277,576.00	\$ 61,635.92	\$ 215,940.08
Design:	9,000.00	26,628.00	7,200.00	15,675.08	(8,475.08)	13,802.00	1,779.34	12,022.66
Miscellaneous:	15,000.00	15,000.00	5,500.00	1,334.01	4,165.99	5,500.00	544.24	4,955.76
FFE:	10,000.00	10,000.00	-	-	0.00	-	-	0.00
Technology:	25,000.00	25,000.00	-	-	0.00	-	-	0.00
Total:	\$ 149,000.00	\$ 514,628.00	\$ 31,700.00	\$ 17,009.09	\$ 14,690.91	\$ 296,878.00	\$ 63,959.50	\$ 232,918.50
*Revised Project Budget based on the Construction cost amount.								
			FY 23-24			FY 24-25		
			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:			\$ 320,000.00	\$ 137,169.32	\$ 182,830.68	\$ 131,400.00	\$ 86,941.14	\$ 44,458.86
Design:			30,000.00	2,734.20	27,265.80	7,989.00	1,002.54	6,986.46
Miscellaneous:			5,000.00	465.99	4,534.01	2,500.00	38.42	2,461.58
FFE:			10,000.00	17,530.00	(7,530.00)	5,000.00	-	5,000.00
Technology:			25,000.00	-	25,000.00	12,500.00	-	12,500.00
Total:			\$ 390,000.00	\$ 157,899.51	\$ 232,100.49	\$ 159,389.00	\$ 87,982.10	\$ 71,406.90
Approval to Solicit Architect/Engineer: 7/27/2021			Board Approval of Schematic Design 2/22/2022			Vendor Contract Amount Actual Expenditures Variance		
Architect/Engineer: Able City Architects Contractor: Triun						Able City Architects \$ 20,215.38 \$ 21,191.16 \$ (975.78) Triun \$ 438,000.00 \$ 285,746.38 \$ 152,253.62		
STC FPC Project Manager: Martin Villarreal			Substantial Completion TBD			Board Acceptance TBD		
			Final Completion TBD			Board Acceptance TBD		
Project Description			Project Scope					
HVAC-R Outdoor Covered area for Brazing			Design and Construction of HVAC-R Outside Covered Area for brazing instruction, equipment storage, and additional /data in classrooms C312, C313, C314 and C315. 4,868 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	2/22/2022	1/31/2023	4/11/2023	4/22/2025	5/27/2025	4/22/2025	
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total		
2021-22	\$ -	\$ 15,675.08	1,334.01	\$ -	-	\$ 17,009.09		
2022-23	61,635.92	1,779.34	544.24	-	-	\$ 63,959.50		
2023-24	137,169.32	2,734.20	465.99	17,530.00	-	\$ 157,899.51		
2024-25	86,941.14	1,002.54	38.42	-	-	\$ 87,982.10		
Project Total	\$ 285,746.38	\$ 21,191.16	\$ 2,382.66	\$ 17,530.00	\$ -	\$ 326,850.20		
Current Agenda Item								
03/11/25 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion for the Starr County Campus - North Academic Building C HVAC-R Outdoor Covered Area Addition								
<div style="display: flex; justify-content: space-around; align-items: center;">    </div>								

FPC Project Manager Martin Villarreal

FPC Asst. Director NA

FPC Director RJA

ACTION ITEM IX, Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C

- Purpose** To approve substantial completion of the project.
- Justification** College staff and the Architect visited the site and developed a construction punch list on April 2, 2025.
- Contractor: Diaz Floors & Interiors, Inc.
- 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 Diaz Floors & Interiors, Inc. The original cost approved for this project was \$72,240.
- Enclosed Documents** Appendix A – Current Budget Status
Appendix B – Photos
Appendix C – Substantial Completion Letter
Appendix D – Fact Sheet
- Funding** The funds for the District Wide Flooring Replacements Phase IV Project 2025-014R 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 substantial completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C project as presented.

Appendix A
Current Budget Status

District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C					
Estimated Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$108,927	\$72,240	\$0	\$72,240	\$0	\$72,240

Appendix B
Photos follow in the packet.

Appendix C

Substantial Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

District Wide Flooring Replacements Phase IV at
Pecan Campus Sylvia Esterline Center for Learning Excellence Building C



District Wide Flooring Replacements Phase IV at
Pecan Campus Sylvia Esterline Center for Learning Excellence Building C



Substantial Completion Acceptance

Project Name: District-Wide Flooring Replacement Pecan Campus Silvia Esterline Center for Learning Excellence Building C

Project No.: 24-25-1037

Owner: South Texas College

Contractor: Diaz Floors & Interiors Inc.

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

New Carpet installation and rubber base board at Pecan Campus Building C

Effective Date of Acceptance: 4/2/2025

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

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

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

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

The **Contractor** shall complete/correct the items identified on the punch list(s) within Calendar days from the Effective Date of this Acceptance.

ANDRES DIAZ Andres Diaz 4.2.25
Printed Name and Title Signature Date

The **Architect/Engineer** agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.





N/A

N/A
Printed Name and Title Signature Date

With the exception of those items noted on the attached "punch list(s)", the **Owner** accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.

PICARDO DELAGANZA EXECUTIVE DIRECTOR FPC Ref 4-3-2025
Printed Name and Title Signature Date

Project Fact Sheet 4/3/2025

Project Name		District Wide - Flooring Replacement Phase IV		Project No.		2025-014R	
Funding Source(s):		Renewals & Replacements Fund					
		FY 24-25		Variance of			
		FY 24-25		Project Budget			
		Actual		vs. Actual			
		Expenditures		Expenditures			
		Total		Total Actual			
		Project Budget		Expenditures To			
		Date					
Construction:		\$ 500,000.00	\$ 2,424.44	\$ 497,575.56		\$ 2,424.44	
Design		\$ -	\$ -	\$ -		-	
Miscellaneous:		\$ 4,000.00	\$ 294.00	\$ 3,706.00		\$ 294.00	
FFE:		\$ -	\$ -	\$ -		-	
Technology:		\$ -	\$ -	\$ -		-	
Total:		\$ 504,000.00	\$ 2,718.44	\$ 501,281.56		\$ 501,281.56	
Project Team		Board Status					
Approval to Solicit :		N/A		Board Approval			
Architect/Engineer:		N/A		NA			
Contractor:		Diaz Floors & Interiors LLC		Location		Contract	
		PCN Bldg. C Tech Bldg. B		Vendor		Amount	
		STARR Bldg. G				Expenditures	
Contractor:		5 Star GC Construction				Variance	
		PCN Bldg. H					
STC FPC Project Manager:		Kelly Nelson		Substantial Completion		Board Acceptance	
				Final Completion		Board Acceptance	
						Building G: 11/12/2024	
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	3/4/2025	7/22/2025	8/26/2025	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	2,424.44	-	294.00	-	-	\$ 2,718.44	
Project Total	\$ 2,424.44	\$ -	\$ 294.00	\$ -	\$ -	\$ 2,718.44	
Current Agenda Item							
04/08/25 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C & Starr County Campus Student Services Building G							
							
Pecan Campus Sylvia Esterline Center for Learning Excellence		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

NA

FPC Director



ACTION ITEM X, Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G

- Purpose** To approve substantial completion of the project.
- Justification** College staff and the Architect visited the site and developed a construction punch list on March 26, 2025.
- Contractor: Diaz Floors & Interiors, Inc.
- 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 Diaz Floors & Interiors, Inc. The original cost approved for this project was \$20,912.
- Enclosed Documents** Appendix A – Current Budget Status
Appendix B – Photos
Appendix C – Substantial Completion Letter
Appendix D – Fact Sheet
- Funding** The funds for the District Wide Flooring Replacements Phase IV Project 2025-014R 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 substantial completion of the District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G project as presented.

Appendix A
Current Budget Status

District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G					
Estimated Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$23,422	\$20,912	\$0	\$20,912	\$0	\$20,912

Appendix B
Photos follow in the packet.

Appendix C

Substantial Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G



District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G



Substantial Completion Acceptance

Project Name: District-Wide Flooring Replacement Starr County Campus Student Services
Building G

Project No.: 24-25-1037

Owner: South Texas College

Contractor: Diaz Floors & Interiors Inc.

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Effective Date of Acceptance: 3/26/2025

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

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

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

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

The **Contractor** shall complete/correct the items identified on the punch list(s) within 30 Calendar days from the Effective Date of this Acceptance.

Andres Diaz *3/26/25*
Printed Name and Title Signature Date

The **Architect/Engineer** agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.

N/A
Printed Name and Title Signature Date

With the exception of those items noted on the attached "punch list(s)", the **Owner** accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.

RICARDO DELA CERRA *4-2-2025*
Printed Name and Title Signature Date



Project Fact Sheet
4/3/2025

Project Name	District Wide - Flooring Replacement Phase IV				Project No.	2025-014R
Funding Source(s):	Renewals & Replacements Fund					
		FY 24-25				
			<u>FY 24-25</u>	<u>Variance of</u>		
		<u>Total</u>	<u>Actual</u>	<u>Project Budget</u>		<u>Total Actual</u>
		<u>Project Budget</u>	<u>Expenditures</u>	<u>vs. Actual</u>		<u>Expenditures To</u>
						<u>Date</u>
Construction:		\$ 500,000.00	\$ 2,424.44	\$ 497,575.56		\$ 2,424.44
Design		\$ -	\$ -	\$ -		-
Miscellaneous:		\$ 4,000.00	\$ 294.00	\$ 3,706.00		\$ 294.00
FFE:		\$ -	\$ -	\$ -		-
Technology:		\$ -	\$ -	\$ -		-
Total:		\$ 504,000.00	\$ 2,718.44	\$ 501,281.56		\$ 501,281.56

Project Team			Board Status					
<div>Approval to Solicit : Architect/Engineer: Contractor: Contractor:</div>	N/A	<div>NA</div>	<u>Board Approval of Schematic</u>	Location	Vendor	Contract Amount	Actual Expenditures	Variance
	N/A		<u>Design</u>	PCN Bldg. M	Diaz Floors & Ints.	\$ 2,424.44	\$ 2,424.44	\$ -
				MVC Bldg. G	Terra Fuerte	\$ 37,359.20	\$ -	\$ 37,359.20
				PCN Bldg. C	Diaz Floors & Ints.	\$ 72,240.00	\$ -	\$ 72,240.00
				PCN Bldg. H	5StarGC	\$ 124,830.00	\$ -	\$ 124,830.00
				STARR Bldg. G	Diaz Floors & Ints.	\$ 20,912.00	\$ -	\$ 20,912.00
				Tech Bldg. B	Diaz Floors & Ints.	\$ 63,403.37	\$ -	\$ 63,403.37
PCN Bldg. H		<u>Substantial Completion</u>	<u>Board Acceptance</u>					
STC FPC Project Manager:	Kelly Nelson	<u>Final Completion</u>	<u>Board Acceptance</u>					
			Building G: 11/12/2024					

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	3/4/2025	7/22/2025	8/26/2025	N/A

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2024-25	2,424.44	-	294.00	-	-	\$ 2,718.44
Project Total	\$ 2,424.44	\$ -	\$ 294.00	\$ -	\$ -	\$ 2,718.44

Current Agenda Item
04/08/25 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C & Starr County Campus Student Services Building G



**Pecan Campus
Silvia Esterline Center for
Learning Excellence**



**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

NA

FPC Director

**ACTION ITEM XI, Review and Recommend Action on Interagency Cooperation
Contract between Baylor University Institute of Reading Development and South
Texas College**

Purpose	To approve the interagency cooperation contract.
Justification	<p>The agreement permits Baylor University Institute of Reading Development to use general classrooms space on Saturdays and Sundays from June 7, 2025 through July 13, 2025.</p> <p>The Interagency Cooperation Contract with the Baylor University Institute of Reading Development for the use of instructional facilities from June 7, 2025 through July 13, 2025. The Baylor University Institute of Reading Development has taken place on the South Texas College campus for the past several years. The Board approved a previous contract with Baylor University Institute of Reading Development on April 24, 2018, between June 15, 2018 and July 15, 2018, and on February 25, 2020, between June 6, 2020 and July 12, 2020 for the use of instructional facilities at Pecan Campus. This program provides reading enrichment to students who will be entering kindergarten through twelfth grade in the following Fall Semester.</p>
Enclosed Documents	Appendix A – Draft Agreement Appendix B – Cost Calculation
Staff Resource	George McCaleb, Executive Director for Facilities Operations & Maintenance Mary Del Paz, Vice President for Finance and Administrative Services
Recommendation	Administration requests the Committee recommend Board approval of the new Interagency Cooperation Contract with Baylor University Institute of Reading Development for use of instructional facilities at the Pecan Campus from June 7, 2025 through July 13, 2025 as presented.

Appendix A

Draft Agreement follows in the packet.

Appendix C

Cost Calculation follows in the packet.

THE BAYLOR UNIVERSITY INSTITUTE OF READING DEVELOPMENT INTERAGENCY COOPERATION CONTRACT

THIS CONTRACT is entered into by and between the agencies shown below as Contracting Parties, pursuant to the authority granted and in compliance with the provisions of "The Interagency Cooperation Act," *Texas Government Code*, Chapter 771.

I. CONTRACTING PARTIES:

Receiving Party: Baylor University Institute of Reading Development (BUIRD)

Performing Party: South Texas College (STC)

II. STATEMENT OF SERVICES TO BE PERFORMED BY PERFORMING PARTY FOR BUIRD EMPLOYEES AND STUDENTS:

Provision of facilities and services for use by BUIRD for the purpose of providing a summer reading program to students enrolled during the Contract and generally include:

- a. Shared use of classrooms for the purposes of providing a summer reading program to students enrolled in said programs offered by BUIRD in McAllen, Texas. The number, requirements, and periods of utilization of the classrooms will be mutually agreed upon each summer session by the Parties.
- b. BUIRD will follow STC's board approved academic calendar including the beginning and ending of semesters and holidays.
- c. Utilities (electricity, heating/air conditioning, phone, Ethernet) will be provided by STC for facilities used by BUIRD at STC.
- d. Utilities and custodial services at the facilities used by BUIRD shall be provided by STC at the same level as for all other STC facilities. STC makes no guarantee that utilities or custodial services will be without interruption at any time during the term of this Contract.
- e. ACCESS TO CAMPUS PARKING: BUIRD students and employees will have access to campus parking at STC campuses with an appropriate STC parking permit. Parking permits will be sold and issued to BUIRD students and employees. Parking fines will be assessed if the student does not purchase and display the appropriate STC parking permit and fines may be issued for parking and moving traffic violations.

III. BASIS FOR CALCULATING REIMBURSABLE COSTS:

The basis for calculating cost of facility use will be as follows:

- i. Cost Formula: $\$3.09 \times 728 \text{ sq.ft.} \times 35\% \text{ utilization} = \787.76
- ii. Per Square Foot Per Month Cost: Classrooms: **\$3.09**
- iii. % Utilization determined by the following formula:

$$\frac{\text{Total \# of sections used by}}{\text{Total \# of sections available}}$$

Estimated maximum facility use charges are included as Appendix A. Actual charges will be dependent upon the actual utilization.

V. CONTRACT AMOUNT:

The total amount of this Contract shall not exceed \$ 800.00.

VI. PAYMENT FOR SERVICES:

Receiving Party shall pay Performing Party for services received with a voucher or electronic transfer as prescribed by the uniform statewide accounting system drawn on appropriation items or accounts of Receiving Party from which Receiving Party would ordinarily make expenditures for similar services or resources.

Payment for services shall be billed and paid monthly.

Payments received by Performing Party shall be credited to its current appropriation item(s) or account(s) from which the expenditures were originally made.

VII. TERM OF CONTRACT:

This Contract is to begin June 7, 2025 and shall terminate July 13, 2025.

THE UNDERSIGNED CONTRACTING PARTIES do hereby certify that: (1) the services specified above are necessary and authorized for activities that are properly within the statutory functions and programs of the affected agencies of State Government, and (2) the services, materials, or equipment Contracted for are not required by Section 21 of Article XVI of the Constitution of Texas to be supplied under Contract given to the lowest responsible bidder.

Receiving Party further certifies that it has the authority to Contract for the above services by authority granted in *Texas Education Code* Chapter 86.

Performing Party further certifies that it has authority to perform the services Contracted for by authority granted in *Texas Government Code* Chapter 791 and *Texas Education Code* Chapter 130.

The undersigned Parties bind themselves to the faithful performance of this Contract.

RECEIVING PARTY:

Program Director

Date

PERFORMING PARTY:

South Texas College

Dr. Ricardo Solis.
President

Date

Points of Contact

Baylor University Institute of Reading
Development:
Sean McAllister
Program Director

STC:
Ms. Mary De Paz
Vice President for Finance and
Administrative Services

Appendices

A. STC Facility Use Costs

STC Facility Use Charges Schedule

Appendix A

Baylor University Institute of Reading Development 2025 Summer Semester

Space	Size (sf)	Number of Classrooms/Labs	Weekly Sections	Weekly Sections per Utilization %	Average		Monthly Rental Rate (\$/sq)	Monthly Rental Cost (\$)
					Weekly Utilization Factor (%)			
36-Seat Classroom *(Note 1)	728	1	20	7	35%	\$	3.09	\$ 787.76
Total Utilized Space								\$ 787.76

* Notes:

(1) The classroom availability at Pecan Campus South Academic Buidling J (728 sq. ft.): -

1.214

Saturdays, 6/7-7/12 (skip 7/5) from 8:30AM-3:45PM

Sundays, 6/8-7/13 (skip 7/6) from 8:30AM-2:15PM

All space availability is contingent on STC's classroom use schedule .

Subject to change based on space availability and actual utilization