

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday August 14, 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 July 10, 2014 Facilities Committee Meeting Minutes

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

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

MINUTES

The Facilities Committee Meeting was held on Thursday, July 10th, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:40 with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Mr. Roy de León, Dr. Alejo Salinas, Jr., Mr. Jesse Villarreal, and Mrs. Graciela Farias

Members absent: Mr. Paul R. Rodriguez and Ms. Rose Benavidez

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Gerry Rodriguez, Mr. George McCaleb, Mr. Cody Gregg, Mrs. Becky Cavazos, Mr. Ricardo de la Garza, Ms. Alicia Gomez, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Mr. Eddie Vela, Mr. Hugo Avila, Mr. Danny Boultinghouse, and Mr. Andrew Fish

Approval of June 12, 2014 Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Minutes for the Facilities Committee Meeting of June 12, 2014 were approved as written. The motion carried.

Committee Chair Mr. Gary Gurwitz took the agenda items out of order to ensure that all items for Board recommendation were completed before addressing the discussion items. The Committee addressed each agenda item in the order presented in these Minutes.

Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing Engineering Design Services for District-Wide Parking Lot Lighting Upgrades

Approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services for the District-Wide Parking Lot Lighting Upgrades will be requested at the July 29, 2014 Board meeting.

As part of the FY 2013-2014 Facilities Deferred Maintenance Plan, staff scheduled Phase I replacement of some parking lot light fixtures which had met their life cycle expectancy of fifteen years or more. This plan included the use of new LED fixtures which would reduce maintenance, have an increased life cycle, and reduce energy consumption. This light fixture replacement project would begin by contracting MEP engineering design services with one of the current firms approved for on-call services.

The three civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$300,000.00.

1. DBR Engineering Consultants, Inc.
2. Halff Associates, Inc.
3. Sigma HN Engineers, PLLC

Since this list of MEP firms was approved at the June 26, 2014 Board meeting, none of these firms had been contracted for on-call services. The first recommendation was based on an alphabetical selection, placing DBR Engineering Consultants, Inc. as the first firm to provide these services. As additional projects are awarded to these firms by the Board, staff will begin recommending firms based upon a rotation, designed to equitably balance the awards amongst all three firms.

Funds were available in the FY 2013-2014 construction budget for design and construction of these improvements, with final amount to be negotiated.

Project Budget		
Budget Components	Available Funds	Estimated Cost
Design	\$10,000	Actual design fees are estimated between \$9,000 and \$10,000 and will be finalized during contract negotiations
Construction	\$100,000	Actual cost will be determined after the solicitation of construction proposals

Upon a motion by Mr. Roy de León and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services with DBR Engineering Consultants, Inc. for the District-Wide Parking Lot Lighting Upgrades as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for Pecan Campus Ann Richards Administration Building Grants/Accountability Office Improvements

Approval to select a contractor for the Pecan Campus Ann Richards Administration Building Grants/Accountability Office Improvements will be requested at the July 29, 2014 Board meeting.

In October 2013, the Board approved design services with EGV Architects to prepare plans and specifications for these building modifications. Funds for modifications to the Grants and Accountability area at the Pecan Campus were included in the FY 2013-2014 construction budget. These improvements included the following:

- Conversion of former telecommunications room into two staff offices
- Removal of telecommunications infrastructure which is outdated and no longer in use
- Modifications to HVAC system to adapt to new use of space
- Improvement of space efficiency by creating staff offices

STC staff and EGV Architects issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on June 2, 2014. A total of ten (10) sets of construction documents were issued to general contractors, sub-contractors, and suppliers and a total of six (6) proposals were received on June 19, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
June 2, 2014	Solicitation of competitive sealed proposals. Ten (10) sets of construction documents were issued.
June 19, 2014	Six (6) 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. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to contract construction services with 5 Star Construction Company in the amount of \$94,600.00 for the Pecan Campus Ann Richards Administration Building Grants/Accountability Office Improvements project as presented. The motion carried.

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

Approval of substantial or final completion and release of final payment for the following projects will be requested at the July 29, 2014 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Pecan and Starr County Campus Repainting of Exterior Stucco Walls	Recommended	No	Certificate of Substantial Completion
2.	Mid Valley Campus Art Lab Improvements	Previously Approved	Recommended	Final Completion Letter
3.	Starr County Campus HVAC Chiller Replacement	Previously Approved	Recommended	Final Completion Letter

1. Pecan and Starr County Campus Repainting of Exterior Stucco Walls

It was recommended that substantial completion for this project with Alpha Building Corporation be approved.

Architects with Amtech Building Sciences 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 June 22, 2014. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

Alpha Building Corporation would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the August 2014 Board meeting.

2. Mid Valley Campus Art Lab Improvements

It was recommended that Final Completion for this project with All Pro Contractors be approved.

Final Completion including punch list requirements were accomplished as required in the Owner/Contractor agreement for this project. 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 \$9,877.00.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$40,000	\$42,500	\$0	\$42,500	\$32,623	\$9,877

On July 2, 2014 STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

3. Starr County Campus HVAC Chiller Replacement

It was recommended that Final Completion for this project with Highmark Construction be approved.

Final Completion including punch list requirements were accomplished as required in the Owner/Contractor agreement for this project. STC staff delayed recommending approval of final completion for this project while investigating the cause for improper water pump performance. It was determined that the cause was improper configuration of the system controls by the manufacturer. Staff since worked with the chiller manufacturer and a testing and balancing engineering firm which properly configured the system controls. During the time the system was being reconfigured, the contractor completed the required punch list items. Staff and a project engineer at Halff Associates were satisfied with the final outcome of this new chiller system and were ready to recommended approval of final completion and release of final payment for this project with Highmark Construction. The original cost approved for this project was in the amount of \$299,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$290,000	\$299,000	(\$10,500)	\$288,500	\$284,050	\$4,450

On June 10, 2014 STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

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

Update on Status of Construction Projects

The Facilities Planning & Construction staff prepared the attached design and construction update. This update 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.

Update on Pecan Campus and Pecan Plaza Hail Damage Repairs

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

The total hail damage repair costs can be summarized as follows:

Hail Damage Repairs Cost Summary	
Owner Requested Repairs	\$332,688.26
Hail Damage Repairs Costs	7,677,625.88
Total Repair Costs	8,010,314.14
Less Insurance Coverage	3,272,813.37
STC Out-of-pocket Costs	\$4,737,500.77

Staff continued to forward various construction documents to Chubb for their review. Chubb would provide an updated settlement offer once all documents from STC were provided. Pending documents included items such as final payment applications, final deductive change orders, and final letters from the architect recommending acceptance of final completion. These items would be completed and submitted after final completion and final payment for the last hail damage related project, anticipated for August 2014.

Tables summarizing the Status of Hail Damage Project Repairs by Location, Status of Hail Damage Repairs, and a Preliminary Cost Summary (as of July 7, 2014) of Hail Damage Repairs were included in the packet.

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

Review and Discussion of Role and Organization of the Facilities Committee

In preparation for the implementation of the 2013 Bond Construction Program, the Facilities Committee was asked to review and discuss its role and operating procedures so that important matters before the Committee can be accommodated as expediently as possible. Specific concerns relate to the need for semimonthly meetings and the presence of four members to constitute a quorum.

Meeting Scheduling

RFQ responses for Architects for the 2013 Bond Construction Program projects were expected by September 16, 2014. After that date, the Facilities Committee would need to consider meeting semimonthly to stay current on the progress of all construction issues related to the 2013 Bond Construction Program, as well as normal facilities issues at the College.

It was recommended that the Facilities Committee meet at its regularly scheduled time, from 4:30 to 5:30 p.m. on the second Thursday of each month. Additionally, it was recommended that the Facilities Committee begin holding a second monthly meeting from 4:00 to 5:00 p.m. on the 4th Tuesday of each month prior to the regular monthly Board meeting, or whichever date the regular monthly Board meeting was scheduled.

At these meetings, staff and the Construction Program Management Services firm would provide the Facilities Committee with updates, and request recommendations for Board approval as needed.

Quorum Requirements

Legal Counsel advised that the inclusion of all Trustees on the Facilities Committee increased that committee's quorum requirement to four Trustees in attendance at any meeting. Without this quorum in attendance at a meeting, no formal action may take place. The Committee would be able to hear presentations and deliberate without action.

Committee Chairman Mr. Gary Gurwitz expressed the concern that as the 2013 Bond Construction Program continued for approximately three years, Trustees may find it difficult to regularly meet the increased attendance requirement. Mr. Gurwitz wanted to avoid any quorum issues with the Committee.

Legal Counsel identified Policy#1110: *Board Committees* as the source of the quorum definition for Committees. He opined that state statute did not place a quorum requirement on Committees whose actions were limited to recommendations for

subsequent Board consideration. Legal Counsel advised that editing Policy #1110 to remove the definition of a quorum for the Board would be sufficient to allow Committees of the Board of Trustees to meet as long as at least one Committee member was in attendance. At such a meeting, the Committee could hear and deliberate issues and make recommendations for subsequent Board consideration and action.

Differentiation of Role of Facilities Committee as Compared to Role of the Board

Since all Board members now served on the Facilities Committee, it became important to clearly differentiate the role of the Facilities Committee as compared to the Role of the Board. The Committee Chair concurred that the Facilities Committee could hear and deliberate issues, but could take no formal action beyond making recommendations for Board consideration and action.

The Trustees were asked for feedback on the proposed meeting schedule, consideration of the quorum requirements, and differentiation between the role of the Facilities Committee and the role of the Board to help ensure expedient functioning of the Facilities Committee during the 2013 Bond Construction Program. The feedback was supportive of the proposed revisions to Policy #1110: *Board Committees*, and Legal Counsel agreed to make the necessary revisions in time for Board consideration of approval at the July 29, 2014 Board meeting.

Update and Look Ahead 2013 Bond Construction Program

Staff announced that the RFQ for Architectural Services for the 2013 Bond Construction Program was being finalized, and would soon be ready for publication.

The Committee determined that the Board should review and approve publication of this RFQ.

The Trustees requested that a Board Work Session be scheduled to precede the Regular Board meeting scheduled for Tuesday, July 29, 2014. Staff agreed to coordinate this workshop.

The Board would review the RFQ and work with the CPM Services firm to determine:

1. The criteria to be used to evaluate respondents, and how this criteria aligned with the criteria used by the College for projects not managed by a CPM Services firm,
2. How the various 2013 Bond Construction Program projects would be packaged together for solicitation of qualifications, and
3. What process the CPM Services firm will use in evaluating responses and presenting recommendations to the Facilities Committee and Board of Trustees.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:39 p.m.

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

Mr. Gary Gurwitz, Chair

Review and Discussion of Capital Improvements and Renewals and Replacements Projects for FY 2014 – 2015

Gerry Rodriguez will be present at the August 14, 2014 Facilities Committee meeting to review the proposed **Capital Improvement Projects** budgeted for FY 2014-2015 and the **Renewals and Replacements** budgeted for FY 2014-2015. The proposed projects listed are not related to the Bond Construction Program projects and are managed by STC's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of **Capital Improvement Projects (CIP)** and **Renewals and Replacements Projects (R & R)**:

Capital Improvement Projects – the College's construction projects are identified on an annual basis through the Capital Improvements Proposal (CIP) process. This is a process by which the college's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justification. The various needs are described on a CIP form which includes a project description and evaluation criteria. The evaluation criteria requires the submitter to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the college mission and related priorities.

Renewal and Replacements – the College's Operations and Maintenance staff along with the Planning & Construction staff work together to identify and project facilities deferred maintenance projects. These efforts result in a five year plan which is updated on an annual basis and includes capital renewal construction projects needed at each campus. Using this five year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the needs for the following fiscal year.

A spreadsheet outlining the proposed capital improvement projects and budget for Fiscal Year 2014-2015 follows in the packet. These spreadsheets include funds for Construction, Design, FFE (Furniture, Fixtures, & Equipment), Miscellaneous Items, Technology Equipment, and Security Equipment. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities. The proposed projects will be included in the Unexpended - Construction Fund budget and the Plant Fund - Renewals and Replacements budget. Mr. Gerry Rodriguez will be present to address questions related to the proposed improvements and budget.

Capital Improvement Projects for FY 2014-2015

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL
Continued Projects from 2013-2014								
	Digital Marquee	80,000	12,000	0	2,200	6,800	0	101,000
	Monument Signs	120,000	18,000	0	3,400	0	0	141,400
	Student Services Building Office Modifications	353,000	4,700	75,000	0	40,000	0	472,700
	Information Booths	40,000	0	0	0	0	0	40,000
	North Academic Grant/Accountability Office Improvements	5,000	3,000	4,500	0	0	0	12,500
	Total for Continued Projects from 2013-2014	598,000	37,700	79,500	5,600	46,800	0	767,600
Proposed Projects for 2014-2015								
	Covered Area for Ceramic Art Kilns	325,000	48,750	26,000	6,500	0	0	406,250
	Library Study Rooms Additions	54,000	8,100	4,320	1,080	4,590	0	72,090
	Health and Wellness/Kinesiology Sports Field Lighting	200,000	30,000	0	4,000	0	0	234,000
	Dean's Office Expansion in Building T	7,000	0	560	1,000	595	0	9,155
	CLE Improvements in Building C	50,000	7,500	4,000	1,000	4,250	0	66,750
	Removal of Existing Trees	25,000	3,750	0	1,000	0	0	29,750
	Relocation of Portable Buildings	350,000	52,500	0	7,000	29,750	30,000	469,250
	Relocation of Electrical Power Lines	75,000	11,250	0	1,500	0	0	87,750
	Building G Outdoor Covered Area	120,000	18,000	8,000	5,000	0	0	151,000
	Building K Welcome Center Improvements	55,000	8,250	0	1,100	0	0	64,350
	Building K Admissions Office Improvements	120,000	18,000	0	2,400	10,000	0	150,400
	Building K Main Entrance Improvements	75,000	11,250	0	1,500	10,000	0	97,750
	AECHS Service Drive and Sidewalk	60,000	9,000	0	1,200	0	0	70,200
	Total for Proposed Projects for 2014-2015	1,516,000	226,350	42,880	34,280	59,185	30,000	1,908,695
Continued Projects from 2013-2014								
	Cashiering (CE Addl Classrooms) Space Renovation	105,000	900	0	2,000	0	0	107,900
	Police Department Space Renovation	45,098	1,700	0	0	0	0	46,798
	Total for Continued Projects from 2013-2014	150,098	2,600	0	2,000	0	0	154,698
Proposed Projects for 2014-2015								
	GED Entrance and Office Area Improvements	70,000	10,000	12,000	3,500	3,000	0	98,500
	Emergency Generator and Wiring	200,000	30,000	0	4,000	0	10,000	244,000
	Total for Proposed Projects for 2014-2015	270,000	40,000	12,000	7,500	3,000	10,000	342,500
Continued Projects from 2013-2014								
	None	0	0	0	0	0	0	0
	Total for Continued Projects from 2013-2014	0	0	0	0	0	0	0
Proposed Projects for 2014-2015								
	Building B Doors and Frame Replacement	50,000	7,500	0	1,000	0	0	58,500
	GM Car Storage Area Upgrade	75,000	11,250	0	2,000	0	10,000	98,250
	Workforce Building Conference Room	60,000	9,000	4,800	1,200	5,100	0	80,100
	Total for Proposed Projects for 2014-2015	185,000	27,750	4,800	4,200	5,100	10,000	236,850

Capital Improvement Projects for FY 2014-2015

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL
Mid-Valley Campus	Continued Projects from 2013-2014							
	None	0	0	0	0	0	0	0
	Total for Continued Projects from 2013-2014	0	0	0	0	0	0	0
	Proposed Projects for 2014-2015							
Simulation Model Control Room	15,000	0	0	1,000	3,000	0	0	19,000
Total for Proposed Projects for 2014-2015	15,000	0	0	1,000	3,000	0	0	19,000
Nursing & Allied Health	Continued Projects from 2013-2014							
	Parking Lot Expansion	540,000	18,204	0	20,000	0	25,000	603,204
	Total for Continued Projects from 2013-2014	540,000	18,204	0	20,000	0	25,000	603,204
	Proposed Projects for 2014-2015							
Library Quiet Study Area	25,000	0	0	0	0	0	0	25,000
Total for Proposed Projects for 2014-2015	25,000	0	0	0	0	0	0	25,000
Starr County Campus	Continued Projects from 2013-2014							
	Parking Lot 5 and Drive Lighting	38,500	593	0	0	0	0	39,093
	Total for Continued Projects from 2013-2014	38,500	593	0	0	0	0	39,093
	Proposed Projects for 2014-2015							
None	0	0	0	0	0	0	0	
Total for Proposed Projects for 2014-2015	0	0	0	0	0	0	0	
All Campuses	Continued Projects from 2013-2014							
	Automatic Doors Phase III	65,000	9,750	0	1,300	5,525	0	81,575
	Classroom Door Lock Hardware	455,000	68,250	0	9,100	38,675	0	571,025
	Access Control and Automated Equipment	50,000	7,500	0	1,000	4,250	0	62,750
	Building to Building ADA Compliance Phase II	400,000	60,000	0	8,000	0	0	468,000
	Network/Telecommunication Upgrade Dark Fiber	95,000	14,250	0	1,900	8,075	0	119,225
	Monument Sign for La Jova	35,000	5,250	0	1,500	0	0	41,750
	Total for Continued Projects from 2013-2014	1,100,000	165,000	0	22,800	56,525	0	1,344,325
	Proposed Projects for 2014-2015							
	Land	3,000,000	0	0	0	0	0	3,000,000
	Renovations	500,000	30,000	20,000	9,000	38,000	0	597,000
	Outdoor Furniture	25,000	0	0	0	0	0	25,000
	Directional Signage	25,000	0	0	0	0	0	25,000
	Total for Proposed Projects for 2014-2015	3,550,000	30,000	20,000	9,000	38,000	0	3,647,000
Total for Continued Projects from 2013-2014	2,426,598	224,097	79,500	50,400	103,325	25,000	2,908,920	
Proposed Projects for 2014-2015	5,561,000	324,100	79,680	55,980	108,285	50,000	6,179,045	
Total for Continued Projects from 2013-2014							\$ 2,908,920	
Total for Proposed Projects for 2014-2015							\$ 6,179,045	
Total Projects							\$ 9,087,965	

Renewals and Replacements Projects for FY 2014-2015

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL
Pecan Campus	Continued Projects from 2013-2014							
	Pecan A, G, H & X Electrical Disconnects	100,000	2,500	0	2,500	0	0	105,000
	Total for Continued Projects from 2013-2014	100,000	2,500	0	2,500	0	0	105,000
	Proposed Projects for 2014-2015							
	Resurfacing of asphalt for east side loop road and east entrance	75,000	8,000	0	3,000	0	0	86,000
	Building A Carpet Replacement	60,000	0	0	1,700	0	0	61,700
Arbor Brick Columns Repair and Replacement	10,000	0	0	1,000	0	0	11,000	
Total for Proposed Projects for 2014-2015	145,000	8,000	0	5,700	0	0	158,700	
Continued Projects from 2013-2014								
Pecan Plaza	None							0
	Total for Continued Projects from 2013-2014	0	0	0	0	0	0	0
	Proposed Projects for 2014-2015							
	Resurfacing of asphalt on back side of building	75,000	8,000	0	3,000	0	0	86,000
Total for Proposed Projects for 2014-2015	75,000	8,000	0	3,000	0	0	86,000	
Continued Projects from 2013-2014								
Technology Campus	West Academic Building Re-roofing	1,698,900	125,000	0	4,000	0	0	1,827,900
	Cooling Tower Replacement	415,000	2,195	0	4,000	0	0	421,195
	Total for Continued Projects from 2013-2014	2,113,900	127,195	0	8,000	0	0	2,249,095
	Proposed Projects for 2014-2015							
	Building B Carpet Replacement	50,000	0	0	1,700	0	0	51,700
	Shipping and Receiving Exterior Metal Siding Rust Repairs	15,000	0	0	1,700	0	0	16,700
Repair Concrete Floor in Mechanical Room	30,000	5,000	0	2,500	0	0	37,500	
Total for Proposed Projects for 2014-2015	95,000	5,000	0	5,900	0	0	105,900	
Continued Projects from 2013-2014								
Mid Valley Campus	None							0
	Total for Continued Projects from 2013-2014	0	0	0	0	0	0	0
	Proposed Projects for 2014-2015							
	None							0
Total for Proposed Projects for 2014-2015	0	0	0	0	0	0	0	

Renewals and Replacements Projects for FY 2014-2015

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL	
Continued Projects from 2013-2014									
Nursing & Allied Health	Irrigation System Upgrade	30,000	2,000	0	2,000	0	0	34,000	
	Resurfacing Parking Lot 1	240,000	15,000	0	8,400	0	0	263,400	
	Total for Continued Projects from 2013-2014	270,000	17,000	0	10,400	0	0	297,400	
	Proposed Projects for 2014-2015								
	Carpet Replacement Phase II - West wing	80,000	0	0	1,700	0	0	0	81,700
Window Waterproofing - west side	20,000	4,000	0	1,700	0	0	0	25,700	
Water Pump Stations	30,000	5,000	0	1,700	0	0	0	36,700	
Total for Proposed Projects for 2014-2015	130,000	9,000	0	5,100	0	0	0	144,100	
Continued Projects from 2013-2014									
Starr County Campus	Irrigation Water Well Installation	30,000	3,000	0	1,200	0	0	34,200	
	Total for Continued Projects from 2013-2014	30,000	3,000	0	1,200	0	0	34,200	
	Proposed Projects for 2014-2015								
Carpet Replacement Buildings A, B & C	75,000	0	0	3,000	0	0	0	78,000	
Total for Proposed Projects for 2014-2015	75,000	0	0	3,000	0	0	0	78,000	
Continued Projects from 2013-2014									
All Campuses	Marker Boards Replacement	200,000	0	0	1,000	0	0	201,000	
	Irrigation System Controls Upgrade	50,000	5,000	0	1,200	0	0	56,200	
	Lighting Upgrades for Parking Lots	100,000	15,000	0	2,000	0	0	117,000	
	Total for Continued Projects from 2013-2014	350,000	20,000	0	4,200	0	0	374,200	
	Proposed Projects for 2014-2015								
District Wide Renewals & Replacements	150,000	0	0	0	0	0	0	150,000	
Fire Alarm Panel Replacement/Upgrades	600,000	50,000	0	5,000	0	0	0	655,000	
Interior LED Lighting Upgrade - Phase I	150,000	15,000	0	5,000	0	0	0	170,000	
Total for Proposed Projects for 2014-2015	900,000	65,000	0	10,000	0	0	0	975,000	
Total for Continued Projects from 2013-2014	2,863,900	169,695	0	26,300	0	0	0	3,059,895	
Proposed Projects for 2014-2015	1,420,000	95,000	0	32,700	0	0	0	1,547,700	

Total for Continued Projects from 2013-2014	\$ 3,059,895
Total for Proposed Projects for 2014-2015	\$ 1,547,700
Total Projects	\$ 4,607,595

Review and Discussion of 2013 Bond Construction Program for FY 2014 – 2015

A representative from Broaddus & Associates will be present at the August 14, 2014 Facilities Committee meeting to review the proposed 2013 Bond Construction program projects budgeted for FY 2014-2015.

A spreadsheet outlining the proposed Bond Construction program projects and budget for fiscal year 2014-2015 follows in the packet. The proposed budget amounts for each project have been reviewed with Bond Construction Program Management Consultants Broaddus & Associates. Upon Board approval, the proposed projects will be included in the Bond Construction budget. Mr. Gilbert Gallegos with Broaddus & Associates and Mr. Gerry Rodriguez will be present to address questions related to the proposed improvements and budget.

2013 Bond Construction Program Budget for
FY 2014-2015

Proposed Project		Construction	Design	FFE	Misc.	Technology	Program Management	TOTAL
Proposed Projects for 2014-2015								
Pecan Campus	North Academic Building	1,909,090	949,600	0	279,329	0	125,521	3,263,540
	South Academic Building	680,000	640,000	0	139,255	0	58,370	1,517,625
	STEM Building	10,000	652,000	0	835,910	0	59,916	1,557,826
	Student Activities Building and Cafeteria	10,000	10,000	0	457,581	0	19,103	496,684
	Thermal Plant	1,800,000	180,000	0	25,000	0	80,200	2,085,200
	Parking and Sitework	1,425,000	150,000	0	20,000	0	63,800	1,658,800
Total for Proposed Projects for 2014-2015		5,834,090	2,581,600	0	1,757,075	0	406,910	10,579,675
Proposed Projects for 2014-2015								
Nursing & Allied Health Campus	Building Expansion	55,000	1,212,500	0	250,000	0	60,700	1,578,200
	Parking and Sitework	10,000	100,000	0	150,000	0	10,400	270,400
	Total for Proposed Projects for 2014-2015	65,000	1,312,500	0	400,000	0	71,100	1,848,600
Proposed Projects for 2014-2015								
Technology Campus	Southwest Building Renovation	1,580,000	967,500	0	195,000	0	109,700	2,852,200
	Parking and Sitework	117,000	50,000	0	20,000	0	7,480	194,480
	Total for Proposed Projects for 2014-2015	1,697,000	1,017,500	0	215,000	0	117,180	3,046,680
Proposed Projects for 2014-2015								
Mid Valley Campus	Health Professions and Science Building	3,693,461	1,137,500	0	250,000	0	203,238	5,284,199
	Student Services Building Expansion	478,783	191,250	0	110,000	0	31,201	811,234
	Workforce Training Center Expansion	478,783	187,500	0	75,000	0	29,651	770,934
	Library Expansion	683,974	258,750	0	54,000	0	39,869	1,036,593
	Thermal Plant	1,080,000	450,000	0	25,000	0	62,200	1,617,200
	Parking and Sitework	513,000	300,000	0	25,000	0	33,520	871,520
Total for Proposed Projects for 2014-2015		6,928,001	2,525,000	0	539,000	0	399,679	10,391,680
Proposed Projects for 2014-2015								
Starr County Campus	Health Professions and Science Building	10,000	720,000	0	50,000	0	31,200	811,200
	Library	509,090	282,200	0	10,408	0	32,068	833,766
	Workforce Training Center Expansion	480,000	178,450	0	20,000	0	27,138	705,588
	Student Services Building Expansion	154,545	106,600	0	116,053	0	15,088	392,286
	Student Activities Building Expansion	154,545	106,600	0	108,761	0	14,796	384,702
	Thermal Plant	1,640,000	750,000	0	25,000	0	96,600	2,511,600
Parking and Sitework	475,000	650,000	0	25,000	0	46,000	1,196,000	
Total for Proposed Projects for 2014-2015		3,423,180	2,793,850	0	355,222	0	262,890	6,835,142
Proposed Projects for 2014-2015								
Regional Center for Public Safety Excellence	Regional Center for Public Safety Excellence	0	0	0	100,000	0	4,000	104,000
	Regional Center for Public Safety Excellence Parking & Sitework	0	0	0	20,000	0	800	20,800
	Total for Proposed Projects for 2014-2015	0	0	0	120,000	0	4,800	124,800
Proposed Projects for 2014-2015								
La Joya Teaching Site	La Joya Teaching Site	1,900,000	190,000	0	10,000	0	84,000	2,184,000
	Total for Proposed Projects for 2014-2015	1,900,000	190,000	0	10,000	0	84,000	2,184,000
Proposed Projects for 2014-2015								
Total for Proposed Projects for 2014-2015		19,847,271	10,420,450	0	3,396,297	0	1,346,559	35,010,577

Update on Status of 2013 Bond Construction Program

Facilities Space Programs (Building Interior Spaces)

- Work has been completed by STC staff to update the facilities space programs previously prepared as part of the master planning work by Freese & Nichols
- Facilities space programs have been forwarded to Broaddus & Associates for their review, recommendations, and use to begin work on Bond Construction Program
- Goal is to have all space programs ready to hand over to architects in September 2014

Construction Program Management Firm

- Board of Trustees previously approved negotiation team's recommendation and authorized contracting with Broaddus & Associates (B&A)
- Contract has been prepared and finalized by STC negotiations team, legal counsel, and B&A

Facilities Design Standards and Guidelines

- FPC staff is currently working to update building standards and will forward the recommended standards to B&A for review and consideration
- Goal is to have these standards updated by September 2014

Solicitation of Architectural and Engineering Firms

- The A/E RFQ has been advertised and a pre-qualification conference was held on August 14, 2014 at 2:00 pm in the Cooper Center
- Architectural firms will submit qualifications on Friday, August 22, 2014 and evaluations will begin
- Evaluations will be completed by Friday, August 29, 2014 and the results will be presented to the Board Facilities Committee on September 11, 2014
- A/E contract draft is currently in review
- Fee Schedule-STC's currently approved A/E fee schedule is recommended to be used for the Architectural firms; copy is attached

Solicitation of Engineering Firms

- Draft RFQ's for Civil Engineering (CE)/Surveying Services and for Mechanical Engineering Plumbing (MEP) Services is currently in review; these services will be required for design of Thermal Plants and Parking and Site Improvements
- The proposed schedule for advertising and evaluation of MEP and CE qualifications is as follows:
 - Advertise RFQ's (both CE and MEP) September 2, 2014 and September 9, 2014
 - Engineering firms will submit qualifications on Friday, September 19, 2014 and evaluations will begin September 20, 2014
 - Evaluation results will be presented to the Board Facilities Committee in October 2014

Look Ahead

- Program Confirmation in progress
 - Design Standards and Guidelines Review
 - Macro BIM Start-up
- Confirm Project Priorities in progress
 - Develop Master Program Schedule
- A/E Selection-Evaluations to occur in late August
- Civil Engineering and Surveying Selection to occur in October 2014
- Mechanical Engineering for Thermal Plants Selection to occur October 2014
- AV/Telecommunication Consultants selection to occur in September
- OIS Set-up and training in progress
- Responsibility Matrix to be presented at the September 11, 2014 Facilities Committee Meeting
 - Delegation
 - Board Expectations
- Establish Communication Protocol/Reporting
 - Board
 - Staff
 - Internal
- Total Project Budget Confirmation in progress
- Future Presentations
 - Project Delivery
 - Volume Procurement

South Texas College
 Architect/Engineering Fee Schedule
 Board Approved October 18, 2001

Range of Construction Cost	Portable Building, Garages and Warehouses	Classroom, Office and Other Buildings	Health Facilities
New Construction			
Over \$15,000,000	5.500%	6.000%	6.500%
Over \$10,000,000	6.000%	6.500%	7.000%
Over \$8,000,000	6.100%	6.600%	7.100%
Over \$6,000,000	6.200%	6.700%	7.200%
Over \$4,000,000	6.300%	6.800%	7.300%
Over \$2,000,000	6.400%	6.900%	7.400%
Over \$1,000,000	6.500%	7.000%	7.500%
Over \$800,000	6.750%	7.250%	7.750%
Over \$600,000	7.000%	7.500%	8.000%
Over \$400,000	7.750%	7.750%	8.250%
Over \$200,000	7.500%	8.000%	8.500%
Up to \$200,000	Negotiated		
Remodeling & Renovation			
Over \$5,000,000	7.500%	8.000%	8.500%
Over \$1,000,000	8.500%	9.000%	9.500%
Over \$800,000	8.750%	9.250%	9.750%
Over \$600,000	9.000%	9.500%	10.000%
Over \$400,000	9.250%	9.750%	10.250%
Over \$200,000	9.500%	10.000%	10.500%
Up to \$200,000	Negotiated		

NOTE: When construction cost falls between the tabular limits, the rate will be determined by direct interpolation.

Review and Recommend Action on Approval of Publication of the Request for Qualifications (RFQ) for Mechanical/Electrical/Plumbing and Civil Engineering Services for the 2013 Bond Construction Program

Approval to solicit Mechanical/Electrical/Plumbing (MEP) and Civil Engineering (CE) services for the construction projects as outlined in the November 5, 2013 Bond election is requested.

With previous Board approval of the Master Plan, staff is working with Broaddus and Associates, the Construction Program Management Services firm retained for the 2013 Bond Construction Program, to solicit architectural and engineering services. The next step in the bond program is the design phase for three Thermal Plant projects and Parking and Site Improvement projects. The attached list of Bond projects outlines those requiring engineering services.

It is recommended that MEP engineering services be solicited for design of the Thermal Plant projects and CE services be solicited for design of the new parking lots and site improvements. As part of the design phase preparations, staff and Broaddus & Associates have developed two Requests for Qualifications (RFQ) for these engineering services. The RFQ's for engineering services have been prepared based on and are similar to the RFQ for architectural services previously approved by the Board of Trustees. A copy of the two RFQ's will be provided at the August 14, 2014 Facilities Committee meeting. With Board authorization, staff can begin the required solicitations of these engineering services.

In section 2.7 of the RFQ, it is explained that the College may or may not invite one or more of the most highly qualified Respondents to attend a formal interview. This allows the Board the option of choosing to interview respondents or make selections without interviewing.

It is recommended that the Board of Trustees of South Texas College approve and authorize the solicitation of Mechanical/Electrical/Plumbing (MEP) and Civil engineering (CE) services, for design of construction projects as outlined in the November 5, 2013 Bond election, through the Request for Qualifications (RFQ) as presented.



Exhibit "A"
2013 Bond Construction Program
 List of Proposed Projects

Construction Project Description	Proposed Square Feet	Estimated Construction Cost
<i>Pecan Campus</i>		
Pecan Campus Thermal Plant Expansion	1,440	4,300,000
Pecan Campus Parking and Site Improvements	n/a	2,000,000
Subtotal	1,440	6,300,000
<i>Nursing & Allied Health Campus</i>		
Nursing and Allied Health Campus Parking and Site Improvements	n/a	1,100,000
Subtotal	n/a	1,100,000
<i>Technology Campus</i>		
Technology Campus Parking and Site Improvements	n/a	650,000
Subtotal	n/a	650,000
<i>Mid Valley Campus</i>		
Mid Valley Campus Thermal Plant	4,000	3,800,000
Mid Valley Campus Parking and Site Improvements	n/a	2,000,000
Subtotal	4,000	5,800,000
<i>Starr County Campus</i>		
Starr County Campus Thermal Plant	4,000	3,800,000
Starr County Campus Parking and Site Improvements	n/a	1,000,000
Subtotal	4,000	4,800,000
<i>Regional Center for Public Safety Excellence - Pharr</i>		
Regional Center for Public Safety Excellence Parking and Site Improvements	n/a	TBD
Subtotal	n/a	TBD
TOTAL	9,440	18,650,000

Review and Recommend Action on FY 2014-2015 Facility Lease Agreements

Approval of FY 2014-2015 facility lease agreements for use by STC will be requested at the August 26, 2014 Board meeting.

Facility lease agreements for FY 14-15 include the following:

1. Annual Facility Lease Agreements
2. Proposed New Facility Lease Agreement
3. Renewal of Facility Lease Agreement

1. Annual Facility Lease Agreements

Below is a list of facilities which are leased on an annual basis and used for various instructional purposes.

Facility	Annual Cost
City of McAllen – Boys & Girls Club Othal Brand Center	\$5,000
City of McAllen – Boys & Girls Club Roney Center	\$5,000
City of McAllen – Boys and Girls Club Pool	\$600
City of McAllen – Las Palmas Park	no charge
City of McAllen – Los Encinos Park Tennis Courts	\$600
City of McAllen – Municipal Baseball Complex	\$400
City of McAllen – Municipal Pool	\$6,600
City of McAllen – Palmview Golf Course	\$1,500
City of McAllen – Parks and Recreation	\$1,000
City of McAllen – Westside Park	\$600
City of Mission – Parks & Recreation North Side Pool	\$700
City of Weslaco – City Park Tennis Courts	\$600
Flamingo Bowl (McAllen, TX)	\$10,000
McAllen ISD – Tennis Courts	\$1,350
Mighty Joe's Gym (Weslaco, TX)	\$350
The Practice Tee (Pharr, TX)	\$3,500
Ultimate Fitness Center (Weslaco, TX)	\$6,200
Total	\$44,000

The facilities will provide for Fitness Walking, Weight Training, Bowling, Golf, Basketball, Volleyball, Swimming, and Tennis courses in the Kinesiology program for the fall 2014, spring 2015 and summer 2015. In FY 2013-2014 a total of 986 students used these facilities. A Physical Education Special Activity Fee of \$55 was charged per student for each course taken. A total of \$54,230 was collected for building use fees during FY 2013-2014.

Staff recommends approval of these facility lease agreements for use during the period beginning September 1, 2014 through August 31, 2015, at an estimated total cost of

\$44,000. Funds for these expenditures are budgeted in the proposed Facilities Physical Education Facilities Rent budget for FY 2014-2015.

2. Renewal of Facility Lease Agreements

The facility listed below was previously approved for lease on an annual basis and currently requires renewal.

Facility	Renewals in Contract	Renewal Requested	Lease Cost
La Joya ISD – Jimmy Carter Campus classrooms and library space	4	3rd	\$1- plus security and custodial

This facility will provide space for various academic programs during academic year 2014-2015. Staff recommends approval to renew this facility lease agreement for use starting September 1, 2014. Funds for these expenditures are budgeted in the Facilities Lease budget for FY 2014-2015.

3. Proposed New Facility Lease Agreement

Staff is currently working with PSJA School District and developed a facility lease agreement which will provide for use of their facilities for instruction starting fall 2014.

Below is the proposed lease and a description for the proposed use:

Site	Spaces	Proposed Use	Estimated Cost
PSJA School District – CCTA and Ballew High School	Classrooms, Science Labs, Computer labs, Electronics Lab, Welding lab and staff offices	Provide courses in Business, Science, Criminal Justice, Police Academy, Electrician, HVAC and Welding	\$1 annually plus prorated cost of security, custodial and utilities

Staff recommends approval of this facility lease agreement for use during the period beginning September 1, 2014 through August 31, 2015.

It is requested that the Facilities Committee recommend for Board approval at the August 26, 2014 Board meeting, the FY 2014-2015 facility lease agreements for use by STC as presented.

**Review and Recommend Action on Approval of Special Warranty Deeds to
Revise Nursing & Allied Health Campus Property Boundaries Adjacent to
City Water Tower**

Approval of Special Warranty Deeds to revise Nursing & Allied Health Campus property boundaries adjacent to the City of McAllen water tower will be requested at the August 26, 2014 Board meeting.

In 2010 the City of McAllen conveyed to STC, 6.63 acres of land adjacent to the Nursing & Allied Health Campus and reserved approximately one acre of land for the construction of a new water tower. The new water tower has since been built and is located approximately fifty feet south of the originally planned location. Because of the adjusted location for the tower, it is not completely located in the one-acre site originally reserved for the tower.

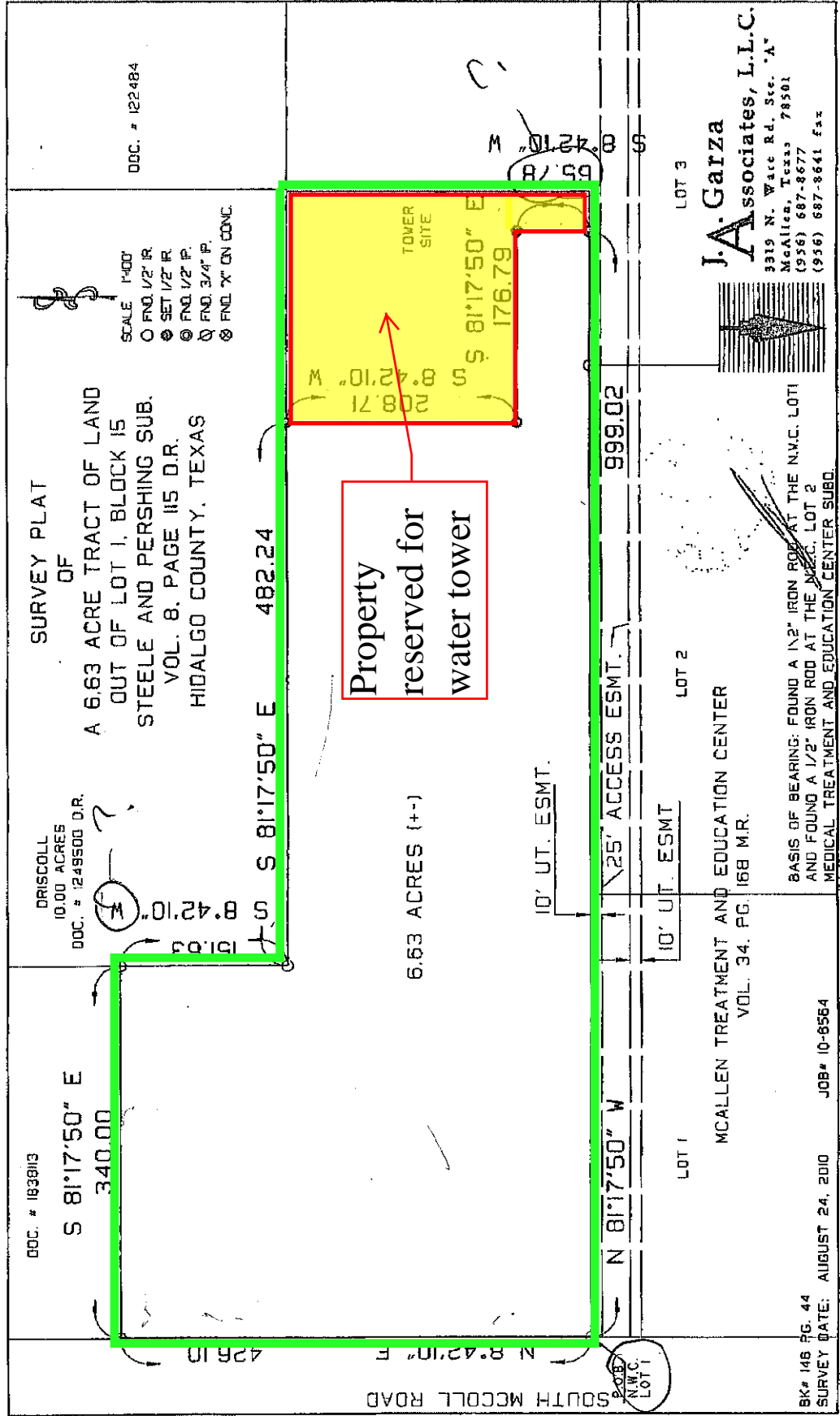
Now that STC is in the process of working with Perez Consulting Engineers to prepare and record a subdivision plat for the 6.63 acres, STC staff and the City of McAllen recommend that the one-acre property boundaries for the tower be revised to reflect the actual location of the tower. In preparation for this revision, the City has prepared the attached Special Warranty Deeds, Metes and Bounds Descriptions, and a revised site survey to reflect the property revisions. Also attached are two simplified site plans showing the original and revised property for the water tower.

The adjustment of the property boundaries will benefit STC by allowing the construction of a new east and west drive included in the campus master plan. This new drive will be constructed as part of the current parking lot expansion project and will support the future Bond construction program requirements.

It is requested that the Facilities Committee recommend for Board approval at the August 26, 2014 Board meeting, the Special Warranty Deeds to revise the Nursing & Allied Health Campus property boundaries adjacent to City water tower as presented.

(2)

EXHIBIT "A" of 3 Pg.



DRISCOLL
10.00 ACRES
DOC. # 1249500 D.R.

SURVEY PLAT
OF

A 6.63 ACRE TRACT OF LAND
OUT OF LOT 1, BLOCK 15
STEELE AND PERSHING SUB.
VOL. 8, PAGE 115 D.R.
HIDALGO COUNTY, TEXAS

DOC. # 122484

SCALE 1"=100'
 O PWD. 1/2" IR.
 ⊙ SET 1/2" IR.
 ⊙ PWD. 1/2" IP.
 ⊙ PWD. 3/4" IP.
 ⊙ PWD. " ON CONC.

Property reserved for water tower

SOUTH MCCOLL ROAD

J.A. Garza
Associates, L.L.C.
3319 N. Ware Rd. Sec. "A"
McAllen, Texas 78501
(956) 687-8677
(956) 687-8641 fax

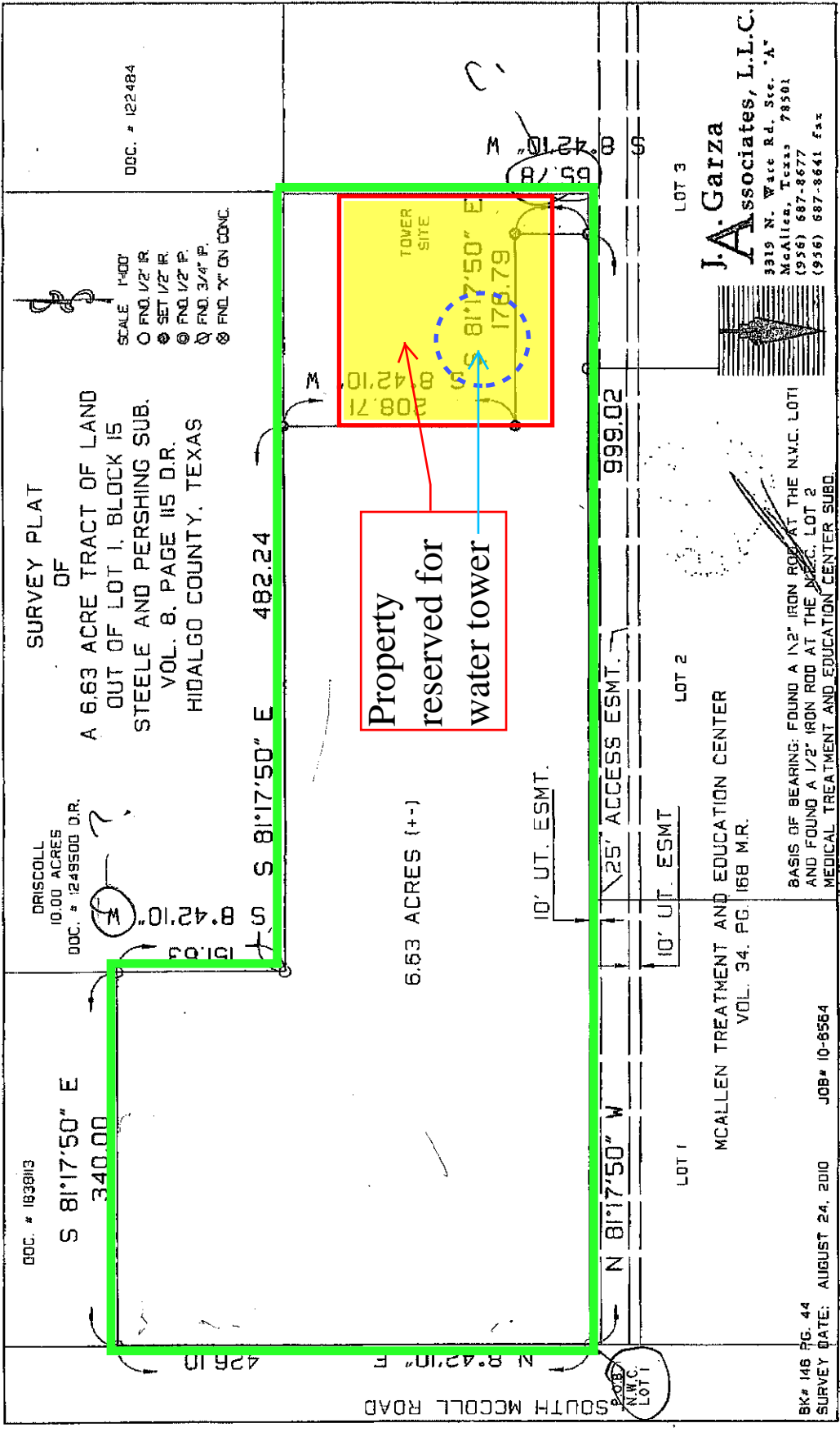
MCALLEN TREATMENT AND EDUCATION CENTER
VOL. 34, PG. 168 M.R.
BASIS OF BEARING: FOUND A 1/2" IRON ROD AT THE N.W.C. LOT 1
AND FOUND A 1/2" IRON ROD AT THE N.W.C. LOT 2
MEDICAL TREATMENT AND EDUCATION CENTER SUBD.

LOT 1
LOT 2
LOT 3

ORIGINAL PROPERTY RESERVED FOR WATER TOWER

2

EXHIBIT "A" of 3 Pg. 3



REVISED PROPERTY LOCATION FOR WATER TOWER

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

That, **CITY OF MCALLEN, a Municipal Corporation, "Grantor"**, whose address is P.O. Box 220, McAllen, Hidalgo County, Texas 78505-0220, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS to the undersigned paid by the "**Grantee**" herein named, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained either expressed or implied, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **SOUTH TEXAS COLLEGE, "Grantee"**., whose address is 3201 Pecan Blvd., McAllen, Hidalgo, Texas 78501, all of the following described real property in McAllen, Hidalgo County, Texas, to-wit:

A tract of land containing 0.24 acre of land, situated in the City of McAllen, Hidalgo County, Texas, and also being a part or portion of LOT 1, BLOCK 15, STEELE & PERSHING SUBDIVISION, map reference: Volume 8, Page 115, H.C.D.R., and said 0.24 acre of land being a part or portion of a tract of land deeded to the City of McAllen, recorded in Document No. 748459, H.C.D.R., and said 0.24 acre of land being more particularly described by metes and bounds and map as Tract 1 attached hereto as Exhibit "A" and made a part hereof for all purposes.

A tract of land containing 0.02 acre of land, situated in the City of McAllen, Hidalgo County, Texas, and also being a part or portion of LOT 1, BLOCK 15, STEELE & PERSHING SUBDIVISION, map reference: Volume 8, Page 115, H.C.D.R., and said 0.02 acre of land being a part or portion of a tract of land deeded to the City of McAllen, recorded in Document No. 748459, H.C.D.R., and said 0.02 acre of land being more particularly described by metes and bounds and map as Tract 3 attached hereto as Exhibit "A" and made a part hereof for all purposes

Exceptions to Conveyance and Warranty:

- 1) Easements and reservations as may appear upon the recorded map and plat thereof or otherwise of record.
- 2) Reservation of all oil, gas and other minerals.
- 3) All valid and outstanding oil and gas mineral leases of record.
- 4) Taxes for the year 2014 and subsequent years.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions and the restrictions and the other rights reserved by Grantor under this Deed, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, by, through or under Grantor, but not otherwise.

EXECUTED this _____ day of _____, **A.D.** 2014.

CITY OF MCALLEN, a Municipal Corporation

By: _____
Roel Rodriguez, P.E. City Manager

CORPORATE ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on _____, 2014 by ROEL RODRIGUEZ, P.E. City Manager, on behalf of CITY OF McALLEN, a municipal corporation of the State of Texas.

Notary Public – State of Texas

Approved as to form:

Gary Henrichson, Deputy City Attorney

AFTER RECORDING RETURN TO:
CITY OF McALLEN
ATTN: R.O.W DEPT.
P. O. BOX 220
McALLEN, TEXAS 78505-0220



Tract 1
METES AND BOUNDS DESCRIPTION
0.24 ACRE OF LAND
STEELE & PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 0.24 acre of land, situated in the City of McAllen, Hidalgo County, Texas, and also being a part or portion of **LOT 1, BLOCK 15, STEELE & PERSHING SUBDIVISION**, map reference: Volume 8, Page 115, H.C.D.R., and said 0.24 acre of land being a part or portion of a tract of land deeded to the City of McAllen, recorded in Document No. 748459, H.C.D.R., and said 0.24 acre of land being more particularly described as follows;

BEGINNING on an iron rod found on an inside corner of South Texas College Nursing Campus Subdivision, recorded in Document No. 2166274, H.C.D.R., for the Northeast corner of this tract and the **POINT OF BEGINNING**;

THENCE, S 08° 40' 59" W, along the West line of said South Texas College Nursing Campus Subdivision, a distance of 50.00 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

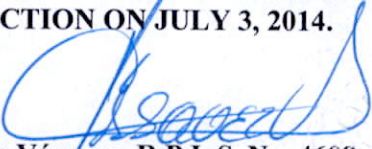
THENCE, N 81° 17' 30" W, a distance of 208.80 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the East line of a tract of land deeded to South Texas College, recorded in Document No. 2164176, H.C.D.R., for the southwest corner of this tract;

THENCE, N 08° 44' 50" E, along the East line of said South Texas College, a distance of 50.00 feet to an iron rod found on the Northeast corner of said South Texas College and the South line of Lot 1, Driscoll Subdivision Phase II, recorded in Document No. 1978800, H.C.M.R., for the northwest corner of this tract;

THENCE, S 81° 17' 30" E, along the South line of said Driscoll Subdivision Phase II, a distance of 208.74 feet to the **POINT OF BEGINNING**, containing 0.24 acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JULY 3, 2014.


Carlos Vásquez, R.P.L.S. No. 4608
 CVQ Land Surveyors, LLC



Tract 3
METES AND BOUNDS DESCRIPTION
0.02 ACRE OF LAND
STEELE & PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 0.02 acre of land, situated in the City of McAllen, Hidalgo County, Texas, and also being a part or portion of **LOT 1, BLOCK 15, STEELE & PERSHING SUBDIVISION**, map reference: Volume 8, Page 115, H.C.D.R., and said 0.02 acre of land being a part or portion of a tract of land deeded to the City of McAllen, recorded in Document No. 748459, H.C.D.R., and said 0.02 acre of land being more particularly described as follows;

COMMENCING on an iron rod found on an inside corner of South Texas College Nursing Campus Subdivision, recorded in Document No. 2166274, H.C.D.R., **THENCE**, S 08° 40' 59" W, along the West line of said South Texas College Nursing Campus Subdivision, a distance of 249.41 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the Northeast corner of this tract and the **POINT OF BEGINNING**;

THENCE, S 08° 40' 59" W, along the West line of said South Texas College Nursing Campus Subdivision, a distance of 25.00 feet a cotton picker spindle found on the North line of Medical Treatment and Education Center, recorded in Volume 34, Page 168, H.C.M.R., for the southeast corner of this tract;

THENCE, N 81° 19' 57" W, along the North line of said Medical Treatment and Education Center, a distance of 31.91 feet to an X mark cut in concrete found on the common Southeast corner of South Texas College, recorded in Document No. 2164176, H.C.D.R., for the southwest corner of this tract;

THENCE, N 08° 44' 50" E, along the East line of said South Texas College, a distance of 25.00 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

THENCE, S 81° 19' 57" E, a distance of 31.89 feet to the **POINT OF BEGINNING**, containing 0.02 acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.**

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JULY 3, 2014.

Carlos Vásquez, R.P.L.S. No. 4608
 CVQ Land Surveyors, LLC

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

That, **SOUTH TEXAS COLLEGE, "Grantor"**, whose address is 3201 Pecan Blvd., McAllen, Hidalgo, Texas 78501 , for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS to the undersigned paid by the "**Grantee**" herein named, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained either expressed or implied, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **CITY OF MCALLEN, a Municipal Corporation, "Grantee"**, whose address is P.O. Box 220, McAllen, Hidalgo County, Texas 78505-0220, all of the following described real property in McAllen, Hidalgo County, Texas, to-wit:

A tract of land containing 0.17 acre of land, situated in the City of McAllen, Hidalgo County, Texas, and also being a part or portion of LOT 1, BLOCK 15, STEELE & PERSHING SUBDIVISION, map reference: Volume 8, Page 115, H.C.D.R., and said 0.17 acre of land being a part or portion of a tract of land deeded to the South Texas College, recorded in Document No. 2164176, H.C.D.R., and said 0.17 acre of land being more particularly described by metes and bounds and map as Tract 2 attached hereto as Exhibit "A" and made a part hereof for all purposes.

Exceptions to Conveyance and Warranty:

- 1) Easements and reservations as may appear upon the recorded map and plat thereof or otherwise of record.
- 2) Reservation of all oil, gas and other minerals.
- 3) All valid and outstanding oil and gas mineral leases of record.
- 4) Taxes for the year 2014 and subsequent years.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions and the restrictions and the other rights reserved by Grantor under this Deed, Grantor does hereby bind Grantor

and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, by, through or under Grantor, but not otherwise.

EXECUTED this _____ day of _____, **A.D.** 2014.

SOUTH TEXAS COLLEGE

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on _____, 2014 by _____ as _____ of SOUTH TEXAS COLLEGE, on behalf of the college.

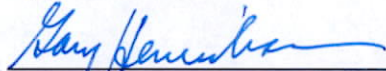
Notary Public – State of Texas

ACCEPTED BY:

CITY OF McALLEN

By: _____
Roel Rodriguez, P.E. City Manager

Approved as to form:



Gary Henrichson, Deputy City Attorney

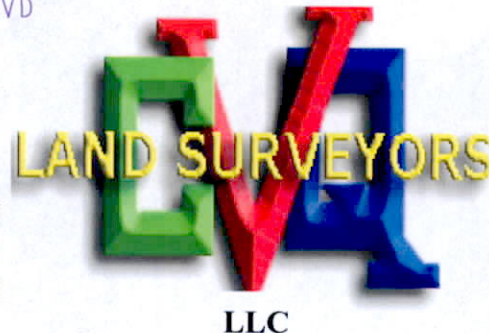
AFTER RECORDING RETURN TO:

CITY OF McALLEN

ATTN: R.O.W DEPT.

P. O. BOX 220

McALLEN, TEXAS 78505-0220



Tract 2
METES AND BOUNDS DESCRIPTION
0.17 ACRE OF LAND
STEELE & PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 0.17 acre of land, situated in the City of McAllen, Hidalgo County, Texas, and also being a part or portion of **LOT 1, BLOCK 15, STEELE & PERSHING SUBDIVISION**, map reference: Volume 8, Page 115, H.C.D.R., and said 0.17 acre of land being a part or portion of a tract of land deeded to the South Texas College, recorded in Document No. 2164176, H.C.D.R., and said 0.17 acre of land being more particularly described as follows;

COMMENCING on an iron rod found on an inside corner of South Texas College Nursing Campus Subdivision, recorded in Document No. 2166274, H.C.D.R., **THENCE**, S 08° 40' 59" W, along the West line of said South Texas College Nursing Campus Subdivision, a distance of 249.41 feet, **THENCE**, N 81° 19' 57" W, a distance of 31.89 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the common line of a City of McAllen tract of land, recorded in Document No. 748459, H.C.D.R. and said South Texas College tract, for the Southeast corner of this tract and the **POINT OF BEGINNING**;

THENCE, N 81° 19' 57" W, a distance of 177.14 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract;

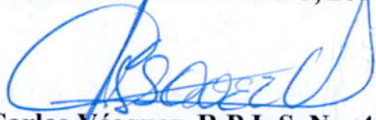
THENCE, N 08° 44' 50" E, a distance of 40.85 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on an inside corner of said South Texas College tract, for the northwest corner of this tract;

THENCE, S 81° 17' 30" E, along the Southern most North line of said South Texas College tract, a distance of 177.14 feet to an iron rod found on the Southern most Northeast corner of said South Texas College tract, for the northeast corner of this tract;

THENCE, S 08° 44' 50" W, along the East line of said South Texas College tract, a distance of 40.72 feet to the **POINT OF BEGINNING**, containing 0.17 acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.**

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JULY 3, 2014.


Carlos Vásquez, R.P.L.S. No. 4608
 CVQ Land Surveyors, LLC

NUMBER	DIRECTION	DISTANCE
L1	N 08°44'50" E	50.00'
L2	S 08°40'59" W	50.00'
L3	N 08°44'50" E	40.85'
L4	S 08°44'50" W	40.72'
L5	S 81°19'57" E	31.89'
L6	S 08°40'59" W	25.00'
L7	N 81°19'57" W	31.91'
LB	N 08°44'50" E	25.00'

10.0' UTILITY EASEMENT
DOCUMENT No. 1978800
H.C.M.R.

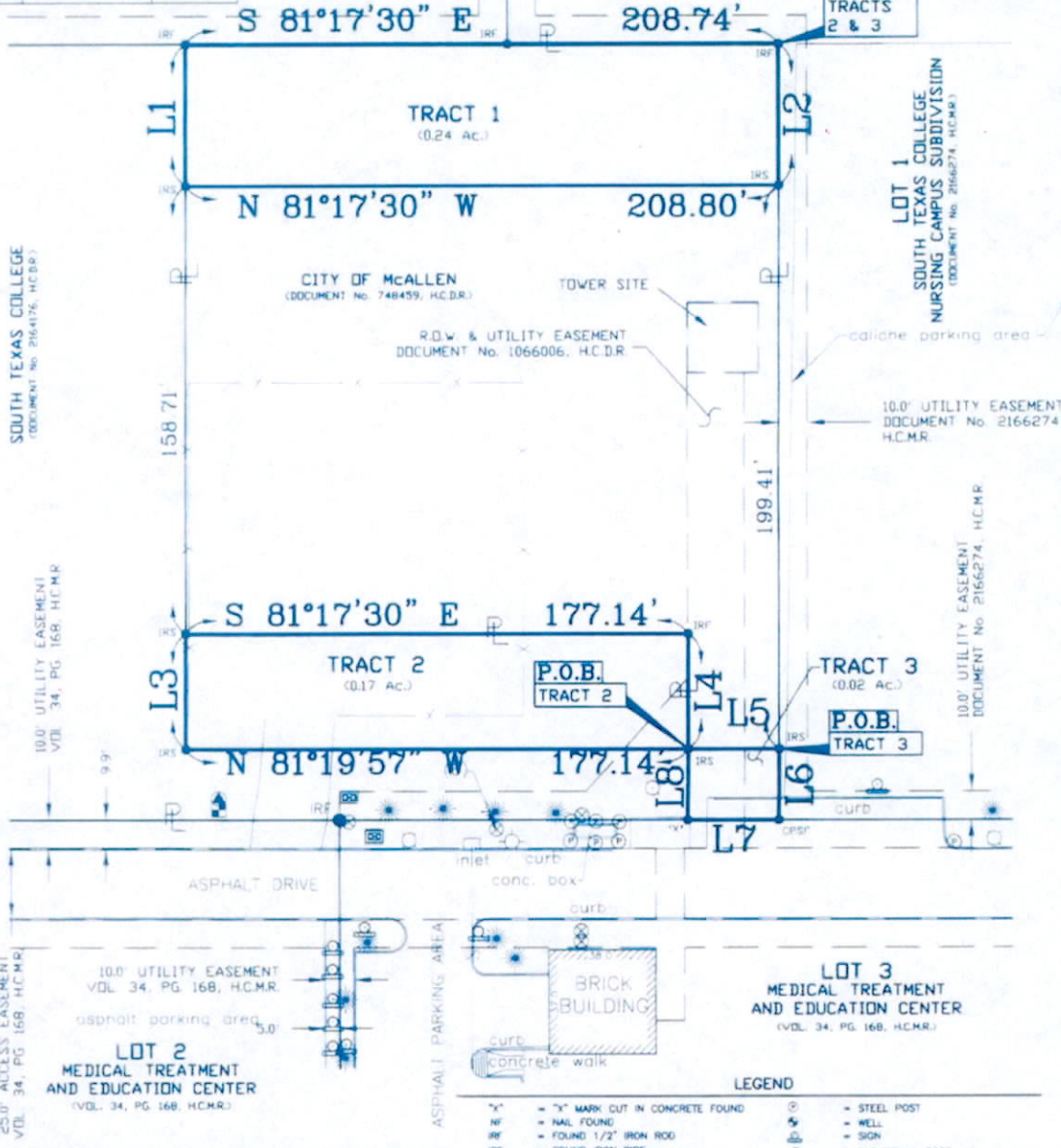
LOT 1
DRISCOLL SUBDIVISION
PHASE II
(DOCUMENT No. 1978800, H.C.M.R.)

10.0' UTILITY EASEMENT
DOCUMENT No. 2166274, H.C.M.R.

P.O.B.
TRACT 1
P.O.C.
TRACTS
2 & 3

SCALE: 1" = 50.00'

BASES OF MEASUREMENT ARE PER
STATE PLANE COORDINATE SYSTEM
AND N.T.S. SOUTH ZONE



FLOOD DESIGNATION

The flood designation for this property is "Zone C" which are "Areas of minimal flooding". As per F.E.M.A.'s Flood Insurance Rate Map Panel No.: 480334 0425 C. Map Revised: November 16, 1982.

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

NOTES

- Subject to the subdivision regulations of the County of Hidalgo and/or ordinances or governmental regulations of the city in which the property may be located or holding extraterritorial jurisdiction of said property.
- Easement, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2, and all visible easements.
- This survey plot is prepared in connection with Title Report No. 748459 & 2164176, and does not guaranty title. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
- If this survey does not bear an original seal and signature, it is **INVALID** as per Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
- This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions, certification herein will expire 6 months from this date as noted on this plot and may not be utilized for any specific future transaction of this herein named realstate.

LEGEND

"x" = "X" MARK CUT IN CONCRETE FOUND	⊙ = STEEL POST
NF = NAIL FOUND	⊙ = WELL
IR = FOUND 1/2" IRON ROD	⊙ = SIGN
IP = FOUND IRON PIPE	⊙ = BASKETBALL POST
OPSF = COTTON PICKER SPINDLE FOUND	⊙ = PALM TREE
E = PROPERTY LINE	⊙ = TREE
⊙ = FIRE HYDRANT	— OH — = OVERHEAD POWER LINE
⊙ = LIGHT POLE	— X — = CHAINLINK FENCE
⊙ = TRANSFORMER	R.O.W. = RIGHT OF WAY
⊙ = WATER METER	H.C.M.R. = HIDALGO COUNTY MAP RECORDS
⊙ = WATER VALVE	H.C.D.R. = HIDALGO COUNTY DEED RECORDS
⊙ = IRRIGATION VALVE	
⊙ = SANITARY SEWER MANHOLE	

LEGAL DESCRIPTION

This plot is a true and correct representation of a survey made on the ground of the property located at: McAllen, Hidalgo County, Texas, described as follows: **0.43 ACRE OUT OF LOT 1 BLOCK 15, STEELE & PERSHING SUBDIVISION**, Hidalgo County, Texas, according to the map or plat thereof recorded in **Volume 8, Page 1152**, Deed Records, Hidalgo County, Texas.



SURVEYED DATE:	7/3/14
JOB No.:	140613
DRAWN BY:	PT
CHECKED BY:	C.V.
REVISIONS:	

SURVEYOR'S CERTIFICATION

I, Carlos Vasquez, Registered Professional Land Surveyor, do hereby certify the above foregoing plat to be a true and correct representation of the land as surveyed on July 3, 2014, on the ground under my direction.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS

Exhibit "A"
Page 3 of 3

Review and Recommend Action on Contracting Civil Engineering Design Services for District-Wide ADA Improvements for Building to Building Access Phase II

Approval to contract civil engineering design services for the District-Wide ADA Improvements for Building to Building Access Phase II will be requested at the August 26, 2014 Board meeting.

In order to proceed with these Phase II improvements, staff recommends contracting civil engineering services for preparation of plans and specifications for each campus. During fiscal year 2013-2014, the Board of Trustees authorized design services for Phase I improvements which have since been completed. Additional funds have been budgeted in fiscal year 2014-2015 for Phase II Improvements. These improvements have been recommended in order to adapt to new ADA codes which require that campus environments provide equitable building to building access for patrons with disabilities.

The five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$500,000.00.

1. Dannenbaum Engineering
2. Halff Associates, Inc.
3. Melden & Hunt
4. Perez Consulting Engineering
5. R. Gutierrez Engineering

Based on previous project assignments and experience with the five available firms, Dannenbaum Engineering is recommended to provide civil engineering services for this project. Dannenbaum Engineering prepared plans and specifications for Phase I and has become familiar with the recommendations outlined in the ADA inspector's reports. By contracting with Dannenbaum Engineering for Phase II, the remaining improvements can be designed to the same standards and specifications used in Phase I.

Funds are available in the FY2013-2014 unexpended construction budget for design and construction of these improvements, with final amount to be negotiated.

Project Budget		
Budget Components	Available Funds	Estimated Cost
Design	\$25,000	Actual design fees are estimated at \$20,000 and will be finalized during contract negotiations
Construction	\$250,000	Actual cost will be determined after the solicitation of construction proposals

It is requested that the Facilities Committee recommend for Board approval at the August 26, 2014 Board meeting, the contracting of civil engineering design services with Dannenbaum Engineering for the District-Wide ADA Improvements for Building to Building Access Phase II as presented.

Civil Engineering Services On Call through 2014

Board Approval	Project Awarded	Firm	Campus	Project	Fee Amount	Totals	Percent Fee	Construction Amount
11/28/2011		Dannenbaum Engineering Half Associates, Inc. Meldon & Hunt Perez Consulting Engineers R. Gutierrez Engineering		Award: 11/29/11 to 11/28/12 w/ two one-year renewals				
	9/19/2011	R. Gutierrez Engineering	Other	Starr/HUD Demolition of Housing Units	41,275	41,275.00	20.97%	\$ 196,841.00
		R. Gutierrez Engineering						
	11/27/2012	Dannenbaum Engineering	District-wide	ADA Improvements for Building to Building Access	25,000	25,000.00	11.55%	\$ 216,535.81
		Dannenbaum Engineering						
	11/27/2012	Perez Consulting Engineers	Pecan	Demolition of James Property	12,960**	12,960.00	29.59%	\$ 43,801.00
		Perez Consulting Engineers						
9/27/2012				1st Renewal: 11/29/12 to 11/28/13				
	1/29/2013	Meldon & Hunt	Mid Valley	Resurfacing Existing Parking Lot 4	21,925.25	21,925.25	14.62%	\$ 149,933.65
		Meldon & Hunt						
	2/26/2013	R. Gutierrez Engineering	Pecan Plaza	Parking Lot Resurfacing and Area Lighting Replacement	21,591.55	21,591.55	10.00%	\$ 215,915.50
		R. Gutierrez Engineering						
	10/28/2013	Half Associates	Technology	Detention Pond Improvements	8,500	8,500.00	34.00%	\$ 25,000.00
		Half Associates						
10/28/2013				2nd Renewal: 11/29/13 to 11/28/14				
	1/28/2014	Perez Consulting Engineers	NAH	Subdivision Plat	16,930	16,930.00		N/A
		Perez Consulting Engineers						
	6/26/2014	Meldon & Hunt	District-wide	Portable Building Infrastructure	25,000*	25,000.00	9.09%	\$ 275,000*
		Meldon & Hunt						
						25,000*		

* Estimated

** Fees for demolition design services are not consistent with fees for design of new construction.

Summary of Fees Awarded for Civil Engineering Services On Call Contract Period Ending 11/28/14

	Contract Awards		Future Projects* (Estimated)		Total
	11/28/11 - present	Current Project	Current Project	Future Projects* (Estimated)	
Dannebaum Engineering	\$ 25,000.00	\$ 20,000.00	\$ -	\$ -	\$ 45,000.00
Half Associates, Inc.	\$ 8,500.00	\$ -	\$ 15,000.00	\$ -	\$ 23,500.00
Meldon & Hunt	\$ 46,925.25	\$ -	\$ -	\$ -	\$ 46,925.25
Perez Consulting Engineers	\$ 29,890.00	\$ -	\$ -	\$ -	\$ 29,890.00
R. Gutierrez Engineering	\$ 62,866.55	\$ -	\$ -	\$ -	\$ 62,866.55
Total	\$ 173,181.80	\$ 20,000.00	\$ 15,000.00	\$ -	\$ 208,181.80

Other future projects will continue to be awarded based on rotation, project cost amount, and other pertinent information.

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 August 26, 2014 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Pecan Campus Hail Damage Exhaust Fan Repairs	Recommended	Recommended	Certificate of Substantial Completion Final Completion Letter
2.	Pecan Plaza Space Renovation for the STC Police Department	Recommended	Estimated September 2014	Certificate of Substantial Completion
3.	District-Wide Automatic Door Openers Phase II	Previously Approved	Recommended	Final Completion Letter

1. Pecan Campus Hail Damage Exhaust Fan Repairs

It is recommended that substantial completion, final completion, and release of final payment for this project with CAS Companies be approved.

Architects with Amtech Building Sciences 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 July 21, 2014. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is attached.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with CAS Companies be approved. The original cost approved for this project was in the amount of \$72,414.

The following chart summarizes costs related to the above information:

Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$72,414	\$3,796	\$76,210	\$68,793.30	\$7,416.70

On July 21, 2014, STC Planning & Construction Department staff inspected the site to confirm that all work and punch list items were completed.

2. Pecan Plaza Space Renovation for the STC Police Department

It is recommended that substantial completion for this project with 5 Star Construction be approved.

Architects with PBK 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 July 28, 2014. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is attached.

5 Starr Construction 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 September 2014 Board meeting.

3. District-Wide Automatic Door Openers Phase II

It is recommended that final completion for this project with 5 Star Construction be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with 5 Star Construction be approved. The original cost approved for this project was in the amount of \$96,500.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$130,000	\$96,500	(\$3,900)	\$92,600	\$91,675	\$925

On July 17, 2014, STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

It is recommended that the Facilities Committee recommend for Board approval at the August 26, 2014 Board meeting, the substantial and/or final completion and release of final payment of the projects as presented.


AIA® Document G704™ – 2000
Certificate of Substantial Completion
PROJECT:
(Name and address)

 Repair of Pecan Campus Hail Damaged
 Mechanical Equipment (PO P0064835)
 - Exhaust Fan Replacement STC Pecan
 Campus Bldg B, F, G, H, J, K, L, M & N
 (TIPS/TAPS Contract #2032212)

PROJECT NUMBER: 12-011/

CONTRACT FOR: General Construction

CONTRACT DATE: February 27, 2014 P.O. Date
 April 3, 2014

 OWNER:

 ARCHITECT:

 CONTRACTOR:

 FIELD:

 FILE:
TO OWNER:
(Name and address)

 South Texas College
 3200 W. Pecan Blvd
 McAllen, Texas 78501

TO CONTRACTOR:
(Name and address)

 CAS Companies, LP
 5402 S. Expressway 83
 Harlingen, Texas 77477

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

STC Pecan Campus Exhaust Fan Replacement at Bldgs B, F, G, H, J, K, L, M & N (TIPS/TAPS Contract #2032212)

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty
Date of Commencement

No warranties shall commence before July 21, 2014. Should any Manufacturer's and/or Installer's Warranties list a commencement date before July 21, 2014, they shall be revised to reflect July 21, 2014 as the warranty commencement date.

 Michael D. Hovar, AIA, RRO, LEED
 AP

ARCHITECT

BY

07/21/2014

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$150.00

The Contractor will complete or correct the Work on the list of items attached hereto within Five (5) days from the above date of Substantial Completion.

 Raymond Moses
 CAS Companies

CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at _____ (time) on _____ (date).

 Dr. Shirley A. Reed, President
 South Texas College

OWNER

BY

DATE

July 21, 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
(PO P0064835) - Exhaust Fan Replacement STC Pecan Campus Bldg B, F, G,
H, J, K, L, M & N (TIPS/TAPS Contract #2032212)

Dear Mr. Rodriguez,

On July 21, 2014, a walkthrough of the above referenced work was performed with STC staff, CAS Companies 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_Exhaust Fan Repair_072114_GR.doc

Attachments



AIA[®]

Document G704™ – 2000

07-28-14 P03:40 RCVD

Certificate of Substantial Completion

PROJECT:
(Name and address)
South Texas College Pecan Plaza Police
Department Renovations
2609 W. Pecan Blvd.
McAllen, Texas 78501

PROJECT NUMBER: 12209/
CONTRACT FOR: General Construction
CONTRACT DATE: November 8, 2013

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO OWNER:
(Name and address)
South Texas College
3201 W. Pecan Blvd.
McAllen, Texas 78501

TO CONTRACTOR:
(Name and address)
5 Star Construction
2609 East Mile 2
Mission, Texas 78574

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

Substantial Completion of the South Texas College Pecan Plaza Police Department Renovations.
Refer to attached Punch Lists:
1) PBK Architectural Punch List dated July 10, 2014
2) PBK Roof and Exterior Building Envelope Punch List dated June 27, 2014
2) PBK MEP Punch List dated July 8, 2014

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty
July 28, 2014

Date of Commencement
July 28, 2014

PBK Architects, Inc.

ARCHITECT



BY

July 28, 2014

DATE OF ISSUANCE

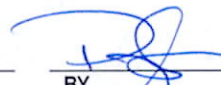
A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$10,000.00

The Contractor will complete or correct the Work on the list of items attached hereto within THIRTY (30) days from the above date of Substantial Completion.

5 Star Construction

CONTRACTOR



BY

7-28-14

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 5:00 PM (time) on July 28, 2014 (date).

South Texas College

OWNER

BY

DATE



ACR ENGINEERING, INC.

1221 N. 77 Sunshine Strip
Harlingen, Texas 78550
Tel: 956/425-1400

July 29, 2014

South Texas College
3200 W. Pecan Blvd., Bldg N. Ste 179
McAllen, TX 78501

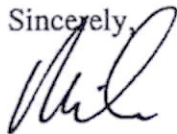
Phone: 956-872-3737
Fax: 956-872-3747

Re: STC District Wide Automatic Door Openers Phase II

Attn: Roberto Cuellar, Assoc., AIA
Project Manager
Facility Planning & Construction

ACR Engineering, Inc. recommends Final Completion of the STC District Wide Automatic Door Openers Phase II and recommends release of final payment, pending submission of As-Builts and review of closeout documents by ACR Engineering, Inc.

If you have any questions, please contact our office.

Sincerely,


Miles Ponder
1221 N. 77 Sunshine Strip
Harlingen, TX 78550
Phone: 956-425-1400
Fax: 956-425-4197
Email: mponder@acreng.com
www.acreng.com

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 JULY 15, 2014

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Project Manager	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%			
Pecan Campus and Pecan Plaza																		
1-004	Pecan Plaza - Police Department Space Renovation															Rick	PBK Architects	5 Star Construction
1-009	Pecan - M, N & L Repaint Purple Areas (RR)															John	Amtech Building Sciences	Alpha Building Corp.
1-011	Pecan - Hall Damage Repairs (RR)															Robert	Amtech Building Sciences	SpawGlass Contractors
1-012	Pecan - Annex Grant/Accountability Office Improvements															Robert	EGV Architects	5 Star Construction
1-013	Pecan - NAB G226 Astronomy Computer Lab															John	N/A	Bridgett/Alpha Construction
1-015	Pecan - Stud Serv Bldg Modifications															Rick	ERO Architects	Bullar Construction
1-016	Plaza - Continuing Education Space Renovation															Robert	Boullinghouse Simpson Gates Architects	Alpha Building Corp.
1-019	Pecan - North Academic Building Re-carpeting															John	N/A	Diaz Floors & Interiors
1-020	Pecan - Student Activities Building Re-Carpeting															John	N/A	Diaz Floors & Interiors
1-021	Pecan - Building A, G, D & X Electrical Disconnects															John	ACR Engineering	TBD
Mid Valley Campus																		
2-002	MV - SAB Art Lab Improvements															Rick	Boullinghouse Simpson Architects	All Pro Contractors
Technology Campus																		
3-002	TC - West Academic Building Re-roofing															Robert	Amtech Building Sciences	TBD
3-003	TC - Modifications for Career Planning Services Center	N/A														Rick	N/A	STC Staff
3-005	TC - Detention Pond Improvements (RR)															John	Half Associates	Roth Excavating
3-006	TC - HVAC Cooling Tower Replacement															Rick	Half Associates	TBD
Nursing and Allied Health Campus																		
4-001	NAH - Parking Lot Expansion															John	Perez Consulting Engineers	TBD
4-002	NAH - West Wing Recarpeting	N/A	N/A	N/A	N/A											Robert	N/A	Intertech Flooring
4-005	NAH - Subdivision Plat															John	Perez Consulting Engineers	N/A
Starr County Campus																		
5-001	Starr - HVAC Chiller Replacement (RR)															Rick	Half Associates	Highmark Construction
5-002	Starr - Stucco Painting for Buildings (RR)															John	Amtech Building Sciences	Alpha Building Corp.
5-003	Starr - Parking Lot 5 Lighting															Rick	ACR Engineering	Zitro Electric
5-004	Starr - South Drive Lighting															Rick	ACR Engineering	Zitro Electric
District Wide Improvements																		
6-003	DW - ADA Automatic Door Openers															Robert	ACR Engineering	5 Star Construction
6-004	DW - Building to Building ADA Accessibility															Robert	Dannbaum Engineering	CAS Companies
6-007	DW - Classroom Remote Door Lock Hardware															Robert	TBD	TBD
6-012	DW - Parking Lots Lighting Upgrades to LED															Rick	DBR	TBD
6-016	DW - Update design standards and guidelines	N/A	N/A	N/A	N/A											Rick	Boullinghouse Simpson Gates Architects	N/A

For FY 2013-2014, 27 projects are currently in progress, 12 have been completed and 16 pending start up in phases later in the fiscal year

Status of Construction Projects In Progress August 2014

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Pecan Plaza Renovations for Police Department	99%	July 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Substantial Completion has been certified 3. Punch list work is complete 4. Staff will move in during August 2014 	\$1,200,000	\$904,143.45	\$716,786.83	\$187,356.62
Stucco Painting for Buildings M, N & L	95%	July 2014	<ol style="list-style-type: none"> 1. Construction phase 2. Substantial Completion has been certified 3. Punch list work is in progress 	\$150,000	\$61,067	\$59,724.04	\$1,342.96
Hail Damage Repairs Construction	100%	June 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Substantial Completion has been certified 3. Final completion will be recommended for Board approval in August 2014 	Const. \$5,500,000	Const. \$7,575,711.73	Const. \$7,568,295.03	Const. \$7,416.70
Grant/Accountability Office Improvements	0%	November 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Board approved contractor in July 2014 3. Contract has been drafted 	\$24,000	\$94,600	\$0	\$94,600
North Academic Building G226 Astronomy Computer Lab	75%	August 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Improvements are being done in house by Maintenance and IT staff 	\$18,500	\$10,648.80	\$7,378.80	\$3,270
Student Services Building Offices Modifications	0%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Board approved contractor in July 2014 3. Contract has been executed 	\$154,050	\$393,000	\$0	\$393,000
Pecan Plaza Continuing Education Classrooms Improvements	20%	October 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Construction work in progress 	\$170,000	\$185,000	\$0	\$185,000

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus North Academic Building Re-carpeting	100%	June 2014	1. Construction Phase 2. Installation complete	\$26,600	\$18,790	\$16,911	\$1,879
Pecan Campus South Academic Building Re-carpeting	100%	June 2014	1. Construction Phase 2. Installation complete	\$14,220	\$21,771.52	\$19,594.37	\$2,177.15
Pecan Campus Buildings A, E, G & X Electrical Disconnects	50%	August 2014	1. Design Phase 2. Design work in progress	\$7,500	\$8,460	\$0	\$8,460
Mid Valley Campus							
South Academic Building Art Lab Improvements	100%	May 2014	1. Construction Phase 2. Board approved final completion in July 2014	\$40,000	\$42,500	\$32,623	\$9,877
Technology Campus							
West Academic Building Re-roofing	5%	September 2014	1. Design Phase 2. Contract has been executed 3. Design Phase in progress	\$151,000	TBD	\$0	TBD
Modifications for Career Planning Services Center	100%	May 2014	1. Construction Phase 2. Improvements are minor and were done by STC Maintenance staff 3. Work is complete	\$15,000	\$3,773.51	\$3,773.51	\$0
HVAC Cooling Tower Replacement	5%	August 2014	1. Design Phase 2. Board approved in June 2014 to reject proposal, redesign and re-solicit proposals 3. Redesign is in progress	\$12,000	\$15,835	\$12,409.25	\$3,425.75
Detention Pond Improvements	100%	May 2014	1. Construction Phase 2. Work complete 3. Board approved final completion at the June 2014 Board meeting	\$30,000	\$29,985	\$29,985	\$0

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Nursing and Allied Health Campus							
Parking Expansion	90%	August 2014	1. Design Phase 2. Staff is working with engineer to complete plans and specifications	\$54,000	\$47,755	\$5,415	\$42,340
Subdivision Plat for 6.63 Acres	90%	August 2014	1. Design Phase, 2. Staff is working with the engineer to develop subdivision plat	\$0	\$18,745	\$6,530	\$12,215
West Wing Re-carpeting	85%	July 2014	1. Construction phase 2. Work is in progress	\$150,000	\$97,474	\$0	\$97,474
Starr County Campus							
HVAC Chiller Replacement	100%	April 2014	1. Commissioning Phase 2. Work is complete	\$290,000	\$299,000	\$284,050	\$4,450
Repaint Stucco Buildings	95%	June 2014	1. Construction phase 2. Substantial completion has been certified	\$60,000	\$84,408	\$80,187.60	\$4,220.40
Parking Lot 5 and South Drive Lighting	20%	August 2014	1. Construction Phase 2. Work is in progress	\$105,000	\$98,500	\$0	\$98,500
District Wide							
ADA Automatic Door Openers	100%	June 2014	1. Construction Phase 2. Work is complete 3. Final completion will be recommended for Board approval in August 2014	\$130,000	\$96,500	\$81,700	\$14,800
Building to Building Accessibility	100%	May 2014	1. Construction Phase 2. Work is complete	\$200,000	\$228,617.01	\$223,617.01	\$5,000

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Classroom Remote Door Lock System and Hardware	10%	July 2014	<ol style="list-style-type: none"> 1. Project Development Phase 2. Staff is researching best system options prior to hiring electrical engineer for design of electrical improvements needed to support this new system 	\$50,000	TBD	\$0	TBD
Parking Lots Lighting Upgrades to LED	5%	October	<ol style="list-style-type: none"> 1. Board approved engineering firm in July 2014 	\$10,000	TBD	\$0	TBD
Design Standards and Guidelines	60%	July 2014	<ol style="list-style-type: none"> 2. Development Phase 3. Working with A/E consultants to update based on all section of Construction Specifications Institute 4. Information has been forwarded to Bond Construction Program Management consultant for review in input 	\$10,000	\$7,500	\$5,780	\$1,720
For FY 2013-2014, 27 projects are currently in progress, 14 have been completed and 13 pending start up in phases later in the fiscal year – Total 54							