

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday May 8, 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.”

I.	Approval of April 10, 2014 Facilities Committee Meeting Minutes	1-11
II.	Review and Discussion of Building Locations on Pecan Campus for 2013 Bond Construction Program.....	12-14
III.	Review and Recommend Action on Plan for Relocation of Portable Buildings on the Pecan Campus in Preparation for Bond Construction Projects	15-16
IV.	Review and Recommend Action on Revised Scope of Electrical Engineering Design Services Related to Pecan Campus Electrical Disconnects	17-19
V.	Review and Recommend Action on Schematic Design for Nursing and Allied Health Campus Parking Expansion and Entry Drive.....	20-21
VI.	Review and Recommend Action on Contracting Construction Services for the Replacement of Carpet in Offices at the Pecan Campus North Academic and Student Activities Buildings.....	22-24
VII.	Review and Recommend Action on Contracting Construction Services for the Replacement of Carpet for Nursing & Allied Health Campus West Wing	25-27
VIII.	Review and Recommend Action on Pecan Plaza Space Renovation for the STC Police Department Change Order No. 3.....	28
IX.	Review and Recommend Action on Substantial Completion of Technology Campus Detention Pond Cleaning Project.....	29-31
X.	Review and Recommend Action on Liquidated Damages, Final Completion, and Release of Final Payment for District Wide Building to Building ADA Improvements	32-33
XI.	Update on Status of Construction Projects	34-40

Approval of April 10, 2014 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee Meeting of April 10, 2014 are presented for Committee approval.

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

MINUTES

The Facilities Committee Meeting was held on Thursday, April 11th, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:35 with Mr. Gary Gurwitz presiding.

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

Other Trustees Present: Dr. Alejo Salinas, Jr.

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Gerry Rodriguez, Mr. Robert Cuellar, Mr. George McCaleb, Ms. Alicia Gomez, Mr. Eddie Vela, Mr. Bob Simpson, Mr. Ramiro Gutierrez, and Mr. Andrew Fish

Approval of March 3, 2014 Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the Facilities Committee Meeting of March 3, 2014 were approved as written. The motion carried.

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 was previously approved for lease on an annual basis and currently required 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 would provide space for fire academy programs during academic year 2014-2015. Staff recommended approval to renew this facility lease agreement for use starting September 1, 2014. City of Edinburg requested approval of this agreement at this time in order to prepare plans for FY 2014-2015. Funds for these expenditures would be presented for approval as part of the Facilities Lease budget for FY 2014-2015.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the renewal of facility lease agreement with the City of Edinburg for use by STC as presented. 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 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

A Chubb representative 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 by Chubb or at the point Chubb denies the claim.

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

Tables outlining current repair costs, balances to be paid, and 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 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 was 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 provided letters recommending acceptance of final completion and release of final payment pending delivery of closeout documents, and these letters were included in the Committee packet. Approval of final completion for these phases of work would complete the repairs provided by SpawGlass Contractors.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of 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. The motion carried.

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.

Funds were included in the FY 2013-2014 construction budget for renovations to create additional classrooms for Continuing Education Department and a Cashiers Office at Pecan Plaza. This renovation would 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 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.

The Facilities Committee noted that there were two bids that came in for the same price. One significant difference between the two bids was that the highest-ranked bid proposed taking nearly three months longer for completion. The Committee asked whether completion time was considered as an important factor in contract awards.

Staff acknowledged the concern and reviewed the bid evaluation submitted by staff. Project Completion time is a stand-alone criteria, and is worth 7% of the total ranking.

While both firms ranked equally on pricing (45% of the total evaluation weight), and the 2nd highest-ranked firm received more points for project completion time frame (7% of the total evaluation weight) the highest-ranked firm received better scoring on other metrics used to evaluate the bids, such as experience, reputation, personnel, safety record, and organization and approach to the project.

The Facilities Committee also noted that the price reflected a high square footage cost compared to other projects. Mr. Bob Simpson, representing the architectural firm,

advised the Committee that this project included several items that contributed to this relatively high cost: bullet-proof glass for the Cashier's Office, a new A/C system, and the upgrade of the electrical service to accommodate the new layout each added significant cost increase to the project.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval 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. The motion carried.

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.

Funds were included in the FY 2013-2014 construction budget for construction of electrical lighting improvements for Starr County Campus Parking Lot 5 and South Drive Area. These improvements included additional electrical circuits and light poles which would 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 was no longer leasing the space, STC was able to use the parking lot which currently had less than standard lighting. The use of the parking lot in the evenings continued to grow and create a safety concern due to the minimal lighting. The south drive did not have the standard lighting recommended that was used along other STC campus drives.

STC staff and ACR Engineering 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 proposal summary, which was included in the packet. It was 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.

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended for Board approval 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. The motion carried.

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 was 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 was included in the packet.

CAS Companies would continue working on the punch list items identified and would have thirty (30) days to complete before final completion could be recommended for approval. It was anticipated that final acceptance of this project would 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 was 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 was 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 required 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 were 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.

A letter from EGV Architects acknowledging all work is complete and recommending release of final payment was included in the packet.

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the substantial and/or final completion and release of final payment of the projects as presented. The motion carried.

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 was certified, SDM was also provided with a punch list. The project contract required 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 was 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.

Initial Staff Recommendation

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

Committee Response

The Facilities Committee was concerned about establishing a precedent or presenting the impression that damages would not be enforced against contractors who fail to uphold their contracted obligations in construction projects.

They also indicated that project completion time is a significant consideration during the procurement process, and contractors should be held accountable to the terms under which they are awarded contracts.

For this reason, the Committee did not take action on a formal recommendation of Board action on this item. Instead, they asked Dr. Reed to work with staff to attempt to negotiate damages with the vendor, suggesting that staff start with an amount equal to half the contractually-established damages.

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 5:25 p.m.

I certify that the foregoing are the true and correct minutes of the April 10, 2014 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chairman

Review and Discussion of Building Locations on Pecan Campus for 2013 Bond Construction Program

Approval of building locations on the Pecan Campus as part of the 2013 Bond Construction Program will be requested at the May 27, 2014 Board meeting.

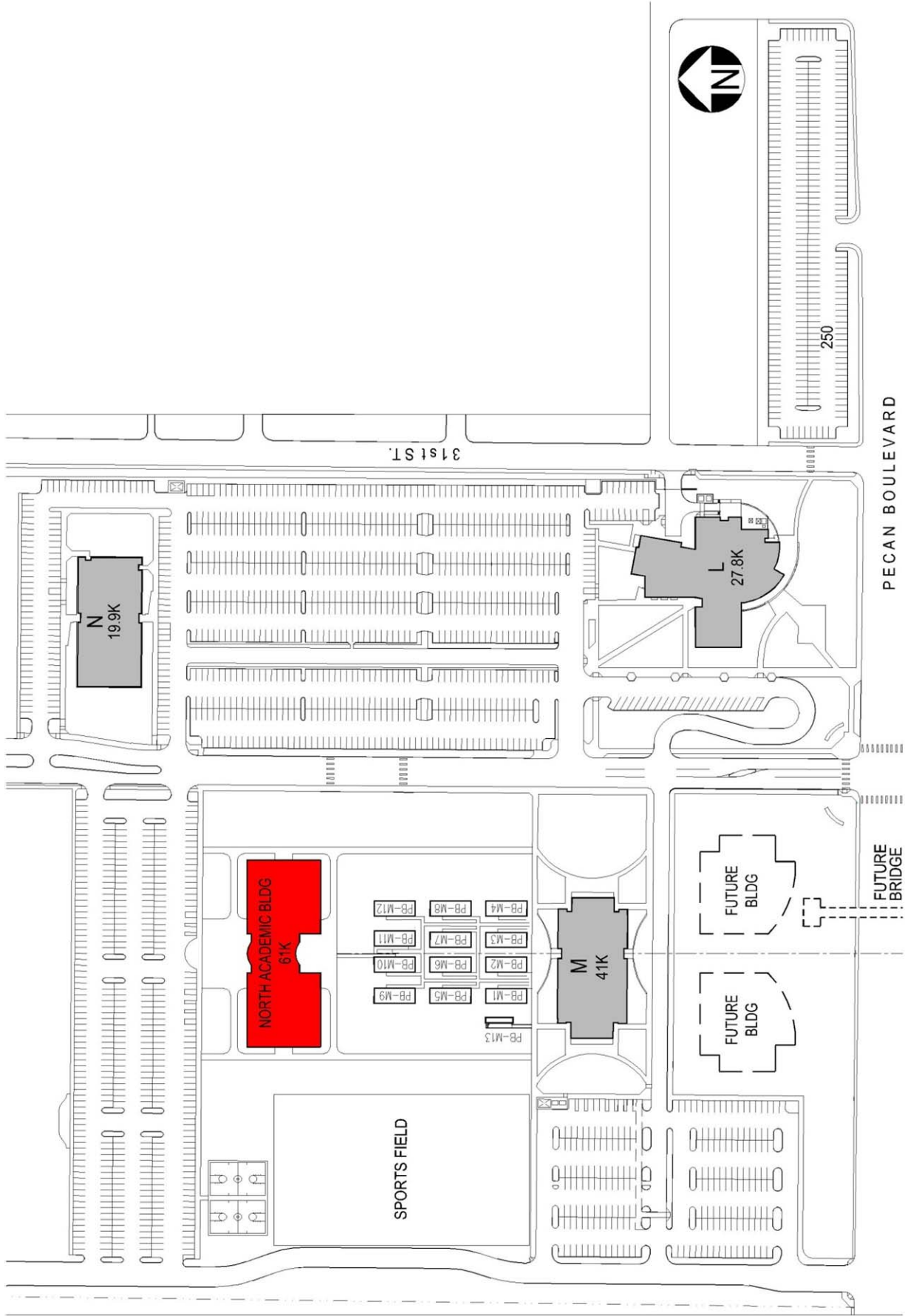
For the Pecan Campus, the 2013 Bond Construction Program includes construction of four new buildings. The proposed locations for these four buildings have been evolving since the District Wide Campus Master Plan was completed in 2010. The following factors have impacted the evolution of these four building locations over the past four years.

- Original master plan information
- Increased number of portable buildings on campus
- Increased demand for a larger library
- Desire to place an icon building at the main entrance of campus
- Need to balance pedestrian and vehicular traffic on campus
- Limited property available on campus for expansion
- Density of students and traffic on campus reaching maximum amounts
- Proximity of building types to one another
- Additional parking
- Pedestrian circulation

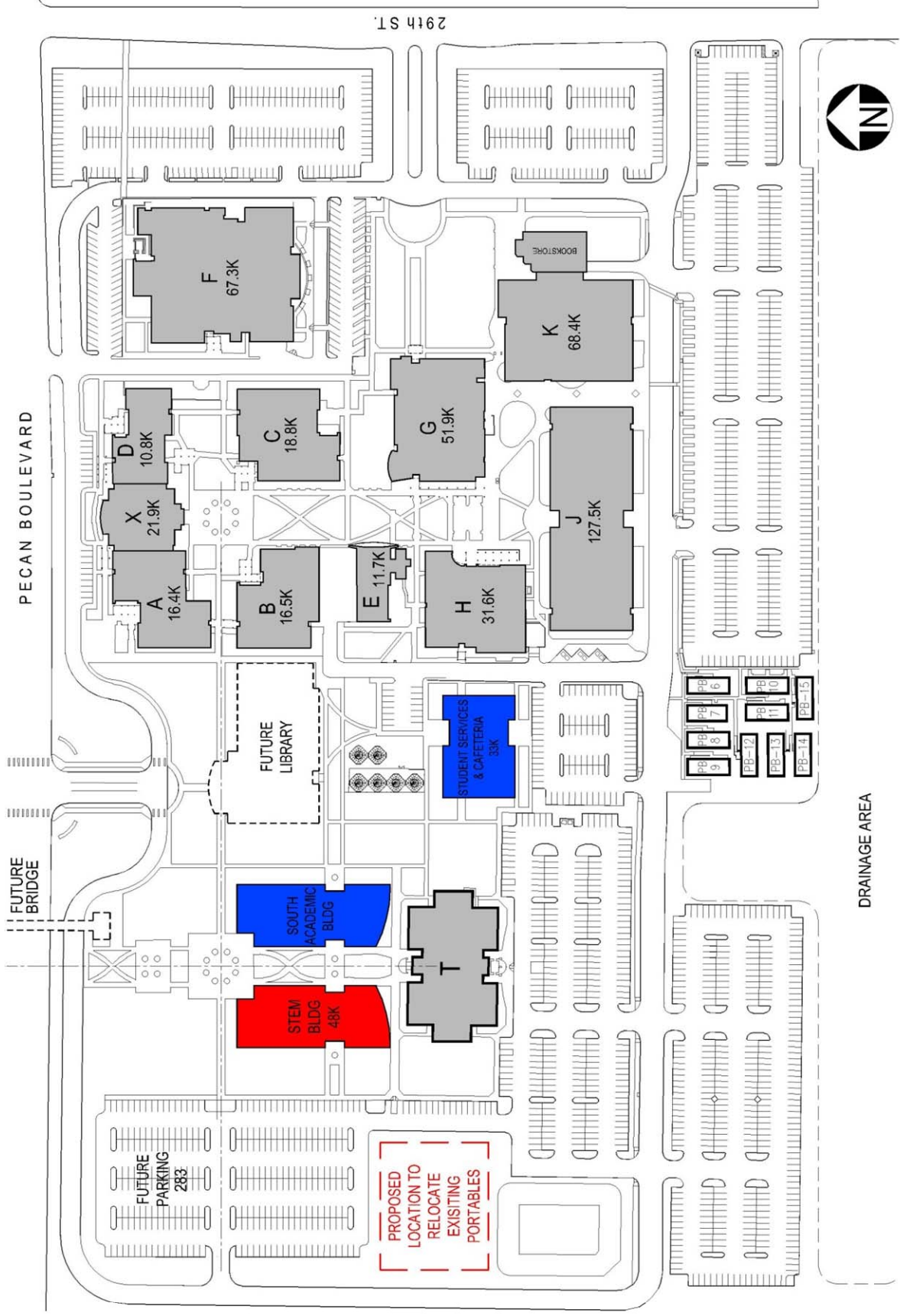
As a result of recent re-evaluation and consideration of these factors and overall master plan guiding principles, the attached updated campus master site plan has been developed. This updated master plan site plan has been revised by STC staff and is recommended for implementation.

Mr. Gerry Rodriguez Director of Facilities Planning and Construction will be present at the May 8, 2014 Facilities Committee meeting to review the updated campus master plan and address questions by the committee.

It is recommended that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, the updated Pecan Campus master site plan identifying the location of four new buildings included in the 2013 Construction Program as presented.



STC South Texas College
PECAN CAMPUS NORTH SIDE - LOCATION OF BOND BUILDINGS



STC South Texas College
PECAN CAMPUS SOUTH SIDE - LOCATION OF BOND BUILDINGS

Review and Recommend Action on Plan for Relocation of Portable Buildings on the Pecan Campus in Preparation for Bond Construction Projects

Approval of plan for relocation of Pecan Campus portable buildings in preparation for the 2013 Bond Construction Program will be requested at the May 27, 2014 Board meeting.

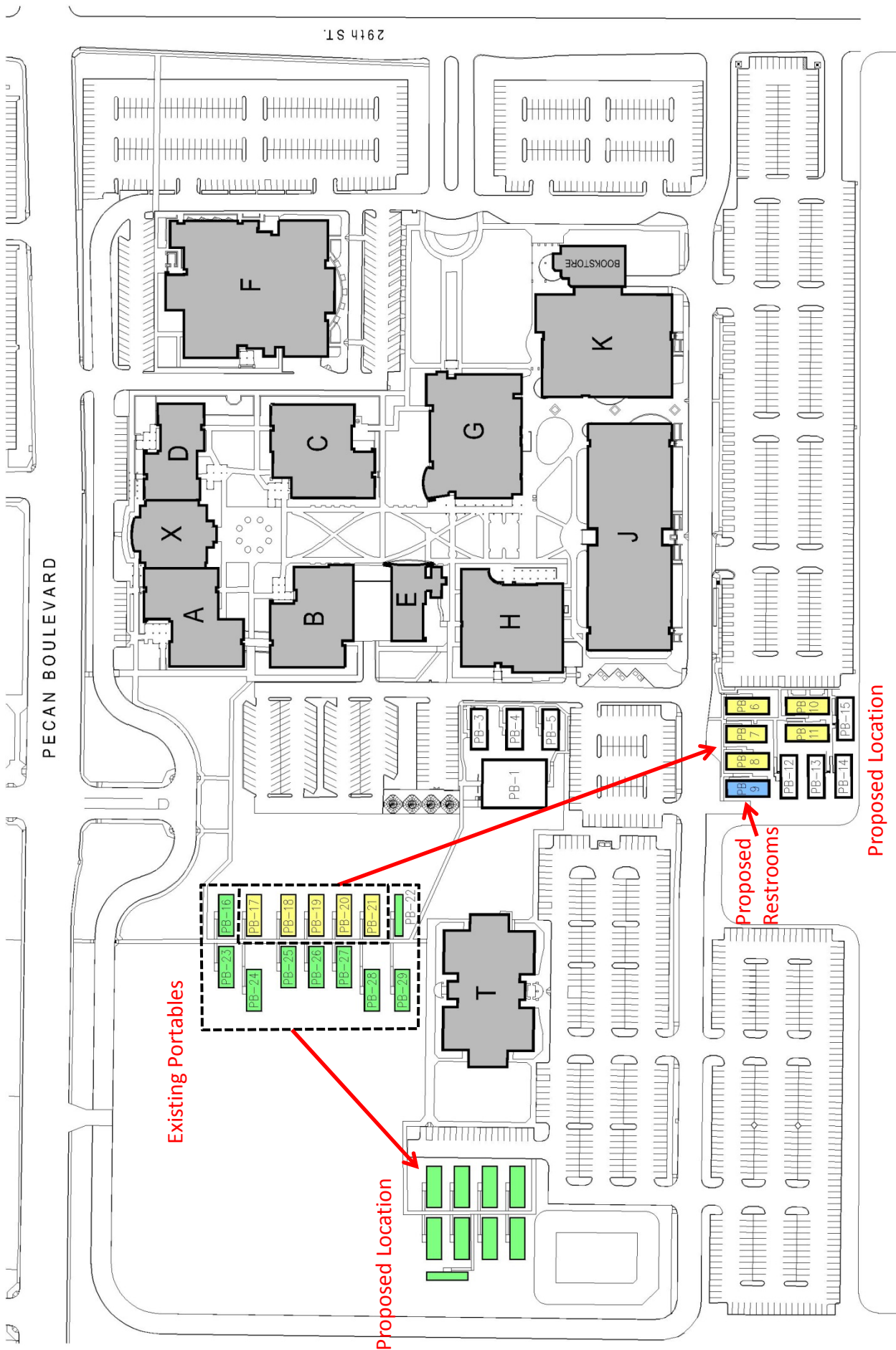
In an effort to accommodate the start of construction for the 2013 Bond Construction Program on the Pecan Campus and maintain use of existing portable buildings, staff has prepared a plan. The plan provides for the following elements associated with the relocation:

- **Phase I - Start in Summer 2014 and Complete in Summer 2015**
 - Propose area on campus for relocation of nine portables
 - Design and Construction of infrastructure in proposed area
 - Relocate faculty and students in portables as needed
 - Accommodate phase I construction including new STEM Building and North Side Academic Building I

- **Phase II- Start in Summer 2016 and Complete in Summer 2017**
 - Sell and remove ten oldest portable buildings on campus
 - Relocate five more existing portable buildings
 - Relocate faculty and students in portables as needed
 - Accommodate phase II construction including Student Activities, Cafeteria Building and South Side Academic Building II

As a result of recent review of these related elements and associated time lines, the attached campus site plan has been developed. Mr. Gerry Rodriguez Director of Facilities Planning and Construction will be present at the May 8, 2014 Facilities Committee meeting to review the proposed relocation plan and address questions by the committee.

It is recommended that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, the proposed plan for relocation of Pecan Campus portable buildings in preparation for the 2013 Bond Construction Program as presented.



PECAN CAMPUS PROPOSED RELOCATION OF PORTABLE BUILDINGS

Review and Recommend Action on Revised Scope of Electrical Engineering Design Services Related to Pecan Campus Electrical Disconnects

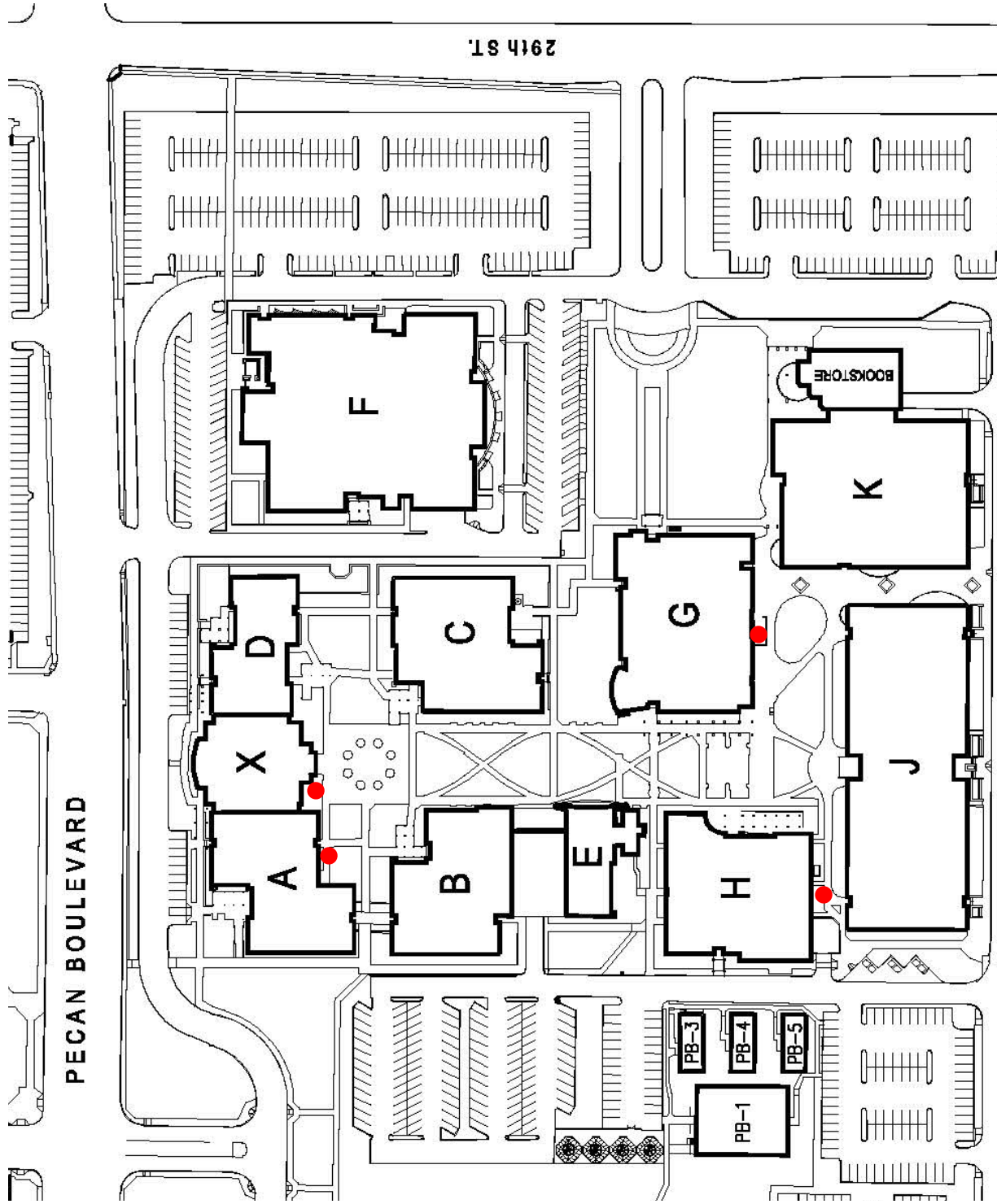
Approval of revised scope of electrical engineering design services for the Pecan Campus Electrical Disconnects replacement project will be requested at the May 27, 2014 Board meeting.

At the February, 2014 Board meeting electrical design services with ACR Engineering were approved for replacement of three electrical disconnects for Pecan Campus Buildings G, H and X. During the beginning stages of the design, discussion with Operations & Maintenance staff revealed that the electrical disconnect for Building A is also in need for replacement.

It is estimated that the replacement cost of each disconnect will be approximately \$25,000. Therefore the total cost of construction for these disconnects was originally estimated at \$75,000 and with the addition of a fourth disconnect, the total cost will increase to approximately \$100,000 or 33%.

With this proposed increased cost in construction, it is anticipated that engineering fees will also increase from approximately \$6,345 to \$8,460. Final fees will be negotiated once the total scope of work is confirmed.

It is recommended that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, the additional electrical engineering design services to include installation of one additional electrical disconnect as presented.



Pecan Campus

- Locations of Electrical Disconnects to be Replaced



Electrical Disconnect
Unit Serving the
Ann Richards
Administrative Annex



Review and Recommend Action on Schematic Design for Nursing and Allied Health Campus Parking Expansion and Entry Drive

Approval of schematic design by Perez Consulting Engineers for the Nursing and Allied Health Campus Parking Expansion and Entry Drive will be requested at the May 27, 2014 Board meeting.

As previously authorized by the Board of Trustees, Facilities Planning & Construction staff has coordinated with Perez Consulting Engineers to develop schematic design plans for parking expansion on the Nursing and Allied Health Campus to include 180 spaces and a new entry drive. This additional parking and drive have been developed in accordance with the campus master plan. Attached is a campus site plan depicting the proposed additional parking and entry drive. A representative from Perez Consulting Engineers will attend the Facilities Committee meeting to present the schematic design for this proposed parking and drive.

Preliminary construction cost estimates indicate that the project cost will range between \$500,000 and \$525,000. As part of the FY 2013-2014 construction budget, funds in the amount of \$540,000 were budgeted for this project.

The following chart summarizes the above information:

Source of Funding	Amount Budgeted	Preliminary Cost Estimates
Construction	\$540,000	\$500,000 to \$525,000

Once schematic design is approved, Perez Consulting Engineers will proceed to prepare all necessary engineering construction drawings and specifications in preparation for solicitation of construction proposals. The drawings and specifications, which make up the construction documents, will be developed using STC design standards as well as all applicable codes and ordinances. STC Facilities Planning & Construction staff will review all construction documents to ensure compliance with project needs. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

It is requested that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, the proposed schematic design of the Nursing and Allied Health Campus Parking Expansion and Entry Drive as requested.

Review and Recommend Action on Contracting Construction Services for the Replacement of Carpet in Offices at the Pecan Campus North Academic and Student Activities Buildings

Approval to select a contractor for the replacement of carpet in offices at the Pecan Campus North Academic and Student Activities Buildings will be requested at the May 27, 2014 Board meeting.

Carpeting in some areas of these buildings are over fifteen years old and are in need of replacement. Staff proposes to replace the carpet with carpet tile which is the current STC standard due to its higher quality and reduced maintenance.

STC staff issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on March 31, 2014. A total of two (2) sets of construction documents were issued to general contractors, sub-contractors and suppliers and a total of two (2) proposals were received on April 16, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
March 31, 2014	Solicitation of competitive sealed proposals. Two (2) sets of construction documents were issued.
April 16, 2014	Two (2) 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 are available in the FY2013-2014 District Wide Renewals and Replacements budget.

Source of Funding	Amount Budgeted	Highest Ranked Proposal
Renewals & Replacements	\$40,820	\$40,561.52

It is requested that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, the contracting of construction services with Diaz Floors & Interiors, Inc. in the amount of \$40,561.52 for the Replacement of Carpet in Offices at the Pecan Campus North Academic and Student Activities Buildings as presented.

**SOUTH TEXAS COLLEGE
PECAN CAMPUS CARPET REPLACEMENT BUILDINGS G & H
PROJECT NO. 13-14-1048**

NAME			Diaz Floors & Interiors, Inc.		W.E. Imhoff & Co. Inc./ dba Intertech Flooring	
ADDRESS			1205 W Polk		1301 Business Park Dr	
CITY/STATE/ZIP			Pharr, TX 78577		Mission, TX 78572	
PHONE			956-787-0056		956-584-3592	
FAX			956-781-7917		956-584-2149	
CONTACT			Andres Diaz		Vicente Garza	
#	Qty	Description	Unit Price	Extension	Unit Price	Extension
1	1	Base Carpet Proposal for: Pecan Campus Building G	\$ 18,790.00	\$ 18,790.00	\$ 21,956.00	\$ 21,956.00
2	1	Base Carpet Proposal for: Pecan Campus Building H	\$ 21,771.52	\$ 21,771.52	\$ 23,514.00	\$ 23,514.00
3	Begin Work Within		20 Days		45 Days	
4	Completion of Work Within		20-30 Days		21 Days	
5	Bid Bond Received		Yes		Yes	
TOTAL AMOUNT PROPOSED			\$ 40,561.52		\$ 45,470.00	
TOTAL EVALUATION POINTS			94.5		84.05	
RANKING			1		2	

**SOUTH TEXAS COLLEGE
PECAN CAMPUS CARPET REPLACEMENT BUILDINGS G & H
PROJECT NO. 13-14-1048
EVALUATION FORM**

NAME		Diaz Floors & Interiors, Inc.		W.E. Imhoff & Co./ dba Intertech Flooring	
ADDRESS		1205 W Polk		1301 Business Park Dr	
CITY/STATE/ZIP		Pharr, TX 78577		Mission, TX 78572	
PHONE		956-787-0056		956-584-3592	
FAX		956-781-7917		956-584-2149	
CONTACT		Andres Diaz		Vicente Garza	
1	The purchase price. (up to 45 points)	45	45	40	40
		45		40	
		45		40	
		45		40	
2	The Respondent's experience and reputation. (up to 10 points)	10	9	8	8.75
		9		9	
		9		9	
		8		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	9	7	7.75
		9		8	
		9		8	
		9		8	
4	The Respondent's safety record. (up to 5 points)	4	4.25	4	4
		4		4	
		5		4	
		4		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	6	6.25
		7		7	
		7		6	
		7		6	
6	The Respondents' financial capability in relation to the size and scope of the project. (up to 9 points)	8	8	6	6.75
		8		8	
		8		6	
		8		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	6	5.25	5	5.25
		5		5	
		5		6	
		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	5.3	5.3
		7		5.3	
		7		5.3	
		7		5.3	
Total Evaluation Points		94.5		84.05	
Ranking		1		2	

Review and Recommend Action on Contracting Construction Services for the Replacement of Carpet for the Nursing & Allied Health Campus West Wing

Approval to select a contractor for the Replacement of Carpet for the Nursing & Allied Health Campus West Wing will be requested at the May 27, 2014 Board meeting.

Carpeting in some areas of these buildings is over thirteen years old and is in need of replacement. Staff proposes to replace the carpet with carpet tile which is the current STC standard due to its higher quality and reduced maintenance.

STC staff issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on April 7, 2014. A total of four (4) sets of construction documents were issued to general contractors, sub-contractors and suppliers and a total of three (3) proposals were received on April 24, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
April 7, 2014	Solicitation of competitive sealed proposals. Four (4) sets of construction documents were issued.
April 24, 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 are available in the FY2013-2014 District Wide Renewals and Replacements budget.

Source of Funding	Amount Budgeted	Highest Ranked Proposal
Renewals & Replacements	\$150,000	\$97,474

It is requested that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, the contracting of construction services with W. E. Imhoff & Co. Inc./dba Intertech Flooring in the amount of \$97,474 for the Replacement of Carpet for the Nursing & Allied Health Campus West Wing project as presented.

**SOUTH TEXAS COLLEGE
NURSING ALLIED HEALTH CAMPUS CARPET REPLACEMENT WEST WING
PROJECT NO. 13-14-1057**

VENDOR	Diaz Floors & Interiors, Inc.	W. E. Imhoff & Co. Inc./ dba Intertech Flooring	Vintage Tile & Stone, LLC.
ADDRESS	1205 West Polk	1301 Business Park Dr	1215 E Hackberry
CITY/STATE	Pharr, TX 78577	Mission, TX 78572	McAllen, TX 78501
PHONE	956-787-0056	956-584-3592	956-631-8528
FAX	956-781-7917	956-584-2149	956-631-8526
CONTACT	Andres Diaz	Vicente Garza	Elizabeth R. Govea
#	Description	Proposed	Proposed
1	Base Proposal: NAHC Carpet Replacement West Wing	\$ 125,360.60	\$ 97,474.00
2	Notice to Proceed	20 Days	45 Days
3	Completion of Work	30-40 Days	28 Days
4	Bid Bond	Yes	Yes
TOTAL PROPOSAL AMOUNT		\$ 125,360.60	\$ 97,474.00
TOTAL RANKING POINTS		82.75	91.175
RANKING		2	1

**SOUTH TEXAS COLLEGE
NURSING ALLIED HEALTH CAMPUS CARPET REPLACEMENT WEST WING
PROJECT NO. 13-14-1057
EVALUATION FORM**

VENDOR		Diaz Floors & Interiors, Inc.	W. E. Imhoff & Co. Inc./ dba Intertech Flooring	Vintage Tile & Stone, LLC.			
ADDRESS		1205 West Polk	1301 Business Park Dr	1215 E Hackberry			
CITY/STATE		Pharr, TX 78577	Mission, TX 78572	McAllen, TX 78501			
PHONE/FAX		956-787-0056	956-584-3592	956-631-8528			
FAX		956-781-7917	956-584-2149	956-631-8526			
CONTACT		Andres Diaz	Vicente Garza	Elizabeth R. Govea			
1	The Respondent's price proposal. (up to 45 points)	35	35	45	45	33.8	33.8
		35		45		33.8	
		35		45		33.8	
		35		45		33.8	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.5	9	9.125	9	8.25
		9		9		8	
		8		9.5		8	
		8		9		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.25	8	8.25	9	9
		7		8		9	
		8		9		9	
		9		8		9	
4	The Respondent's safety record. (up to 5 points)	4	4.25	4	4	3	3.25
		5		4		3	
		4		4		4	
		4		4		3	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	7	6.5	6	6.75
		7		6		7	
		7		7		8	
		7		6		6	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.75	8	7.25	6	7
		8		6		7	
		7		8		8	
		8		7		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5	5	5.25	5	5.5
		5		6		5	
		5		5		6	
		5		5		6	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	5.8	5.8	7	7
		7		5.8		7	
		7		5.8		7	
		7		5.8		7	
TOTAL EVALUATION POINTS		82.75		91.175		80.55	
RANKING		2		1		3	

Review and Recommend Action on Pecan Plaza Space Renovation for the STC Police Department Change Order No. 3

Approval of proposed Change Order No. 3 with 5 Star Construction for the Pecan Plaza Space Renovation for the STC Police Department project will be requested at the May 27, 2014 Board meeting.

The following item for Change Order No. 3 is needed for connection of domestic water line and pricing has been submitted by 5 Star Construction. This proposed change order item has been reviewed and confirmed by the project design team at PBK Architects and STC staff.

Pecan Plaza Space Renovation for the STC Police Department			
Change Order No.	Item Description and Justification	Cost/ Days	Funding Source
3	<ul style="list-style-type: none"> • Description: Upgrade City water line from 4" to 6" • Justification: As part of the construction documents, a new 6" water line is included in order to provide domestic water to the building. When installation for the line began, it was discovered that the City water main is a 4" line. In order to supply sufficient water flow and water pressure, a section of the City water main needs to be replaced with a 6" line. This change has been reviewed with the City's utility department staff and they have informed STC that the cost will be STC's responsibility. 	\$14,326	Construction
Total Change Order No. 3		\$14,326 30 days	Construction

A representative from PBK Architects and STC staff will attend the May 8, 2014 Facilities Committee meeting to respond to questions from the Facilities Committee members.

It is requested that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, proposed Change Order No. 3 in the amount of \$14,326 with 5 Star Construction for the Pecan Plaza Space Renovation for the STC Police Department project as presented.

**Review and Recommend Action on Substantial Completion of Technology
Campus Detention Pond Cleaning Project**

Approval of substantial completion for the Technology Campus Detention Pond Cleaning project will be requested at the May 27, 2014 Board meeting.

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 April 25, 2014. A copy of the Substantial Completion Certificate and photos are attached.

Roth Excavating Inc. 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 June 2014 Board meeting.

It is recommended that the Facilities Committee recommend for Board approval at the May 27, 2014 Board meeting, the substantial completion for the Technology Campus Detention Pond Cleaning project as presented.

Substantial Completion Acceptance

Project Name: Technology Campus Detention Pond Improvements

Project No.: RFP No. 13-14-1041

Owner: South Texas College

Contractor: Roth Excavating, Inc.

A/E Firm: Halff Associates

Scope of Work Covered by This Acceptance:

Removal of chain link fence, tree/plant material, and existing 12" HDPE pipe. Excavation and grading, 18" HDPE pipe with sloped ends, erosion control measures.

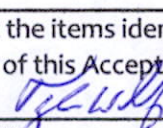
Effective Date of Acceptance: 4/25/2014

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.		
<u>Tyler Wulf - President</u>		<u>4.30.2014</u>
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>

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

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





BEFORE



AFTER

Review and Recommend Action on Liquidated Damages, Final Completion, and Release of Final Payment for District Wide Building to Building ADA Improvements

Approval of liquidated damages, final completion, and release of final payment for the District Wide Building to Building ADA Improvements will be requested at the May 27, 2014 Board meeting.

Substantial Completion for this project was accomplished on time and certified by the project engineer on April 30, 2014. A punch list including forty-one items was provided to contractor CAS Companies on the date of substantial completion and they had thirty days, or until April 20, 2014, to complete all punch list items.

CAS was able to complete all punch list items within thirty days except for the correction of two handrails at two handicap ramps. It took a total of ten additional days for CAS to complete all punch list items. 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 includes liquidated damages in the amount of \$500 per day for delays in completing the punch list and accomplishing final completion. Therefore a total of \$5,000 in liquidated damages is proposed to be enforced as part of this project's final completion approval.

It is recommended that final completion and release of final payment for this project with CAS Companies be approved including a credit for liquidated damages in the amount of \$5,000.00. The original cost approved for this project was in the amount of \$216,535.81. The current amount for previously approved change orders is \$7,081.20.

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	\$216,535.81	\$7,081.20	\$223,617.01	\$217,186.16	\$6,430.85

On April 30, 2014, STC Planning & Construction Department staff along with Dannenbaum Engineering inspected the site and confirmed that all punch list items were completed. Attached is a letter from Dannenbaum 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 May 27, 2014 Board meeting, liquidated damages in the amount of \$5,000.00, the final completion, and release of final payment in the amount of \$6,430.85 as presented.

April 30, 2014

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

ATTN: *Mr. Roberto Cuellar*

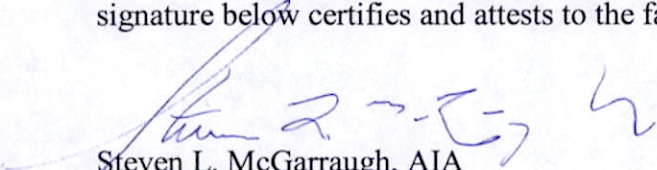
REF: *South Texas College – District Wide
Building to Building Access - ADA Improvements*

SUBJ: *Final Completion Certification*

Dear Mr. Cuellar,

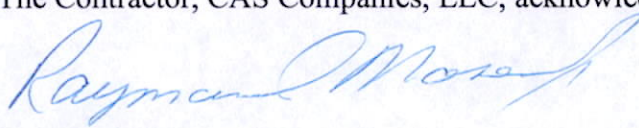
As you are aware, Substantial Completion of the ADA Improvements project was granted March 20, 2014. The Substantial Completion Punch List was issued to the Contractor and the items on the punch list were to be completed by the Contractor within 30 days of the date of substantial completion per the contract for construction. We have reviewed the completed punch list items and do hereby certify that the Building to Building Access - ADA Improvements project is Complete as of April 30. We recommend that payment for retainage be released to the Contractor. The Contractor's one year warranty for the project shall begin May 1, 2014.

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

April 30, 2014
Date

The Contractor, CAS Companies, LLC, acknowledges the facts stated above:


Raymond Moses
CAS Companies, LLC

Date *5/2/14*

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 MAY 2014

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase				Architect/Engineer	Contractor			
		Board approval of A/E	Programming	Concept development	Schematic Approval	30%	60%	95%	100%	Solicitation of Proposals	Board approval of contractor	Construction start	30%	50%			75%	95% Substantial Completion	100%
Pecan Campus and Pecan Plaza																			
1-004	Pecan Plaza - Police Department Space Renovation																	PBK Architects	5 Star Construction
1-009	Pecan - M, N & L Repaint Purple Areas (RR)																	Amtech Building Sciences	Alpha Building Corp
1-011	Pecan - Hall Damage Repairs (RR)																	Amtech Building Sciences	SpawGlass Contractors
1-012	Pecan - Annex Grant/Accountability Office Improvements																	EGV Architects	TBD
1-013	Pecan - NAB G226 Astronomy Computer Lab																	N/A	Bridgetnet
1-015	Pecan - Stud Serv Bldg Modifications																	ERO Architects	TBD
1-016	Plaza - Continuing Education Space Renovation																	Boullinghouse Simpson Gates Architects	TBD
1-019	Pecan - North Academic Building Re-carpeting																	TBD	TBD
1-020	Pecan - Student Activities Building Re-Carpeting																	N/A	TBD
1-021	Pecan - Building A, G, D & X Electrical Disconnects																	ACR Engineering	TBD
Mid Valley Campus																			
2-002	MV - SAB Art Lab Improvements																	Boullinghouse Simpson Architects	All Pro Contractors
Technology Campus																			
3-002	TC - West Academic Building Re-roofing																	TBD	TBD
3-003	TC - Modifications for Career Planning Services Center	N/A								N/A	N/A							N/A	STC Staff
3-005	TC - Detention Pond Improvements (RR)																	Half Associates	Roth Excavating
3-006	TC - HVAC Cooling Tower Replacement																	Half Associates	TBD
Nursing and Allied Health Campus																			
4-001	NAH - Parking Lot Expansion																	Perez Consulting Engineers	TBD
4-002	NAH - West Wing Recarpeting	N/A	N/A	N/A	N/A													N/A	TBD
4-005	NAH - Subdivision Plat																	Perez Consulting Engineers	N/A
Starr County Campus																			
5-001	Starr - HVAC Chiller Replacement (RR)																	Half Associates	Highmark Construction
5-002	Starr - Stucco Painting for Buildings (RR)																	Amtech Building Sciences	Alpha Building Corp
5-003	Starr - Parking Lot 5 Lighting																	ACR Engineering	TBD
5-004	Starr - South Drive Lighting																	ACR Engineering	TBD
District Wide Improvements																			
6-002	DW - Secured Storage Areas	N/A																N/A	ADI
6-003	DW - ADA Automatic Door Openers																	ACR Engineering	5 Star Construction
6-004	DW - Building to Building ADA Accessibility																	Dammenbaum Engineering	CAS Companies
6-007	DW - Classroom Remote Door Lock Hardware																	TBD	TBD
6-016	DW - Update design standards and guidelines	N/A	N/A	N/A	N/A													Boullinghouse Simpson Gates Architects	N/A

For FY 2013-2014, 27 projects are currently in progress, 11 have been completed and 17 pending start up in phases later in the fiscal year

Status of Construction Projects In Progress May 2014

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Pecan Plaza Renovations for Police Department	75%	June 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Construction in progress 	\$1,200,000	\$887,624.05	\$472,109.58	\$415,514.47
Stucco Painting for Buildings M, N & L	50%	May 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
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 with SpawGlass are complete 3. One final proposal was Board approved in March 2014 for repair of some roof top exhaust fan units and 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
Grant/Accountability Office Improvements	90%	May 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 one month due to information needed from AT&T 	\$4,000	\$9,000	\$0	\$9,000
North Academic Building G226 Astronomy Computer Lab	40%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Improvements are being done in house by Maintenance and IT staff 	\$18,500	\$7,378.80	\$7,378.80	\$0

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Student Services Building Offices Modifications	95%	May 2014	1. Design Phase 2. Staff is working with architect to finalize construction documents	\$23,108	\$21,200	\$6,210	\$14,490
Pecan Plaza Continuing Education Classrooms Improvements	50%	Sept 2014	1. Construction Phase 2. Board approved contractor in April 2014 3. Construction work will begin in May 2014	\$170,000	TBD	\$0	TBD
Pecan Campus North Academic Building Re-carpeting	100%	May 2014	1. Bidding Phase 2. Request Board approval of Contractor in May 2014	\$26,600	TBD	\$0	TBD
Pecan Campus South Academic Building Re-carpeting	100%	May 2014	1. Bidding Phase 2. Request Board approval of Contractor in May 2014	\$14,220	TBD	\$0	TBD
Pecan Campus Buildings A, E, G & X Electrical Disconnects	15%	July 2014	1. Design Phase 2. Request Board approval of additional scope of design services in May 2014	\$7,500	\$8,460	\$0	\$8,460
Mid Valley Campus							
South Academic Building Art Lab Improvements	95%	May 2014	1. Construction Phase 2. Construction work is substantially complete 3. Punch list work is in progress 4. Waiting on contractor to confirm punch list items are ready for inspection	\$40,000	\$42,500	\$32,623	\$9,877
Technology Campus							
West Academic Building Re-roofing	0%	August 2014	1. Design Phase 2. Staff completed solicitation of qualifications from architects 3. Staff will recommend Board approval of architect firm at the May 2014 meeting	\$151,000	TBD	\$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Modifications for Career Planning Services Center	90%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Improvements are minor and are being done by STC Maintenance staff 3. Work is in progress 	\$15,000	\$3,773.51	\$0	\$0
HVAC Cooling Tower Replacement	30%	August 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Design work is in progress 	\$12,000	\$15,835	\$0	\$15,835
Detention Pond Improvements	95%	January 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Substantially complete 3. Staff will recommend Board approval of substantial completion at the May 2014 Board meeting 	\$30,000	\$29,985	\$4,985	\$25,000
Nursing and Allied Health Campus							
Parking Expansion	25%	June 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff is working with engineer to develop schematic design 3. Staff will recommend Board approval of schematic design at the May 2014 meeting 	\$54,000	\$47,755	\$0	\$47,755
Subdivision Plat for 6.63 Acres	25%	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. Bidding Phase 2. Staff has completed solicitation of construction proposals 3. Staff will recommend Board approval to hire contractor at the June 2014 meeting 	\$150,000	N/A	N/A	N/A

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Starr County Campus							
HVAC Chiller Replacement	100%	April 2014	<ol style="list-style-type: none"> 1. Commissioning Phase 2. Operational concerns have been resolved with assistance from project engineer and chiller manufacturer 3. Chiller is performing as design and with high efficiency 	\$290,000	\$299,000	\$284,050	\$4,450
Repaint Stucco Buildings	10%	June 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Construction is in progress 	\$60,000	\$84,408	\$0	\$84,408
Parking Lot 5 and South Drive Lighting	0%	August 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Board approved contractor at the April 2014 meeting 3. Staff is working with contractor to execute contract 	\$105,000	TBD	\$0	TBD
District Wide							
Secured Storage Rooms Hardware for Instructional Technologies	60%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Door hardware has been received 3. Maintenance Department Staff is working on installation 	\$250,000	\$52,822.75	\$52,822.75	\$0
ADA Automatic Door Openers	50%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Construction in progress 	\$130,000	\$96,500	\$0	\$96,500
Building to Building Accessibility	100%	March 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Engineer has certified substantial completion 3. Punch list work has been completed 4. Staff will recommend Board approval of final completion at the May 2014 meeting 	\$200,000	\$230,700.01	\$219,269.16	\$11,430.85

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Classroom Remote Door Lock System and Hardware	10%	May 2014	<ol style="list-style-type: none"> Design Phase Staff will begin the solicitation for electrical engineering services 	\$50,000	TBD	\$0	TBD
Design Standards and Guidelines	30%	July 2014	<ol style="list-style-type: none"> Development Phase Working with A/E consultants to update based on all section of Construction Specifications Institute 	\$10,000	\$7,500	\$2,980	\$4,520
For FY 2013-2014, 27 projects are currently in progress, 11 have been completed and 17 pending start up in phases later in the fiscal year – Total 53							