

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday April 10, 2014
@ 4:30 PM
McAllen, Texas

“At anytime 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 anytime during the course of this meeting, the Board of Trustees may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.”

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Approval of March 3, 2014 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee Meeting of March 3, 2014 are presented for Committee approval.

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Monday, March 3rd, 2014
@ 4:30 PM
McAllen, Texas**

MINUTES

The Facilities Committee Meeting was held on Monday, March 3rd, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:45 with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Ms. Rose Benavidez and Mr. Jesse Villarreal

Other Trustees Present: Mrs. Graciela Farias, Dr. Alejo Salinas, Jr., and Mr. Paul R. Rodriguez

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Gerry Rodriguez, Mr. Fernando Lamas, Ms. Becky Cavazos, Mr. Robert Cuellar, Ms. Arely Benavidez, Mr. Ed Labay, and Mr. Andrew Fish

Approval of February 12, 2014 Facilities Committee Meeting Minutes

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Minutes for the Facilities Committee Meeting of February 12, 2014 were approved as written. The motion carried.

Update on Hail Damage Repairs

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, provided an update on status of hail damage repairs during the March 3, 2014 Facilities Committee meeting.

The following table provides status of each phase of hail damage repairs:

Phase	Description	Design	Proposal	Construction
	Tech Campus Shipping & Receiving	N/A	Approved	Complete
I	HVAC chilled water lines	Complete	Approved	Complete
II	HVAC cooling towers	Complete	Approved	Complete
III	Administration Building A	Complete	Approved	Complete
IV	Administration Building X	Complete	Approved	Complete
V	Administration Building D	Complete	Approved	Complete
VI	Library Building F	Complete	Approved*	Complete
VII	Center for Learning Excellence Building C	Complete	Approved	Complete
VIII	North Academic Building G	Complete	Approved*	Complete
IX	Portable Buildings and Casso's Residence	Complete	Approved	Complete
X	South Academic Building J	Complete	Approved*	Complete
XI	Student Services Building K	Complete	Approved*	Complete
XII	Student Activities Building H	Complete	Approved*	Complete
XIII	Thermal Plant Building E	Complete	Approved	Complete
XIV	Art Building B	Complete	Approved	Complete
XV	Cooper Center Building L	Complete	Approved*	Complete
XVI	IT Building M	Complete	Approved	Complete
XVII	Administrative Services Building N	Complete	Approved	Complete
XVIII	West Academic Building T	No Repairs Required		
XIX	Chilled water piping insulation	Complete	Approved*	Complete
	Pecan Plaza Human Resources	Complete	Approved	Complete

* Proposal amount exceeded \$500,000 and required Board approval

Chubb representative previously informed staff that an updated response related to this claim would be provided upon receipt of all final payment applications from STC's contractor. Chubb representative Rodger Blackburn confirmed with STC's legal counsel that the statute of limitation for this claim would not take effect until a final settlement offer is provided from Chubb or at the point Chubb denies the claim.

Gerry Rodriguez informed the committee that the additional work required to complete hail damage repairs, as identified below, would need to be completed before the claims could be submitted to the insurance company. Legal Counsel advised that this would not jeopardize the claim.

As part of the final inspections which were being performed by STC staff and project architects, additional damage was identified on some aluminum covers over roof top exhaust fan units as well as metal jackets for one back flow preventer. The project architect prepared a list and description for these repairs and a mechanical sub-

contractor was asked to provide a proposal. The sub-contractor's proposal would be submitted for Board approval in March 2014. The proposal amount would be forwarded to Chubb insurance so the cost can be included in the hail damage claim. Approval of this mechanical sub-contractor was presented as a separate agenda item.

A table outlining current repair costs, balances to be paid, and projected final costs was included in the packet. This item was for the Committee's information only. No action was requested.

Review and Recommend Action on Approval of Job Order Contractor Proposal for Hail Damage Repair of Roof Top Mechanical Equipment

Approval of the Job Order proposal from CAS Companies for the Pecan Campus Hail Damage Repair of roof top mechanical equipment will be requested at the March 25, 2014 Board meeting.

As part of the final inspections which were being performed by STC staff, additional damage was identified on some aluminum covers over roof top exhaust fan units as well as metal jackets for one back flow preventer. Initially these repair items were included on the architect's list of damaged items but were subsequently omitted and therefore not included in the plan and specs. The architect has since prepared a list and description for these repairs and mechanical sub-contractor CAS Companies was asked to provide a proposal.

CAS Companies was available to STC for Job Order Contracting services through the Tips/Taps Cooperative Purchasing System. CAS Companies submitted the attached proposals in the amount of \$83,086.00 for these repairs. A general contractor was not needed for these repairs since they were specific to mechanical equipment. If approved, the proposal amount would be forwarded to Chubb insurance so the cost can be included in the hail damage claim.

CAS Companies was currently under contract with STC and had completed other construction projects for STC in the past. CAS Companies was providing mechanical sub-contractor services for SpawGlass Contractors on STC's hail damage repairs and was familiar with the scope of work required.

It was requested that the Facilities Committee recommend for Board approval at the March 25, 2014 Board meeting, Job Order proposal in the amount of \$83,086 as submitted by CAS Companies for the hail damage repair of roof top mechanical equipment at the Pecan Campus as presented.

The Committee asked whether the payment bond options identified in each proposal were included in the proposed total of \$83,086. Staff responded that they recommended approval of the optional bond for each proposal, and will ascertain whether or not the total is inclusive of all relevant bonds.

The Facilities Committee declined to make a recommendation for Board approval. They requested that staff work with CAS Companies to ensure that the bonds are fully included. The Committee asked that this matter be brought to the Board without committee recommendation at the March 25, 2014 Regular Board Meeting, with the full and accurate total. No action was taken.

Review and Recommend Action on Contracting Construction Services for Technology Campus Detention Pond

Approval to select a contractor for the Technology Campus Detention Pond project will be requested at the March 25, 2014 Board meeting.

For fiscal year 2013-2014, construction funds were budgeted for cleaning of the existing detention pond and drainage outlet ditch. This detention pond existed on the property on the west side of the Technology Campus when STC purchased the property in 2010. It was evident at the time of purchase that the detention pond and the drainage outlet had not been properly maintained and various types of vegetation has grown in the area reducing the volume of storm water that can be detained. The vegetation also reduced the ability of the drainage outlet to allow water to exit from the detention pond causing it to backup and overflow.

STC staff and Halff Associates have issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began February 3, 2014. Six (6) proposals were issued and a total of three (3) were received on February 19, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
February 3, 2014	Solicitation of competitive sealed proposals. Six (6) sets of construction documents were issued.
February 19, 2014	Three (3) proposals were received.

Staff evaluated these proposals and prepared a proposal summary, which was included in the packet. It was recommended that the top ranked contractor be recommended for Board approval. Funds were budgeted in the FY 2013-2014 Construction budget for this project.

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract construction services with Roth Excavating, Inc. in the amount of \$25,000.00 for the Technology Campus Detention Pond project as presented. The motion carried.

Review and Recommend Action on Selection of Short List of 2013 Bond Construction Program Management Services Firms for Interviews

Approval and selection of a short list of Construction Program Management (CPM) services firms to be interviewed for Bond 2013 services will be requested at the March 25, 2014 Board meeting.

Responses to the Request for Qualifications for Bond 2013 Construction Program Management Services were received on February 6, 2014. A total of five (5) responses were submitted by interested firms. The evaluation team completed evaluations and prepared the a summary of qualifications, which was provided within the packet.

The evaluation team considered the following as critical evaluation factors:

- a. Number of licensed professionals including architects and engineers proposed as part of the team’s top management
- b. Previous experience managing similar Bond programs including design, bidding and construction phases
- c. Responses from previous project references

Based on the qualifications submitted by the CPM services firms, with emphasis on the critical evaluation factors, and the overall evaluations by the evaluation committee, the following recommendations were developed for the Facilities Committee’s review.

As shown below, the evaluation committee recommended three of the five firms for Facilities Committee consideration as part of a short list. All five firms were listed in alphabetical, unranked order.

Prime Firm	Joint Venture or Partnership with	Sub-consultants	Recommended for Short List
AG/CM, Inc.	<ul style="list-style-type: none"> • Dykema Architects and • Prodigy Construction Management, LLC. 	<ul style="list-style-type: none"> • None 	Yes
Broaddus & Associates	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • HPG Design Group – Interior Design • HMG & Associates - MEP • WJHW Consultants – Data, Voice & Acoustical • Maritech Engineering - Structural 	Yes

Hill International	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Square One Consultants – plan review 	Yes
South Texas Collaborative*	<ul style="list-style-type: none"> • Dannenbaum Engineering, • Prodigy Construction Management, LLC., • GGC Engineers, and • Munoz & Company 	<ul style="list-style-type: none"> • None 	No
STV/Gallagher	<ul style="list-style-type: none"> • STV and • Gallagher 	<ul style="list-style-type: none"> • Prodigy Construction Management, LLC • Garza Program Management, LLC 	No

*South Texas Collaborative does not currently exist. It will be formed as a consortium of the identified Joint Venture firms if awarded this contract by the Board.

The evaluation committee identified significant differences between qualifications submitted by the recommended firms. The most significant difference was the inclusion or absence of licensed engineers and architects as part of the team’s top management. The evaluation team identified this as one of the critical evaluation factors. Members of the evaluation team were present at the March 3, 2014 Facilities Committee meeting to discuss these differences and address questions as appropriate.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of a short list of three Construction Program Management (CPM) services firms to be interviewed for Bond 2013 Construction Program Management services, on a date to be determined. The list included:

- AG/CM, Inc.
- Broaddus & Associates
- Hill International

The motion carried.

After passage of the motion, Dr. Alejo Salinas, Jr., a Trustee attending the committee meeting, voiced an interest in knowing whether any of short list firms or their principals were then, or previously, involved in litigation over construction projects. The Committee Chair recommended that the question could be added to the presentation topics to be included in the following agenda item.

Review and Recommend Action on Interview Topics/Questions for 2013 Bond Construction Program Management Services Firms Interviews

Approval of topics/questions to be included in interview presentations by the Construction Program Management (CPM) services firms on the short list will be requested at the March 25, 2014 Board meeting.

Once a short list of CPM services firms has been approved for interviews with the Board of Trustees, each firm would receive an invitation and instructions for the interview presentation. The CPM services firms included in the short list would be asked to present on predetermined topics as approved by the Board. The Board would ask questions from a prepared list and may also pursue additional lines of inquiry prompted by each presentation or interview.

Staff prepared the following list of recommended and optional topics which could be required for presentation by each CPM services firm on the short list.

Recommended Topics:

1. Provide details about on site day to day management team personnel and communication protocol
2. Provide details about method for periodic reporting to the College including executive and staff level reporting
3. Provide details about previous projects where the proposed team has provided similar scope of services for bond construction program management
4. Provide details about team's knowledge and experience with local construction market
5. Provide details about two unique qualifications your team poses applicable to the Bond program as being undertaken by STC.
6. Provide details about the certifications and credentials for the lead program manager and day to day support staff

Optional Topics:

1. Provide details about how the CPM team will help promote participation by local design firms and contractors during the different phases of the program
2. Provide details about how the CPM team dealt with unanticipated problems or changes from the original program while managing previous bond programs

It was recommended that the Facilities Committee select the top four to five topics of most interest to be included in each presentation by the CPM services firms on the short list. Staff was present at the March 3, 2014 Facilities Committee meeting to discuss these presentation topics and address questions from the Committee.

Based upon discussion during the previous agenda item, the Committee asked staff to include the topic of previous or ongoing litigation against the firm(s) and principals. The Committee reviewed the list of topics, and determined that there was no need to reduce the topics to four or five total.

The Committee also discussed the proposal for recommended questions that could be posed to each CPM services firm during interviews. The Committee Chair asked the Trustees present, which included all but one of the seven Trustees, to come up with questions they wished to pose to each firm. The Chair advised that the Board members would not be restricted to only those questions, and would be free to pursue any line of questioning as deemed appropriate during the interview.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the list of six recommended presentation topics/questions, with the addition of the topic of ongoing and/or previous litigation, to be used by each CPM services firm on the short list during Board interviews for selection of Bond 2013 Construction Program Management services. The motion carried.

Update on Status of Construction Projects

The Facilities Planning & Construction staff prepared a design and construction update. This update, which was included in the packet, summarized the status of each capital improvement project currently in progress. Gerry Rodriguez was present to respond to questions and address concerns of the Committee. No questions were asked, and no action was necessary.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:27 p.m.

I certify that the foregoing are the true and correct minutes of the March 3, 2014 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chairman

Review and Recommend Action on Renewal of Facility Lease Agreement with the City of Edinburg

Approval to renew the facility lease agreement with the City of Edinburg for use by STC will be requested at the April 22, 2014 Board meeting.

Below is the facility which has been previously approved for lease on an annual basis and currently requires renewal.

Facility	Renewals in Contract	Renewal Requested	Lease Cost
Edinburg Fire Training Facility	3	2nd	Up to \$13,000 per semester for time and materials used

This facility will provide space for fire academy programs during academic year 2014-2015. Staff recommends approval to renew this facility lease agreement for use starting September 1, 2014. City of Edinburg has requested approval of this agreement at this time in order to prepare plans for FY 2014-2015. Funds for these expenditures will be presented for approval as part of the Facilities Lease budget for FY 2014-2015.

It is requested that the Facilities Committee recommend for Board approval at the April 22, 2014 Board meeting, renewal of facility lease agreement with the City of Edinburg for use by STC as presented.

Update on Hail Damage Repairs

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, will provide an update on status of hail damage repairs during the April 10, 2014 Facilities Committee meeting.

The following table provides status of each phase of hail damage repairs:

Phase	Description	Design	Proposal	Construction
	Tech Campus Shipping & Receiving	N/A	Approved	Complete
I	HVAC chilled water pipe raising	Complete	Approved	Complete
II	HVAC cooling towers	Complete	Approved	Complete
III	Administration Building A	Complete	Approved	Complete
IV	Administration Building X	Complete	Approved	Complete
V	Administration Building D	Complete	Approved	Complete
VI	Library Building F	Complete	Approved*	Complete
VII	Center for Learning Excellence Building C	Complete	Approved	Complete
VIII	North Academic Building G	Complete	Approved*	Complete
IX	Portable Buildings and Casso's Residence	Complete	Approved	Complete
X	South Academic Building J	Complete	Approved*	Complete
XI	Student Services Building K	Complete	Approved*	Complete
XII	Student Activities Building H	Complete	Approved*	Complete
XIII	Thermal Plant Building E	Complete	Approved	Complete
XIV	Art Building B	Complete	Approved	Complete
XV	Cooper Center Building L	Complete	Approved*	Complete
XVI	IT Building M	Complete	Approved	Complete
XVII	Institutional Support Services Building N	Complete	Approved	Complete
XVIII	West Academic Building T	No Repairs Required		
XIX	HVAC Chilled water pipe insulation	Complete	Approved*	Complete
	Pecan Plaza Human Resources	Complete	Approved	Complete
	Pecan Roof Top Mechanical Equip.	Complete	Approved	50%

* Proposal amount exceeded \$500,000 and required Board approval

Chubb representative has informed staff that an updated response related to this claim will be provided upon receipt of all final payment applications from STC's contractor. Chubb representative Rodger Blackburn has confirmed with STC's legal counsel that the statute of limitation for this claim will not take effect until a final settlement offer is provided by Chubb or at the point Chubb denies the claim.

STC staff is currently working with contractors to finalize all repair costs. Once all final costs are determined, contractors will submit final invoices for payment and copies will be forwarded to Chubb.

Attached are tables outlining current repair costs, balances to be paid, and final costs.

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

South Texas College
Status of Hail Damage Repairs

SpawGlass Contractors

Job Order	Project Description	Original Contract Amount	Cost Adjustments	Current Contract Amount	Amount Paid	Amount as Due
1	Technology Campus Shipping & Receiving Building D Roof Repair	\$ 17,409.00	\$ -	\$ 17,409.00	\$ 17,409.00	\$ -
2	Pecan Phase I HVAC Chilled Water Pipe Raising	227,248.00	(93,543.15)	133,704.85	133,704.85	-
3	Pecan Phase II HVAC Cooling Towers	357,793.00	(36,163.60)	321,629.40	321,629.40	-
4	Pecan Phase III Building A	442,045.00	(95,531.43)	346,513.57	346,513.57	-
5	Pecan Phase IV Building X	299,183.00	(26,883.48)	272,299.52	272,299.52	-
6	Pecan Phase V Building D	355,862.00	(72,801.03)	283,060.97	283,060.97	-
7	Pecan Phase VI Building F	1,018,308.00	(68,796.14)	949,511.86	949,511.86	-
8	Pecan Phase VII Building C	414,294.00	(70,310.16)	343,983.84	343,983.84	-
9	Pecan Phase VIII Building G	583,072.00	(39,670.00)	543,402.00	477,052.95	66,349.05
10	Pecan Phase XIX Portables/Casso	208,540.00	(56,111.78)	152,428.22	152,428.22	-
11	Pecan Phase X Building J	694,400.00	(54,156.43)	640,243.57	601,587.90	38,655.67
12	Pecan Phase XI Building K	788,443.00	(46,131.85)	742,311.15	670,124.28	72,186.87
13	Pecan Phase XII Building H	583,438.00	(34,760.48)	548,677.52	475,936.16	72,741.36
14	Pecan Phase XIII Building E	180,037.00	(14,165.24)	165,871.76	125,880.89	39,990.87
15	Pecan Phase XIV Building B	346,505.00	(38,324.17)	308,180.83	308,180.83	-
16	Pecan Phase XV Building L	535,557.00	(6,538.02)	529,018.98	484,596.70	44,422.28
17	Pecan Phase XVI Building M	370,911.00	(28,691.90)	342,219.10	323,118.96	19,100.14
18	Pecan Phase XVII Building N	337,486.00	(28,550.51)	308,935.49	283,936.38	24,999.11
19	Pecan Phase XVIII Building T	No Repairs Required			-	-
20	Pecan Phase XIX HVAC Chilled Water Pipe Insulation	578,509.00	(84,469.33)	494,039.67	458,481.79	35,557.88
21	Pecan Plaza 2501	72,814.00		72,814.00	68,670.21	4,143.79
	Total Contract Amount	\$ 8,411,854.00	\$ (895,598.70)	\$ 7,516,255.30	\$ 7,098,108.28	\$ 418,147.02

CAS Companies, Inc.

Job Order	Project Description	Original Contract Amount	Cost Adjustments	Current Contract Amount	Amount Paid	Amount as Due
22	Pecan Roof Top Mechanical Equipment	72,414.00	-	72,414.00	-	72,414.00

Amtech Building Sciences

Project Description	Contract Amount	Amount Paid to Date	Amount as Due
Design Services	\$ 435,347.47	\$ 419,698.22	\$ 15,649.25

TOTAL PROJECTED AMOUNT	\$ 8,024,016.77
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Final Cost

Review and Recommend Action on Final Completion of Hail Damage Repairs for Pecan Campus Buildings E, G, H, J, K, L, M, N, Human Resources and HVAC Chilled Water Pipe Insulation

Approval of final completion and release of final payments for the Pecan Campus Hail Damage Repairs for Buildings E (Thermal Plant), G (North Academic), H (Student Activities Center), J (South Academic), K (Student Services), L (Cooper Center for Communication Arts), M (Information Technology), N (Institutional Support Services), Human Resources, and HVAC Chilled Water Pipe Insulation will be requested at the April 22, 2014 Board meeting.

It is recommended that final completion and release of final payment for these phases of repair with SpawGlass Contractors be approved. Final payments are shown as the Remaining Balance column in the table below. The original costs approved for these projects are summarized in the following chart:

Building/ Repair Phase	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
E	\$180,037.00	(\$14,165.24)	\$165,871.76	\$125,880.89	\$39,990.87
G	\$583,072.00	(\$39,670.00)	\$543,402.00	\$477,052.95	\$66,349.05
H	\$583,438.00	(\$34,760.48)	\$548,677.52	\$475,936.16	\$72,741.36
J	\$694,400.00	(\$54,156.43)	\$640,243.57	\$601,587.90	\$38,655.67
K	\$788,443.00	(\$46,131.85)	\$742,311.15	\$670,124.28	\$72,186.87
L	\$535,557.00	(\$6,538.02)	\$529,018.98	\$484,596.70	\$44,422.28
M	\$370,911.00	(\$28,691.90)	\$342,219.10	\$323,118.96	\$19,100.14
N	\$337,486.00	(\$28,550.51)	\$308,935.49	\$283,936.38	\$24,999.11
Human Resources	\$72,814.00	(\$0)	\$72,814.00	\$68,670.21	\$4,143.79
HVAC Chilled Water Pipe Insulation	\$578,509.00	(\$84,469.33)	\$494,039.67	\$458,481.79	\$35,557.88
Total	\$4,724,667.00	(\$337,133.76)	\$4,387,533.24	\$3,969,386.22	\$418,147.02

STC Planning & Construction Department staff and project architect with Amtech Building Sciences inspected the sites to confirm that all punch list items were completed. Amtech Building Sciences has provided the attached letters recommending acceptance of final completion and release of final payment pending delivery of closeout documents. Approval of final completion for these phases of work will complete the repairs provided by SpawGlass Contractors.

It is recommended that the Facilities Committee recommend for Board approval at the April 22, 2014 Board meeting, the final completion and release of final payments as shown on the table above for the Pecan Campus Hail Damage Repairs for Buildings E (Thermal Plant), G (North Academic), H (Student Activities Center), J (South Academic), K (Student Services), L (Cooper Center for Communication Arts), M (Information Technology), N (Institutional Support Services), Human Resources, and HVAC Chilled Water Pipe Insulation with SpawGlass Contractors as presented.

November 21, 2013

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 6 – Bldg E (PO 0059656)
Phase 6 – Bldg E Alternate #1 (PO P0059204)

Dear Mr. Rodriguez,

On March 18, 2014, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg E_Including Alternate 1_032614_GR.doc
Attachments

November 27, 2013

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 5 – Bldg G

Dear Mr. Rodriguez,

On November 27, 2013, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg G_112713_GR.doc

Attachments

March 26, 2014

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 7 – Bldg H

Dear Mr. Rodriguez,

On February 3, 2014, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg H_032614_GR.doc

Attachments

March 26, 2014

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 6 – Bldg J

Dear Mr. Rodriguez,

On February 3, 2014, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg J_112113_GR.doc

Attachments

March 26, 2014

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 7 – Bldg K

Dear Mr. Rodriguez,

On March 18, 2014, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg K_032614_GR.doc

Attachments

March 26, 2014

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 9 – Bldg L

Dear Mr. Rodriguez,

On March 18, 2014, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg K_032614_GR.doc

Attachments

November 27, 2013

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 8 – Bldg M

Dear Mr. Rodriguez,

On November 27, 2013, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg M_112713_GR.doc

Attachments

November 27, 2013

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 8 – Bldg N

Dear Mr. Rodriguez,

On November 27, 2013, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_Bldg N_112713_GR.doc

Attachments

March 26, 2014

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 10 – Pecan Plaza Human Resources Building (PO P059330)
Pecan Plaza HR Emergency Repairs (PO 0061526)

Dear Mr. Rodriguez,

On March 18, 2014, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_HR_Bldg_032614_GR.doc

Attachments

March 18, 2014

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg N.
McAllen, TX 78502

Re: Repair of Pecan Campus Hail Damaged Roofs and Related Equipment
Phase 1 – Chilled Water Piping Insulation and Jacketing Replacement for Bldgs:
A, B, C, D, F, G, H and X (P.O. Phase XIX P0059592)

Dear Mr. Rodriguez,

On January 22, 2014, a walkthrough of the above referenced work was performed with STC staff, SpawGlass Project Management, Javier Pena, P.E. of MEP Solutions and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Phase.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment for this Phase.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP
Director of Operations, McAllen Office

12011_Ltr_Final Acceptance_CWL_Pipe_Jacket_Insul_All_Bldgs_012214_GR.doc
Attachments

Review and Recommend Action on Contracting Construction Services for Pecan Plaza Renovation for Continuing Education Additional Classrooms and Cashiers Office

Approval to select a contractor for the Pecan Plaza Renovation for Continuing Education Additional Classrooms and Cashiers Office project will be requested at the April 22, 2014 Board meeting.

Included in the FY 2013-2014 construction budget are funds for renovations to create additional classrooms for Continuing Education Department and a Cashiers Office at Pecan Plaza. This renovation will consist of demolition and improvements to approximately 1,300 square feet of space vacated by previous lease tenant.

STC staff and Boultinghouse Simpson Gates Architects have issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began March 10, 2014. Six (6) sets of construction documents were issued and a total of three (3) were received on March 27, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
March 10, 2014	Solicitation of competitive sealed proposals. Six (6) sets of construction documents were issued.
March 27, 2014	Three (3) proposals were received.

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. Funds have been budgeted in the FY 2013-2014 Construction budget for this project.

It is requested that the Facilities Committee recommend for Board approval at the April 22, 2014 Board meeting, to contract construction services with Alpha Construction in the amount of \$185,000.00 for the Pecan Plaza Renovation for Continuing Education Additional Classrooms and Cashiers Office project as presented.

**SOUTH TEXAS COLLEGE
PECAN PLAZA CONTINUING EDUCATION & CASHIER RENOVATIONS
PROJECT NO. 13-14-1047**

VENDOR	All Pro Contractors, Inc.	Alpha Building Corporation	5 Star Construction
ADDRESS	1513 Jonquil	222 E Van Buren #503	2609 East Mile 2
CITY/STATE	McAllen, TX 78501	Harlingen, TX 78550	Mission, TX 78574
PHONE	956-971-9688	956-622-3242	956-867-5040
FAX	956-971-9626	956-622-3102	956-599-9055
CONTACT	Richard Daughtry	Gustavo E. Grajales	Alan Oakley
#	Description	Proposed	Proposed
1	Base Proposal: Pecan Plaza Continuing Education and Cashier Renovations	\$ 185,000.00	\$ 220,000.00
2	Notice to Proceed	No Response	15 days
3	Completion of Work	82 days	130 days
TOTAL PROPOSAL AMOUNT		\$ 185,000.00	\$ 220,000.00
TOTAL RANKING POINTS		86.2	80.9
RANKING		2	3

**SOUTH TEXAS COLLEGE
PECAN PLAZA CONTINUING EDUCATION & CASHIER RENOVATIONS
PROJECT NO. 13-14-1047**

VENDOR	All Pro Contractors, Inc.	Alpha Building Corporation	5 Star Construction			
ADDRESS	1513 Jonquil	222 E Van Buren #503	2609 East Mile 2			
CITY/STATE	McAllen, TX 78501	Harlingen, TX 78550	Mission, TX 78574			
PHONE/FAX	956-971-9688	956-622-3242	956-867-5040			
FAX	956-971-9626	956-622-3102	956-599-9055			
CONTACT	Richard Daughtry	Gustavo E. Grajales	Alan Oakley			
1	The Respondent's price proposal. (up to 45 points)	45	45	45	37.8	37.8
			45		37.8	
			45		37.8	
			45		37.8	
			45		37.8	
2	The Respondent's experience and reputation. (up to 10 points)	8	9	9	9	8.4
			9		8	
			9		9	
			9		8	
			9		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	6.8	9	9	9	8.6
			9		9	
			9		8.5	
			9		8	
			9		8.5	
4	The Respondent's safety record. (up to 5 points)	4	5	4.8	4	4
			5		4	
			4.5		4	
			5		4	
			4.5		4	
5	The Respondent's proposed personnel. (up to 8 points)	5.2	7	6.9	6	6.8
			7		7	
			6.5		6	
			7		8	
			7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	6	8	8	6	6
			8		6	
			8		6	
			8		6	
			8		6	
7	The Respondent's organization and approach to the project. (up to 6 points)	4.2	6	5.5	5	4.9
			6		5	
			5.5		5	
			5		5	
			5		4.5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	3.6	3.6	4.4	4.4
			3.6		4.4	
			3.6		4.4	
			3.6		4.4	
			3.6		4.4	
TOTAL EVALUATION POINTS		86.2	91.8	80.9		
RANKING		2	1	3		

Review and Recommend Action on Contracting Construction Services for Starr County Campus Parking Lot 5 Lighting and South Drive Lighting

Approval to select a contractor for the Starr County Campus Parking Lot 5 Lighting and South Drive Lighting project will be requested at the April 22, 2014 Board meeting.

Included in the FY 2013-2014 construction budget are funds for construction of electrical lighting improvements for Starr County Campus Parking Lot 5 and South Drive Area. These improvements include additional electrical circuits and light poles which will provide exterior area lighting in one parking lot as well as along the south drive.

Parking Lot 5 was built by UTPA when they were leasing space on campus for their portable buildings. Now that UTPA is no longer leasing the space, STC is able to use the parking lot which currently has less than standard lighting. The use of the parking lot in the evenings continues to grow and creates a safety concern due to the minimal lighting. The south drive does not currently have the standard lighting recommended that is used along other STC campus drives.

STC staff and ACR Engineering have issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began March 10, 2014. Six (6) sets of construction documents were issued and a total of three (3) were received on March 25, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
March 10, 2014	Solicitation of competitive sealed proposals. Six (6) sets of construction documents were issued.
March 25, 2014	Three (3) proposals were received.

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. Funds have been budgeted in the FY 2013-2014 Construction budget for this project.

It is requested that the Facilities Committee recommend for Board approval at the April 22, 2014 Board meeting, to contract construction services with Zitro Electric in the amount of \$98,500 for the Starr County Campus Parking Lot 5 Lighting and South Drive Lighting project as presented.

**SOUTH TEXAS COLLEGE
STARR CAMPUS PARKING LOT 5 & SOUTH DRIVE LIGHTING
PROJECT NO. 13-14-1049**

VENDOR	D & F Industries, Inc.	F & W Electrical Contractors, Inc.	Zitro Electric
ADDRESS	3106 N Sugar Rd	6880 US Hwy 181 N	604 Palmview Dr
CITY/STATE	Pharr, Texas 78577	Floresville, TX 78114	Palmview, TX 78574
PHONE	956-781-2496	830-393-0083	956-581-8899
FAX	956-781-0333	830-393-4730	956-581-8892
CONTACT	K.W. Hausenfluck	Jennifer Kincaid	Mike Pena
#	Description	Proposed	Proposed
1	Base Proposal Amount: Starr Campus Parking Lot 5 and South Drive Lighting	\$ 104,200.00	\$ 203,080.20
2	Begin Work Within of Notice	5 days	75 days
3	Completion of Work	75 days	60 days
TOTAL PROPOSAL AMOUNT		\$ 104,200.00	\$ 203,080.20
TOTAL RANKING POINTS		86.84	62.9
RANKING		2	3

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS PARKING LOT 5 & SOUTH DRIVE LIGHTING
PROJECT NO. 13-14-1049
EVALUATION FORM**

VENDOR		D & F Industries, Inc.	F & W Electrical Contractors, Inc.	Zitro Electric			
ADDRESS		3106 N Sugar Rd	6880 US Hwy 181 N	604 Palmview Dr			
CITY/STATE		Pharr, Texas 78577	Floresville, TX 78114	Palmview, TX 78574			
PHONE/FAX		956-781-2496	830-393-0083	956-581-8899			
FAX		956-781-0333	830-393-4730	956-581-8892			
CONTACT		K.W. Hausenfluck	Jennifer Kincaid	Mike Pena			
1	The Respondent's price proposal. (up to 45 points)	42.5	42.5	21.8	21.8	45	45
		42.5		21.8			
		42.5		21.8			
		42.5		21.8			
		42.5		21.8			
2	The Respondent's experience and reputation. (up to 10 points)	9	9.44	8	8.9	9	8.8
		10		10			
		9.2		8.5			
		10		9			
		9		9			
3	The quality of the Respondent's goods or services. (up to 10 points)	6	7.8	8	7.6	8	8
		9		7			
		8.5		8			
		9		7			
		6.5		8			
4	The Respondent's safety record. (up to 5 points)	3	3.5	4	3.8	3	3.1
		3		3.5			
		3.5		3.5			
		4		4			
		4		4			
5	The Respondent's proposed personnel. (up to 8 points)	6	6.9	6	5.7	7	6.8
		7		5			
		6.5		5.5			
		8		6			
		7		6			
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	5	6.4	7	7.2	5	5.4
		8		8			
		6		7			
		7		7			
		6		7			
7	The Respondent's organization and approach to the project. (up to 6 points)	3	4.2	4	4.3	3	4.2
		5		4.5			
		4		5			
		5		4			
		4		4			
8	The Respondent's time frame for completing the project. (up to 7 points)	6.1	6.1	3.6	3.6	7	7
		6.1		3.6			
		6.1		3.6			
		6.1		3.6			
		6.1		3.6			
TOTAL EVALUATION POINTS		86.84	62.9	88.3			
RANKING		2	3	1			

Review and Recommend Action on Substantial and/or Final Completion of the Following Projects

Approval of substantial and/or final completion and release of final payment for the following projects will be requested at the April 22, 2014 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	District-Wide ADA Improvements for Building to Building Access	Recommended	No	Certificate of Substantial Completion
2.	Pecan Campus Acoustic Upgrades for Cooper Center Conference Rooms	Recommended	Recommended	Certification of Substantial Completion No letter recommending final acceptance since there is no architect
3.	Technology Campus Welding Lab Expansion Phase II	Previously Approved	Recommended	Final Completion Letter

1. District-Wide ADA Improvements for Building to Building Access; Substantial Completion

It is recommended that substantial completion for this project with CAS Companies be approved.

Engineers with Dannenbaum Engineering Company and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on March 20, 2014. A copy of the Substantial Completion Certificate is attached.

CAS Companies will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the May 2014 Board meeting.

2. Pecan Campus Acoustic Upgrades for Cooper Center Conference Rooms; Substantial and Final Completion

It is recommended that substantial completion, final completion, and release of final payment for this project with Alpha Building Corporation be approved. The original cost approved for this project was in the amount of \$14,920.96.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$18,000	\$14,920.96	\$0	\$14,920.96	\$0	\$14,920.96

STC Planning & Construction staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for this project was certified.

On March 3, 2014, STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

3. Technology Campus Welding Lab Expansion Phase II; Final Completion

It is recommended that final completion and release of final payment for this project with All Pro Contractors be approved. The original cost approved for this project was in the amount of \$116,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$100,000	\$116,000	\$0	\$116,000	\$110,200	\$5,800

Certification of substantial completion and preparation of a punch list for this project occurred on January 8, 2014 and Board approved substantial completion on February 20, 2014. The AIA Owner/Contractor agreement used for this project requires the contractor to complete the punch list within thirty days from the date of substantial completion, which in this case was February 8, 2014. The actual punch list completion day was March 28, 2014 resulting in a total of seventy one days for completion of these items. Penalties for late completion of the punch list are not included in this contract.

On March 21, 2014, STC Planning & Construction Department staff along with EGV Architects inspected the site to confirm that all punch list items were completed. Attached is a letter from EGV Architects acknowledging all work is complete and recommending release of final payment.

It is recommended that the Facilities Committee recommend for Board approval at the April 22, 2014 Board meeting, the substantial and/or final completion and release of final payment of the projects as presented.

DANNENBAUM ENGINEERING COMPANY – MCALLEN, LLC
 1109 NOLANA AVENUE, SUITE 208 MCALLEN, TEXAS 78504 (956) 682-3677

March 20, 2014

South Texas College
 3200 West Pecan Blvd., Bldg. N, Suite 179
 McAllen, Texas 78501

ATTN: Mr. Roberto Cuellar

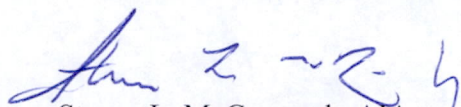
**REF: South Texas College – District Wide
 Building to Building Access - ADA Improvements**

SUBJ: Substantial Completion Certification

Dear Mr. Cuellar,

As you are aware, the punch list review for Substantial Completion of the ADA Improvements took place Tuesday and Thursday morning, March 18 and 20, 2014. I have attached the compiled punch list herewith and do hereby certify that the Building to Building Access - ADA Improvements are Substantially Complete. The Punch List has been issued to the Contractor and the items listed on the punch list will be completed by the Contractor within 30 days of the date of substantial completion.

At this time South Texas College may begin using the new improvements. Should you have questions regarding this subject, please contact me at (956) 682-3677. The signature below certifies and attests to the facts as stated above:

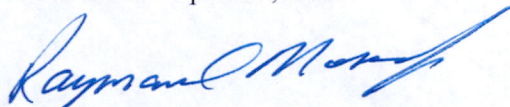


Steven L. McGarraugh, AIA
 Dannenbaum Engineering

3/31/2014

Date

The Contractor, CAS Companies, LLC, acknowledges the facts stated above and agrees to complete the attached substantial completion punch list within 30 days of the above date, calculated as April 19, 2014:



Raymond Moses
 CAS Companies, LLC

Date 3/31/14

Substantial Completion Certification – STC District Wide –
Building To Building Access ADA Improvements

The owner accepts the work, or portion thereof, as Substantially Complete and agrees to take possession of and responsibility for the work per the stipulations of the contract:

Shirley A Reed
South Texas College

Date

Attachments:

Punch List dated March 20, 2014

Substantial Completion Acceptance

Project Name: Pecan Campus Acoustic Upgrades for Cooper Center Conference Rooms
Project No.: 13-14-1027
Owner: South Texas College
Contractor: Alpha Building Corporation
A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Installation of acoustic panels in Cooper Center conference rooms 143 and 149

Effective Date of Acceptance: 3/3/2014

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.

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.

[Signature] 4.3.14
Printed Name and Title Signature Date





March 28, 2014

South Texas College
Mr. Robert Cuellar
Facilities Planning and Construction
P. O. Box 9701
McAllen, TX 78501

Re: STC Re-Bid Technology Campus Welding Lab Expansion Phase II
RFP #13-14-1005

Dear Mr. R. Cuellar,

To the best of our knowledge, all work has been performed as per manufacturer's specifications. We recommend release of final payment to All-Pro Contractors, Inc., for the above referenced project.

All-Pro Contractors, Inc., has completed the punch list items and submitted their closing documents.

If you have any questions please call at (956) 843-2987.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Vela', is written over a light blue horizontal line.

Eduardo G. Vela, Architect

XC: Gerry Rodriguez, Architect

Review and Recommend Action on Final Completion and Discussion of Additional Liquidated Damages for Pecan Plaza Parking Lot Resurfacing and Lighting Improvements

Approval of final completion, release of final payment, and discussion of additional liquidated damages for the Pecan Plaza Parking Lot Resurfacing and Lighting Improvements will be requested at the April 22, 2014 Board meeting.

Liquidated Damages for Substantial Completion

Substantial Completion for this project was accomplished ten days after the contractual date. The contractual date for substantial completion was December 26, 2013, but the project was not ready for certification by the project engineer until January 5, 2014. Subsequently, liquidated damages of \$500 per day were enforced and SDM Construction and Development, LLC has been charged a total of \$5,000 for their delay in accomplishing substantial completion.

Additional Liquidated Damages for Final Completion/Punch List

On January 5, 2014 when substantial completion was certified, SDM was also provided with a punch list. The project contract requires that the punch list be completed in thirty days in order to recommend approval of final completion. SDM exceeded the punch list completion date by twenty days and is subject to additional liquidated damages in the amount of \$10,000.

This project's construction contract is based upon a modified version of a contract available from the Engineers Joint Contract Documents Committee (EJCDC). The contract, modified by STC legal counsel, also includes additional liquidated damages of \$500 per day for delay in completing the punch list and accomplishing final completion. This EJCDC contract used for site improvements is different from the AIA construction contract, which is used for building construction and does not currently include liquidated damages for failure to meet the final completion deadline.

Recommendation

Because faculty, staff, and students were able to use the parking lot facilities upon certification of substantial completion, staff and legal counsel recommend against enforcing liquidated damages for failure to meet the final completion deadline in this case.

It is recommended that final completion and release of final payment for this project with SDM Construction and Development, LLC be approved. The original cost approved for this project was in the amount of \$215,915.50.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$200,000	\$215,915.50	(\$2,054.93)	\$213,860.57	\$201,772.47	\$12,088.10

On February 25, 2014, STC Planning & Construction Department staff along with R. Gutierrez Engineering inspected the site to confirm that all punch list items were completed. Attached is a letter from R. Gutierrez Engineering acknowledging all work is complete and recommending release of final payment.

It is recommended that the Facilities Committee recommend for Board approval at the April 22, 2014 Board meeting, the final completion, release of final payment in the amount of \$12,088.10, and that liquidated damages for the delay in completing the punch list and accomplishing final completion not be charged for the Pecan Plaza Parking Lot Resurfacing and Lighting Improvements project with SDM Construction and Development, LLC as presented.

R. Gutierrez Engineering CorporationEngineering Firm Number: F-486
Surveying Firm Number: 101650-00

March 3, 2014

Mr. Roberto Cuéllar, Project Manager
South Texas College
3200 West Pecan Boulevard
Building N, Suite 179
McAllen, Texas 78501

RE: Recommendation for Final Payment and Retainage
STC Pecan Plaza Parking Lot Improvements

Dear Mr. Cuéllar:

This letter serves as recommendation for payment #4 and release of retainage to SDM Construction and Development, LLC in the amount of \$12,088.10 for work completed through February 27, 2014 on the Pecan Plaza Parking Lot Improvements project. I have observed the work completed and find it to be in accordance with Contract Documents. The conditions precedent to Contractor being entitled to such payment appear to have been fulfilled in so far as it is the Engineer's responsibility to observe the work.

Attached are three (3) signed and notarized Applications for Payment submitted by SDM Construction and Development, LLC indicating the original amount of the contract \$215,915.50, amount decreased by Change Orders 1-4 (\$2,054.93), the total amount of the contract including change orders \$213,860.57, the amount billed to date \$213,860.57, the amount paid by previous payment applications \$201,772.47 and amount of payment requested \$12,088.10.

If you require our assistance please do not hesitate to call me at 956-782-2557 or on my cell phone at 956-227-2154. R. Gutierrez Engineering Corporation is ready to assist you in making this project a success.

Sincerely,

A handwritten signature in blue ink that reads "Ramiro Gutierrez, PE". The signature is stylized and includes the letters "P.E." at the end.

Ramiro Gutierrez, PE
President

Attachments

cc: SDM Construction
South Texas College
Files

Update on Status of Construction Projects

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement project currently in progress. Gerry Rodriguez will be present to respond to questions and address concerns of the Committee.

CONSTRUCTION PROJECTS PROGRESS REPORT APRIL 2014

Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals			Construction Phase				
		Board approval of AVE	Programming	Concept development	Schematic Approval	30%	60%	95%	100%	Solicitation of Proposals	Board approval of contractor	Construction start	30%	50%	75%	95%	100%
Pecan Campus and Pecan Plaza																	
1-003	Pecan - DMARC Relocation																
1-004	Pecan Plaza - Police Department Space Renovation																
1-005	Pecan - Cooper Center Conf Rm Acoustic Upgrades	N/A															
1-009	Pecan - M, N & L Repaint Purple Areas (RR)																
1-010	Plaza - Resurface Parking Lot/Replace Area Lighting (RR)																
1-011	Pecan - Hail Damage Repairs (RR)																
1-012	Pecan - Annex Grant/Accountability Office Improvements																
1-013	Pecan - NAB G226 Astronomy Computer Lab																
1-014	Pecan - Art Building Ceramics Studio Improvements																
1-015	Pecan - Stud Serv Bldg Admissions Office Modifications																
1-016	Plaza - Continuing Education Space Renovation																
1-019	Pecan - North Academic Building Re-carpeting																
1-020	Pecan - South Academic Building Re-Carpeting																
1-021	Pecan - Building A, G, D & X Electrical Disconnects																
Mid Valley Campus																	
2-002	MV - SAB Art Lab Improvements																
2-003	MV - Resurface Parking Lot 4 (RR)																
Technology Campus																	
3-001	TC - Welding Lab Expansion Ph II																
3-003	TC - Modifications for Career Planning Services Center	N/A								N/A	N/A						
3-005	TC - Detention Pond Improvements (RR)																
3-006	TC - HVAC Cooling Tower Replacement																
Nursing and Allied Health Campus																	
4-001	NAH - Parking Lot Expansion																
4-002	NAH - West Wing Recarpeting	N/A	N/A	N/A	N/A												
4-005	NAH - Subdivision Plat			N/A	N/A												
Starr County Campus																	
5-001	Starr - HVAC Chiller Replacement (RR)																
5-002	Starr - Stucco Painting for Buildings (RR)																
5-003	Starr - Parking Lot 5 Lighting																
5-004	Starr - South Drive Lighting																
District Wide Improvements																	
6-002	DW - Secured Storage Areas	N/A															
6-003	DW - ADA Automatic Door Openers																
6-004	DW - Building to Building ADA Accessibility																
6-016	DW - Update design standards and guidelines	N/A	N/A	N/A	N/A												

For FY 2013-2014, 28 projects are currently in progress, 9 have been completed and 14 pending start up in phases later in the fiscal year

Status of Construction Projects April 2014

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Pecan Plaza Renovations for Police Department	65%	May, 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Construction in progress 	\$1,200,000	\$887,624.05	\$320,078.75	\$567,545.30
Acoustical Panels for Cooper Center Conference Rooms	100%	March, 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Complete 	\$18,000	\$14,920.96	\$0	\$14,920.96
Stucco Painting for Buildings M, N & L	15%	April, 2014	<ol style="list-style-type: none"> 1. Construction phase 2. Contract has been finalized 3. Work in progress 	\$150,000	\$61,067	\$0	\$61,067
Pecan Plaza Parking Lot Resurfacing and Area Lighting	99%	January, 2014	<ol style="list-style-type: none"> 1. Construction phase 2. Substantial Completion was certified on January 5, 2014 3. Contractor completed punch list 4. Board approved enforcement of liquidated damages in the amount of \$5,000 5. Approval of final completion will be recommended in April 2014 	\$200,000	\$220,045.93	\$201,772.47	\$18,273.46
Hail Damage Repairs Design	100%	August, 2013	<ol style="list-style-type: none"> 1. Design Phase 2. Amtech has completed design of all design phases 3. They will continue with construction administration until punch list is completed by contractor 	Design \$550,000	Design \$447,426.64	Design \$419,698.22	Design \$27,728.42
Hail Damage Repairs Construction	98%	March, 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. All phases of repairs are substantially complete but one 3. One final proposal was for Board approval in March 2014 for some roof top exhaust fan units 4. Contractor is working on work related to final proposal and is expected to be completed in May 2014 	Const. \$5,500,000	Const. \$7,518,163.30	Const. \$7,098,108.28	Const. \$420,055.02

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Grant/Accountability Office Improvements	85%	April, 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff is working with architect to complete plans and specifications 3. Design was delayed on month due to information needed from AT&T 	\$4,000	\$9,000	\$0	\$9,000
North Academic Building G226 Astronomy Computer Lab	100%	February, 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff has finalized scope of improvement and concluded that an electrical engineer will not be required 3. Improvements will be made in house by Maintenance and IT staff 	\$3,700	N/A	\$0	N/A
Art Building Ceramics Studio Improvements	5%	February, 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff is considering a new location and revised scope of work for these proposed improvements 3. The additional work scope of work will require additional budget and therefore will be postponed until FY 2014-2015 	\$3,000	N/A	\$0	N/A
Student Services Building Offices Modifications	75%	April, 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff is working with architect to finalize construction documents 	\$23,108	\$20,700	\$0	\$20,700
Pecan Plaza Continuing Education Classrooms Improvements	100%	February, 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Construction documents and request for proposals are complete 3. A recommendation to hire a contractor will be presented at the April 2014 Board meeting. 	\$25,500	\$24,000	\$21,500	\$2,500
Pecan Campus North Academic Building Re-carpeting	100%	March 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Bid documents were prepared by staff 3. Solicitation of proposals in progress 	N/A	N/A	N/A	N/A
Pecan Campus South Academic Building Re-carpeting	100%	March 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Bid documents were prepared by staff 3. Solicitation of proposals in progress 	N/A	N/A	N/A	N/A

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus Buildings A, E, G & X Electrical Disconnects	15%	April, 2014	<ol style="list-style-type: none"> Design Phase Request Board approved contracting of electrical engineer in January, 2014 Design Phase in progress 	\$7,500	TBD	\$0	\$7,500
Mid Valley Campus							
South Academic Building Art Lab Improvements	95%	March, 2014	<ol style="list-style-type: none"> Construction Phase Construction work is substantially complete Punch list work is in progress Waiting on contractor to confirm punch list items are ready for inspection; this work has gone beyond the 30 day time limit as outlined in the contract 	\$40,000	\$42,500	\$32,623	\$9,877
Technology Campus							
Welding Lab Expansion	100%	March, 2014	<ol style="list-style-type: none"> Construction Phase Construction is complete Final completion will be presented for Board approval in April 2014 	\$100,000	\$116,000	\$110,200	\$5,800
West Academic Building Re-roofing	0%	August 2014	<ol style="list-style-type: none"> Design Phase Staff is currently soliciting qualifications from architects 	\$151,000	TBD	\$0	TBD
Modifications for Career Planning Services Center	80%	March, 2014	<ol style="list-style-type: none"> Construction Phase Improvements are minor and are being done by STC Maintenance staff Work is in progress 	\$15,000	\$3,773.51	\$0	\$3,773.51

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
HVAC Cooling Tower Replacement	10%	August, 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Board approved engineer in February, 2014 3. Contract with engineer has been executed 4. Design work is in progress 	\$12,000	\$15,835	\$0	\$15,835
Detention Pond Improvements	100%	January, 2014	<ol style="list-style-type: none"> 1. Design Phase is complete 2. Solicitation of construction proposals was completed in February, 2014 3. Board approval of contractor was approved in March, 2014 4. Construction will begin in April 2014 	\$3,000	\$8,000	\$7,000	\$1,000
Nursing and Allied Health Campus							
Parking Expansion	25%	May, 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff is working with engineer to develop schematic design 	\$54,000	\$47,755	\$0	\$47,755
Subdivision Plat	15%	July, 2014	<ol style="list-style-type: none"> 1. Design Phase, 2. Staff is work with engineer to develop subdivision plat 	\$0	\$16,930	\$0	\$16,930
West Wing Re-carpeting	50%	April 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff is preparing request for proposal for solicitation during the month of April 2014 	N/A	N/A	N/A	N/A
Starr County Campus							
HVAC Chiller Replacement	99%	March, 2013	<ol style="list-style-type: none"> 1. Construction Phase 2. Substantial Completion approved in March, 2013 – chiller is in operation 3. Pending resolution from chiller manufacture on improper performance by water pumps 4. On site meeting took place with manufacturer's representative on April 3, 2014; waiting for report 	\$290,000	\$299,000	\$284,050	\$4,450

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Repaint Stucco Buildings	10%	June 2014	1. Construction Phase 2. Construction is in progress	\$60,000	\$84,408	\$0	\$84,408
Parking Lot 5 and South Drive Lighting	100%	February, 2014	1. Design Phase 2. Design is complete 3. Construction proposals were received in March 2014 4. Recommendation to hire contractor will be presented for Board approval in April 2014	\$16,000	\$10,500	\$0	\$10,500
District Wide							
Secured Storage Rooms Hardware for Instructional Technologies	40%	May, 2014	1. Construction Phase 2. Door hardware has been received 3. Maintenance Department Staff will begin installation	\$250,000	\$52,822.75	\$52,822.75	\$0
ADA Automatic Door Openers	20%	April, 2014	1. Construction Phase 2. Construction in progress	\$130,000	\$96,500	\$0	\$96,500
Building to Building Accessibility	95%	March, 2014	1. Construction Phase 2. Engineer has certified substantial completion	\$200,000	\$224,636.81	\$161,423.14	\$63,213.67
Classroom Remote Door Lock System and Hardware	10%	March, 2014	1. Design Phase 2. Staff is working on finalizing quantities and locations where hardware will be installed 3. Staff will begin the solicitation for electrical engineering services	\$50,000	TBD	\$0	TBD
For FY 2013-2014, 30 projects are currently in progress, 8 have been completed and 13 pending start up in phases later in the fiscal year – Total 51							