

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, August 25, 2015
@ 1:30 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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Review and Discussion of 2013 Bond Construction Program for FY 2015 – 2016

A representative from Broaddus & Associates will be present at the August 25, 2015 Facilities Committee meeting to review the proposed 2013 Bond Construction program projects budgeted for FY 2015-2016.

During the Facilities Committee meeting on August 11, 2015, the proposed Bond Construction budget spreadsheet included inaccuracies that were overlooked and since then have been corrected.

The corrected spreadsheet outlining the proposed Bond Construction program projects and budget for fiscal year 2015-2016 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 Mrs. Mary Elizondo, Vice President for Finance and Administrative Services will be present to address questions related to the proposed projects and budget.

2013 Bond Construction Program Budget for FY 2015-2016

	Proposed Project	Construction	Design	FFE	Misc.	Technology	Program Management	TOTAL
Pecan Campus	Proposed Projects for 2015-2016							
	North Academic Building	8,388,000.00	420,000.00	0.00	726,758.34	607,847.50	189,957.14	10,332,562.98
	South Academic Building	5,432,000.00	272,000.00	0.00	367,480.75	402,352.50	120,994.86	6,594,828.11
	STEM Building	4,922,000.00	354,166.67	0.00	840,544.83	0.00	135,443.08	6,252,154.58
	Student Activities Building and Cafeteria	2,250,000.00	570,000.00	0.00	197,497.92	0.00	94,236.67	3,111,734.59
	Thermal Plant	4,292,000.00	107,500.00	0.00	528,321.22	0.00	83,670.00	5,011,491.22
	Parking and Sitework	1,994,000.00	150,000.00	0.00	171,651.05	0.00	32,936.57	2,348,587.62
	Total for Proposed Projects for 2015-2016	27,278,000.00	1,873,666.67	0.00	2,832,254.11	1,010,200.00	657,238.32	33,651,359.10
Nursing & Allied Health Campus	Proposed Projects for 2015-2016							
	Building Expansion	9,628,000.00	691,666.67	0.00	773,350.32	0.00	234,072.00	11,327,088.99
	Parking and Sitework	1,096,000.00	80,000.00	0.00	136,379.25	0.00	19,152.00	1,331,531.25
	Total for Proposed Projects for 2015-2016	10,724,000.00	771,666.67	0.00	909,729.57	0.00	253,224.00	12,658,620.24
Technology Campus	Proposed Projects for 2015-2016							
	Southwest Building Renovation	8,148,000.00	409,090.91	0.00	142,500.00	0.00	170,121.39	8,869,712.30
	Parking and Sitework	441,200.00	29,545.45	0.00	8,076.92	0.00	14,337.91	493,160.28
	Total for Proposed Projects for 2015-2016	8,589,200.00	438,636.36	0.00	150,576.92	0.00	184,459.30	9,362,872.58
Mid Valley Campus	Proposed Projects for 2015-2016							
	Health Professions and Science Building	7,818,000.00	562,500.00	0.00	303,839.12	0.00	204,606.00	8,888,945.12
	Student Services Building Expansion	2,421,000.00	83,333.33	82,334.50	68,721.26	172,902.00	40,120.42	2,868,411.51
	Workforce Training Center Expansion	1,694,300.00	58,333.33	57,701.50	68,721.26	121,173.00	27,182.53	2,027,411.62
	Library Expansion	1,694,300.00	58,333.33	59,831.00	68,721.26	125,644.50	26,622.95	2,033,453.04
	Thermal Plant	3,792,000.00	95,000.00	0.00	445,519.18	0.00	73,758.67	4,406,277.85
	Parking and Sitework	1,996,000.00	50,000.00	0.00	138,985.34	0.00	34,113.00	2,219,098.34
	Total for Proposed Projects for 2015-2016	19,415,600.00	907,499.99	199,867.00	1,094,507.42	419,719.50	406,403.57	22,443,597.48
Starr County Campus	Proposed Projects for 2015-2016							
	Health Professions and Science Building	4,922,000.00	354,166.67	0.00	233,561.75	0.00	125,319.23	5,635,047.65
	New Library	2,236,000.00	112,000.00	0.00	105,189.78	165,281.20	43,207.43	2,661,678.41
	Workforce Training Center Expansion	1,549,600.00	53,333.33	53,913.00	79,829.19	132,086.50	29,006.53	1,897,768.55
	Student Services Building Expansion	576,800.00	38,636.36	0.00	29,714.43	45,227.00	12,643.09	703,020.88
	Student Activities Building Expansion	678,800.00	34,000.00	0.00	34,969.06	55,663.13	12,925.14	816,357.33
	Thermal Plant	3,792,000.00	95,000.00	0.00	175,348.67	0.00	73,758.67	4,136,107.34
Parking and Sitework	998,000.00	100,000.00	0.00	51,412.97	0.00	17,876.25	1,167,289.22	
	Total for Proposed Projects for 2015-2016	14,753,200.00	787,136.36	53,913.00	710,025.85	398,257.83	314,736.34	17,017,269.38
Regional Center	Proposed Projects for 2015-2016							
	Regional Center for Public Safety	7,000.00	270,000.00	0.00	35,417.27	0.00	43,810.58	356,227.85
	Regional Center for Public Safety Parking & Sitework	950,000.00	50,000.00	0.00	0.00	0.00	0.00	1,000,000.00
	Total for Proposed Projects for 2015-2016	957,000.00	320,000.00	0.00	35,417.27	0.00	43,810.58	1,356,227.85
La Joya Teaching Site	Proposed Projects for 2015-2016							
	La Joya Teaching Site	1,045,000.00	120,000.00	95,000.00	50,000.00	0.00	10,720.00	1,320,720.00
	Total for Proposed Projects for 2015-2016	1,045,000.00	120,000.00	95,000.00	50,000.00	0.00	10,720.00	1,320,720.00
	Proposed Projects for 2015-2016	82,762,000.00	5,218,606.05	348,780.00	5,782,511.14	1,828,177.33	1,870,592.11	97,810,666.63

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Technology Campus Southwest Building Renovation

Approval of schematic design by EGV Architects for the 2013 Bond Construction Technology Campus Southwest Building Renovation will be requested at the September 10, 2015 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, EGV Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, EGV Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Technology Campus Southwest Building Renovation project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - EGV Architects

- **Construction Manager-at-Risk**
 - E-Con Construction

- **Construction Cost Limitation (CCL)**
 - \$12,000,000

- **Program Scope**
 - SQ FT -77,353
 - One Floor

- **Departments**
 - Continuing Education
 - Classrooms and Offices
 - Open Work Bays
 - Credit
 - Classrooms
 - PMT
 - Welding
 - Offices
 - IAM
 - Classrooms
 - Machine Lab
 - Automation Lab
 - Offices
 - NAAMREI
 - Offices
 - Classroom
 - Shipping and Receiving
 - IT Receiving
- **Student Spaces**
 - Student Collaborative
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - IDF & MDF
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$12,000,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic Staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

EGV Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

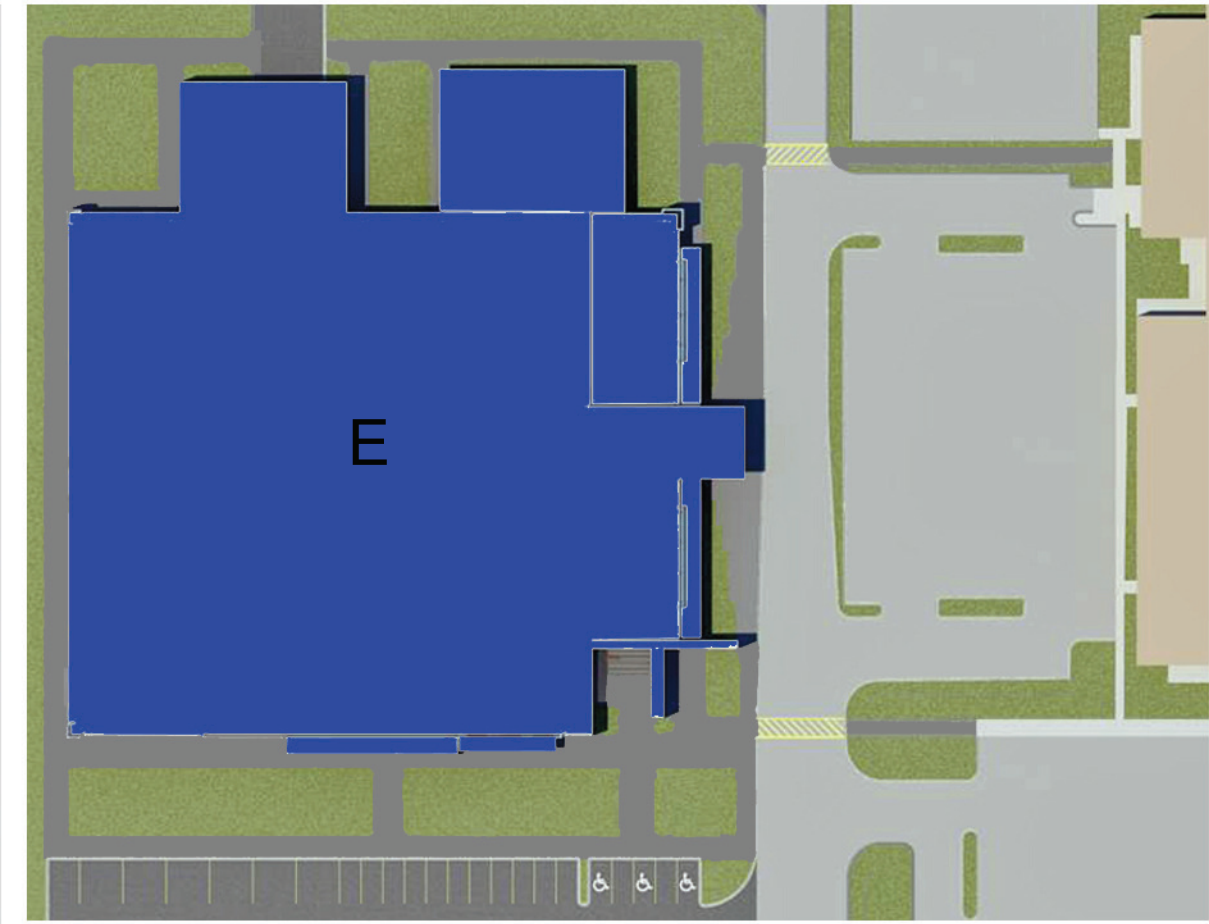
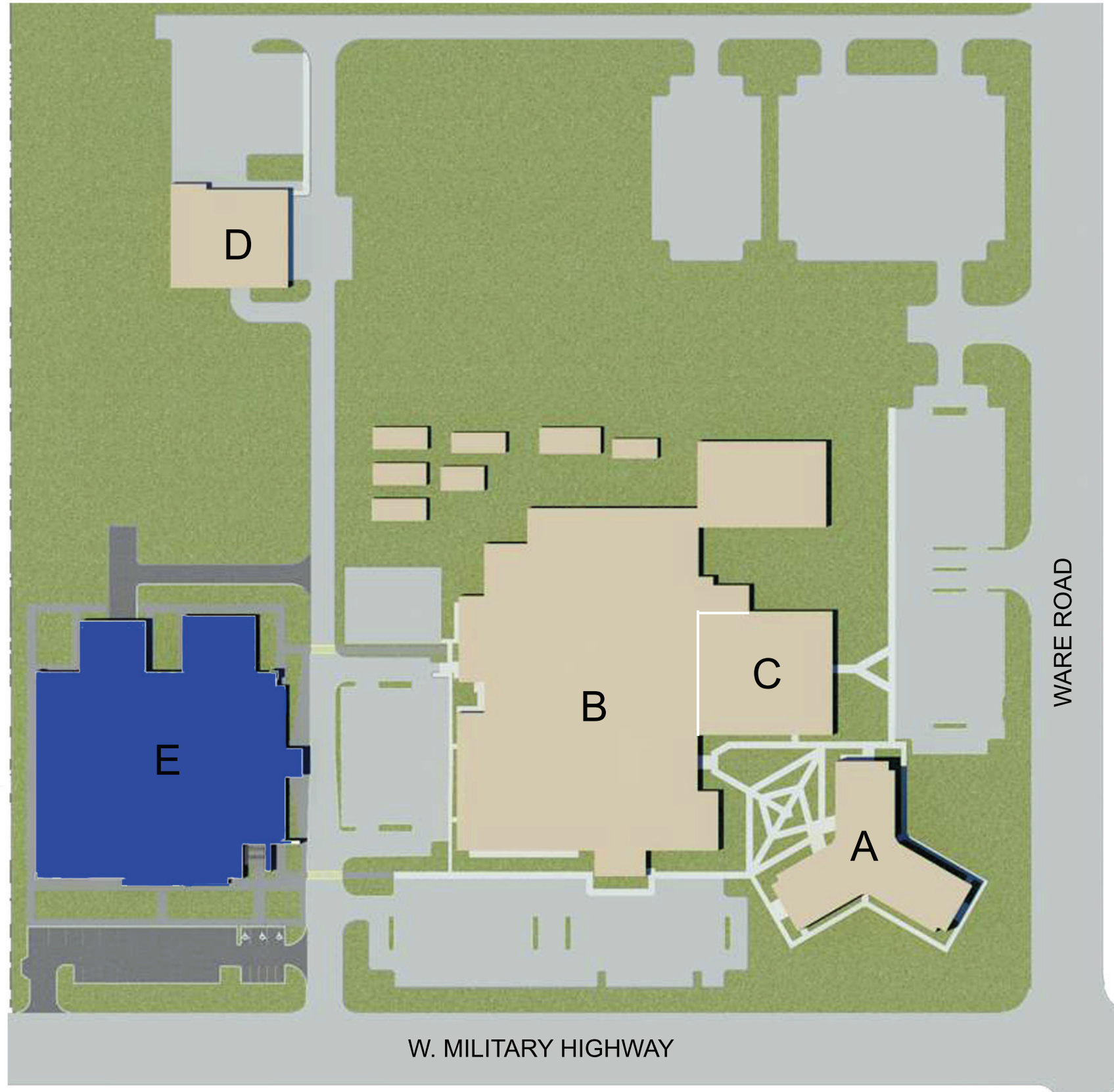
EGV Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and EGV Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the September 10, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Technology Campus Southwest Building Renovation as presented.



TECHNOLOGY CAMPUS EXPANSION





ENLARGE BUILDING SITE





SOUTHEAST VIEW
(VIEW FROM MILITARY HIGHWAY)



NORTHEAST VIEW
(VIEW FROM BASKETBALL COURT)

EXISTING



SOUTHEAST VIEW
(VIEW FROM MILITARY HIGHWAY)



NORTHEAST VIEW
(VIEW FROM BASKETBALL COURT)



EAST VIEW



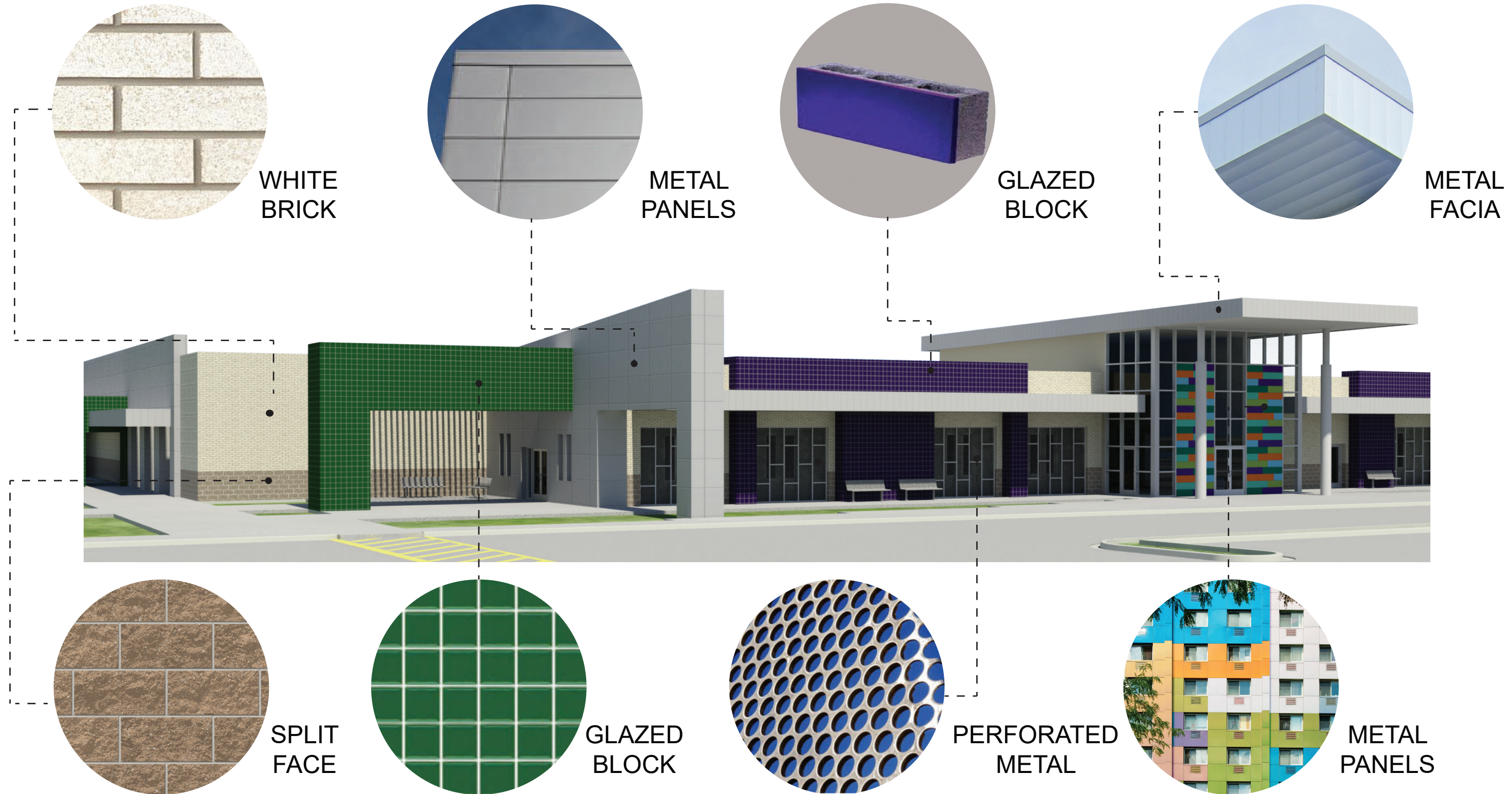
SOUTH VIEW



NORTH VIEW



WEST VIEW



LEGEND

- COMMON
- CONTINUING EDUCATION
- CREDIT
- IAM
- IT RECEIVING
- MECHANICAL/ELECTRICAL
- NAAMREI
- RESTROOM
- SHIPPING/RECEIVING

BUILDING TOTAL

77,303 sq.ft.



Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Workforce Expansion

Approval of schematic design by EGV Architects for the 2013 Bond Construction Starr County Campus Workforce Expansion will be requested at the September 10, 2015 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, EGV Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, EGV Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Starr County Campus Workforce Expansion project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - EGV Architects

- **Construction Manager-at-Risk**
 - D. Wilson Construction

- **Construction Cost Limitation (CCL)**
 - \$1,600,000

- **Program Scope**
 - SQ FT 17,752
 - One Floor

- **Classrooms**
 - Outdoor Welding
 - Welding Open Bay
 - PMT Lab
 - Construction Open Bay
 - Construction Trades
- **Departmental Office Suites**
 - Faculty/Staff Offices
 - Conference Room
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - IDF
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$1,600,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic Staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

EGV Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

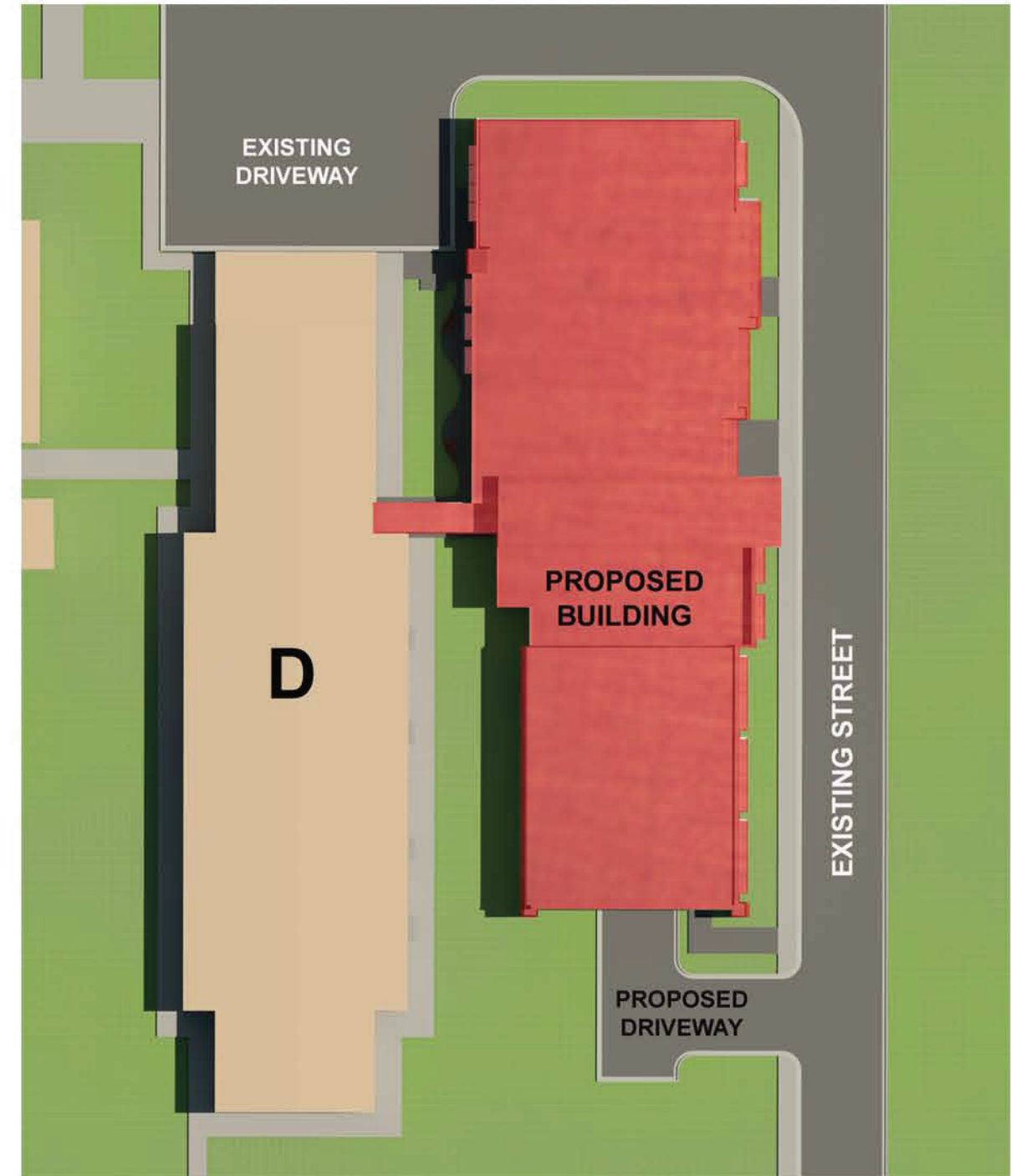
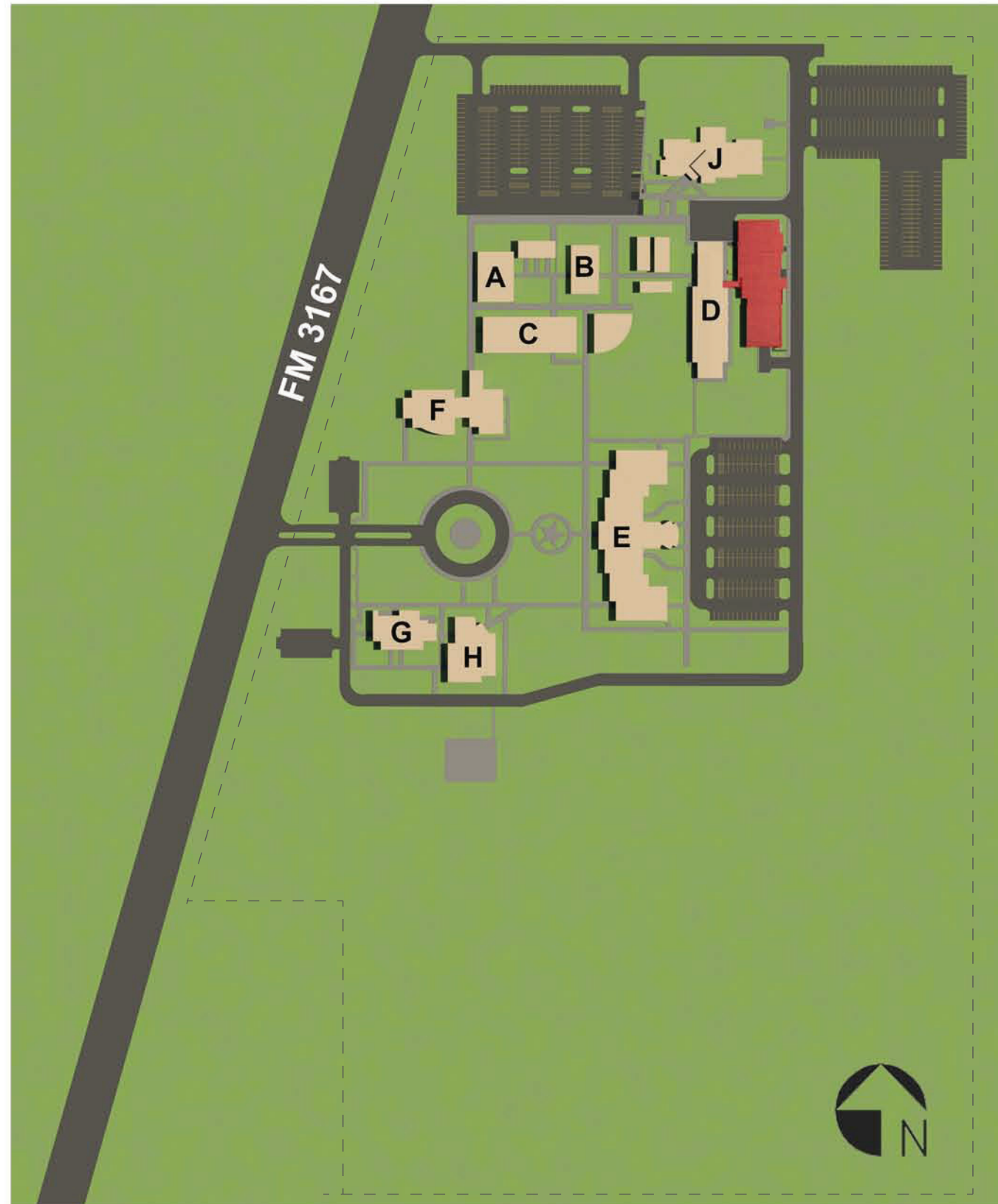
EGV Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and EGV Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the September 10, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Starr County Campus Workforce Expansion as presented.



STARR COUNTY CAMPUS WORKFORCE CENTER EXPANSION









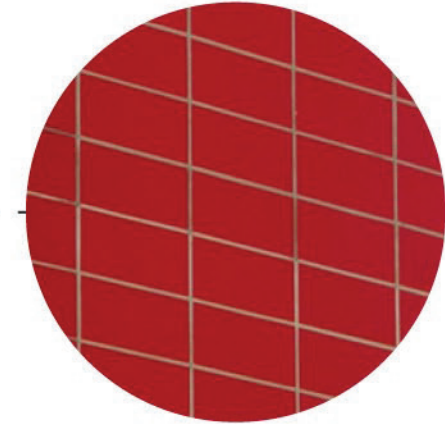
WHITE
BRICK



STEEL
FENCE



METAL
PANELS



GLAZED
BLOCK



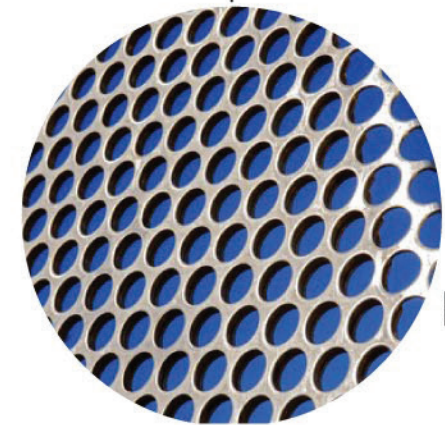
SHADING
DEVICES



QUORUM
BRICK



CORRUGATED
METAL



PERFORATED
METAL



EAST ENTRANCE VIEW



NORTHEAST VIEW



SOUTHEAST VIEW



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



EXISTING & PROPOSED FLOOR PLAN



Review and Recommend Action on Schematic Design of the 2013 Bond Construction Mid Valley Campus Workforce Expansion

Approval of schematic design by EGV Architects for the 2013 Bond Construction Mid Valley Campus Workforce Expansion will be requested at the September 10, 2015 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, EGV Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, EGV Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Mid Valley Campus Workforce Expansion project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - EGV Architects
- **Construction Manager-at-Risk**
 - Skanska
- **Construction Cost Limitation (CCL)**
 - \$1,750,000
- **Program Scope**
 - SQ FT – 11,808
 - One Floor

- **Classrooms**
 - Classroom
 - Computer Classroom
 - Outdoor Welding
 - TIG Welding
 - PMT Lab
 - Construction Open Bay
- **Student Spaces**
 - Student Collaborative
- **Departmental Office Suites**
 - Faculty/Staff Offices
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$1,750,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

EGV Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

EGV Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and EGV Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

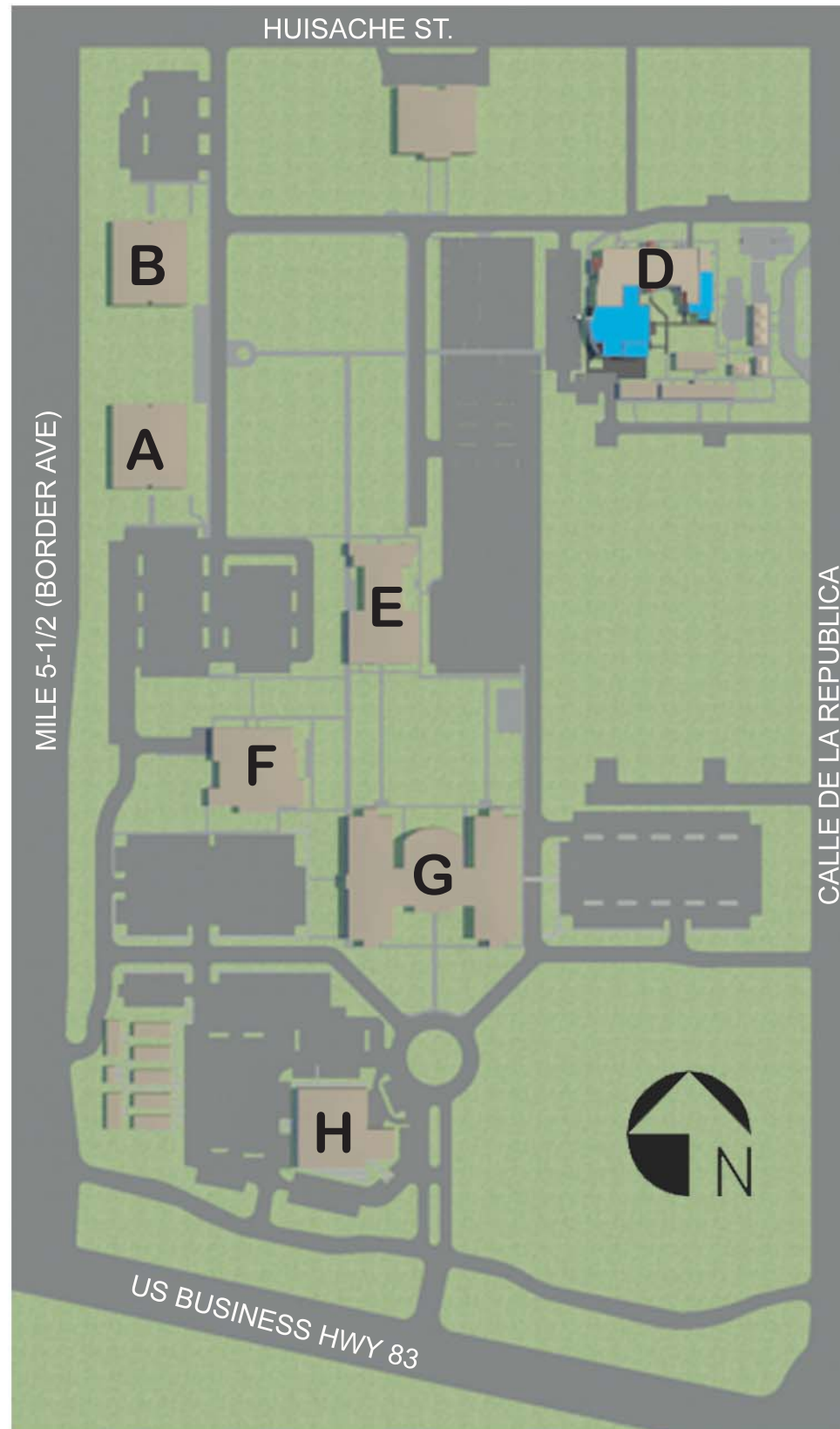
It is requested that the Facilities Committee recommend for Board approval at the September 10, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Mid Valley Campus Workforce Expansion as presented.



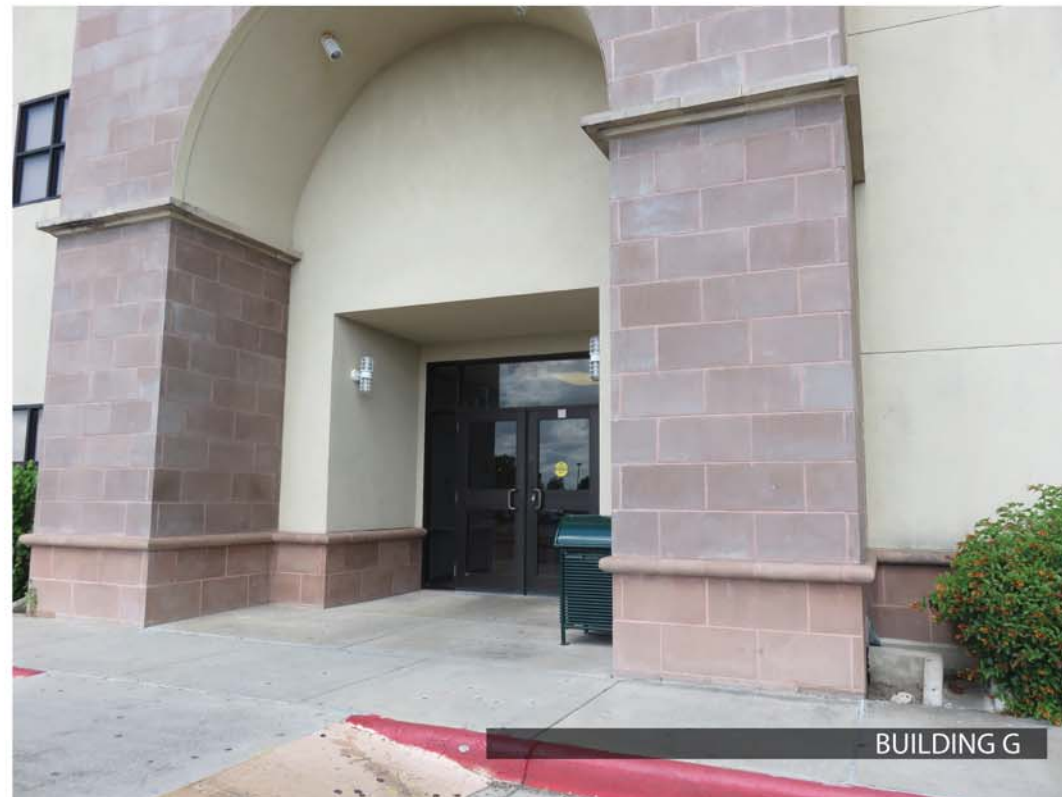
SOUTH TEXAS
COLLEGE

MIDVALLEY CAMPUS: WORKFORCE EXPANSION







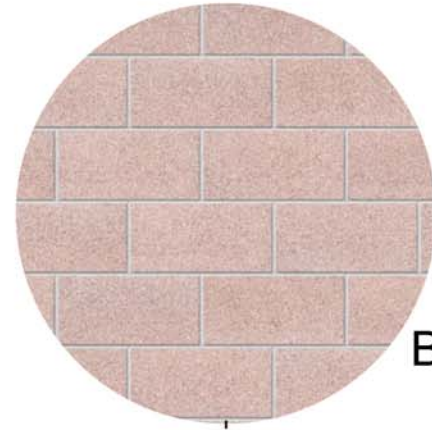




METAL
FACIA



CAST
STONE



BURNISHED
BLOCK



SHADING
DEVICES



CAST
STONE



BURNISHED
BLOCK



STEEL
FENCE



SOUTHWEST BIRD'S EYE VIEW



SOUTHWEST VIEW



WEST ENTRANCE VIEW



SOUTHEAST VIEW



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION FROM COURTYARD



LEGEND

 CLASSROOM	 PRECISION MANUFACTURING TECHNOLOGY (PMT)
 COMMONS	 RESTROOM
 COMPUTER LAB	 STAFF
 ENTRANCE	 STORAGE
 MECHANICAL	 WELDING
 OFFICE	 WELDING REMODEL
 OFFICE REMODEL	 WORK BAY

SQUARE FEET: 11,808



FLOOR PLAN



Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria

Approval of schematic design by The Warren Group for the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria will be requested at the September 10, 2015 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, The Warren Group will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, The Warren Group began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Pecan Campus Student Activities Building and Cafeteria project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - The Warren Group
- **Construction Manager-at-Risk**
 - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
 - \$5,700,000
- **Program Scope**
 - SQ FT – 33,042
 - Two (2) Floors

- **Career Placement**
 - Secretary / Lobby
 - Career Center
 - Offices
- **Conference Area**
 - Shared Conference Room
 - Multi-Purpose Event Space
 - Kitchen Prep
 - Internet Cafe
- **New Cafeteria**
 - Dining Area
 - Serving Area
 - Kitchen
 - Washing / Storage
 - Office
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - IDF & MDF
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$5,700,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

The Warren Group has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

The Warren Group has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and The Warren Group will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the September 10, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria as presented.



SOUTH TEXAS COLLEGE

STUDENT ACTIVITIES BUILDING AND CAFETERIA



STUDENT ACTIVITIES
BUILDING AND
CAFETERIA

PECAN BLVD

495

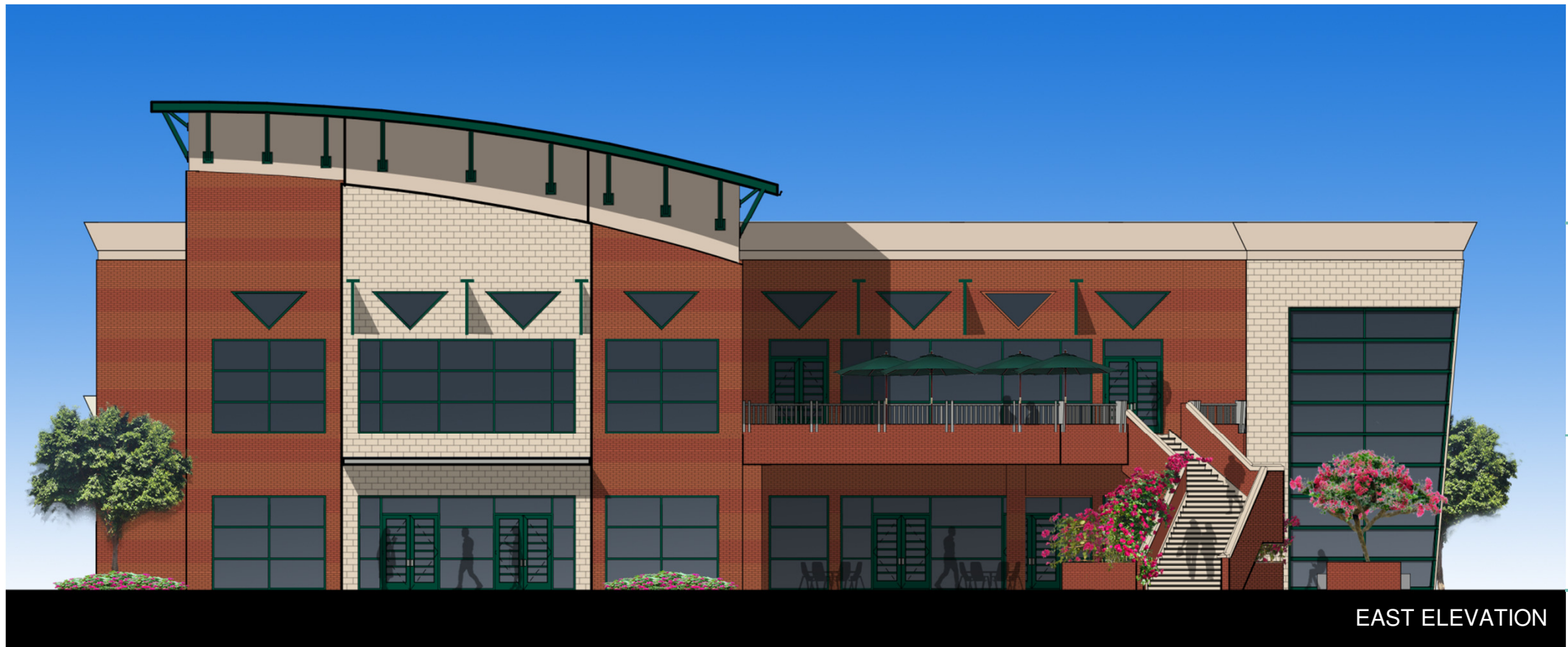


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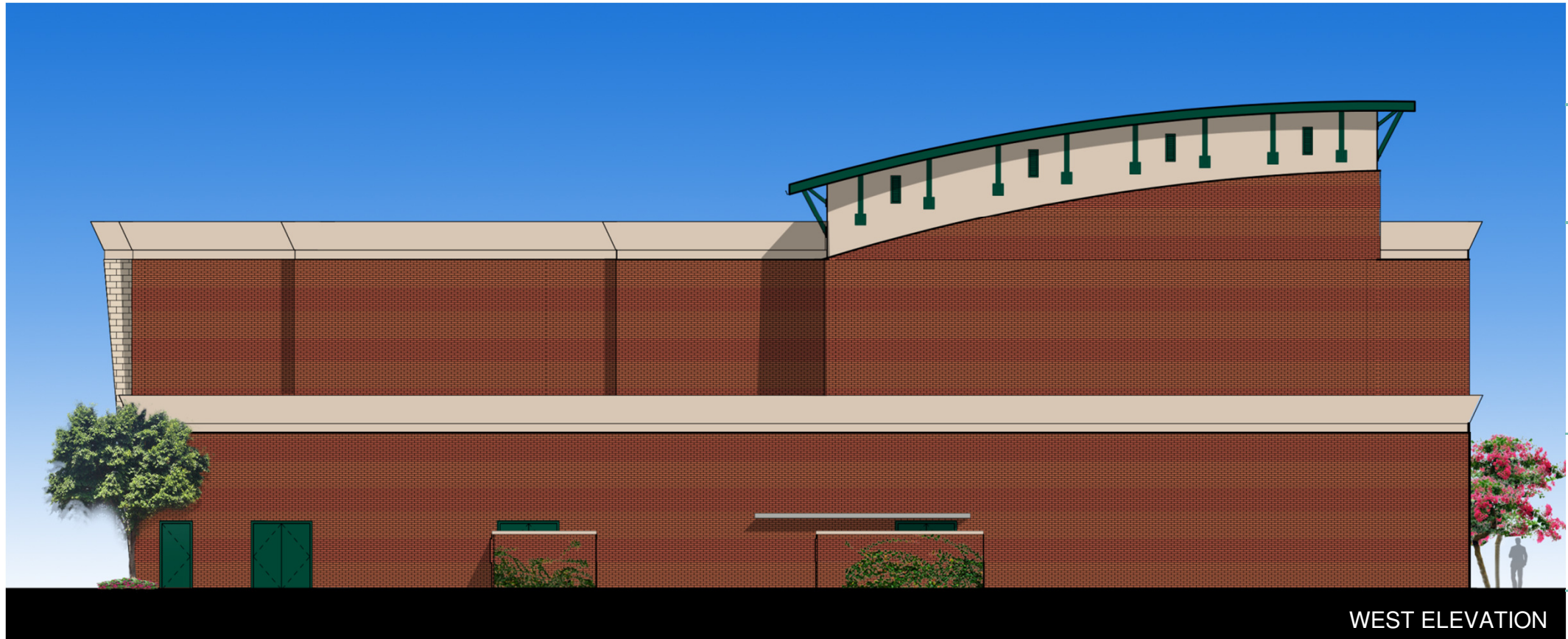
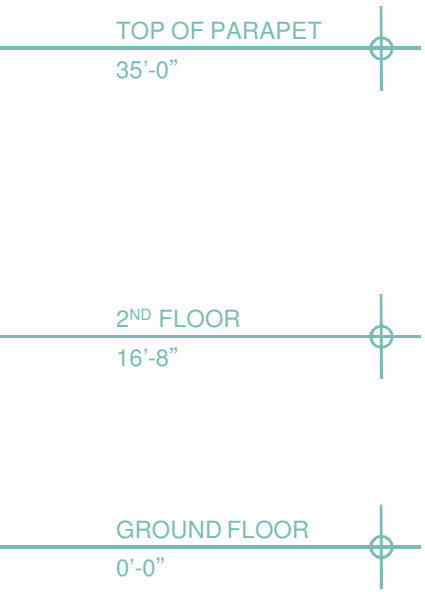


SITE PLAN
SCHEMATIC DESIGN PACKAGE
08.25.2015

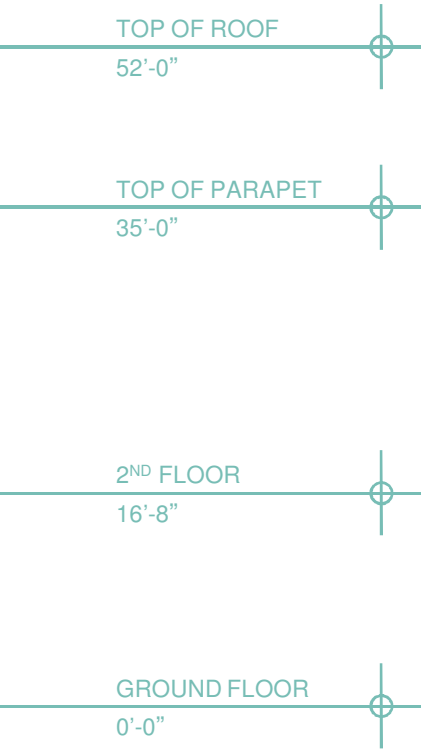
03



EAST ELEVATION

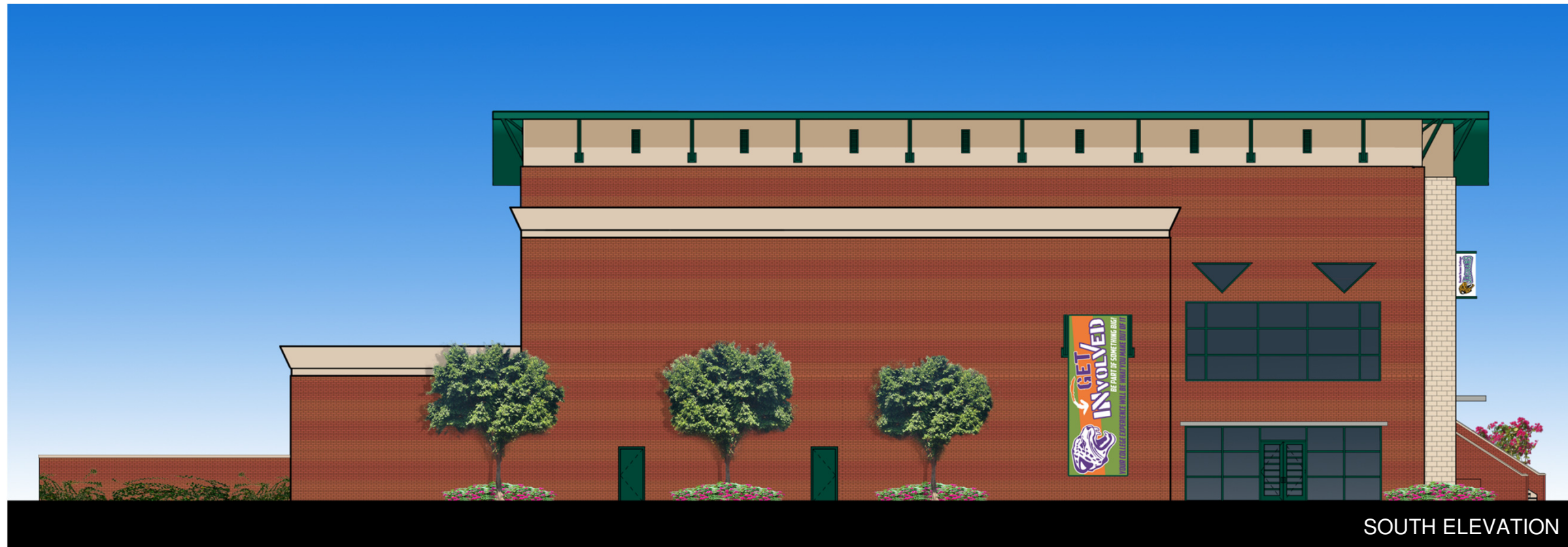


WEST ELEVATION



ELEVATIONS
SCHEMATIC DESIGN PACKAGE
08.25.2015

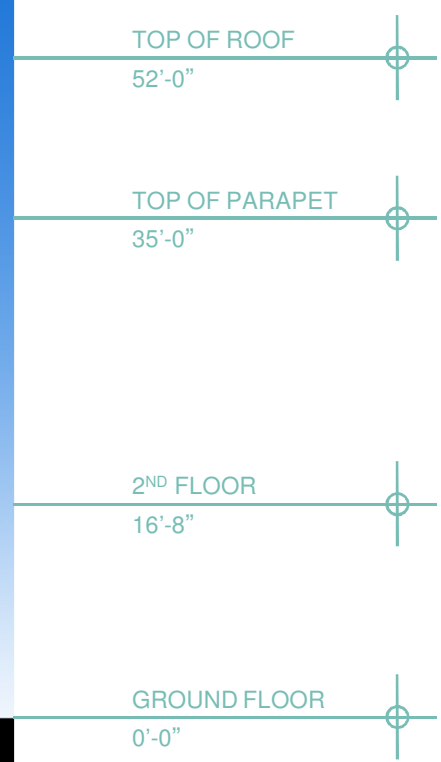
06



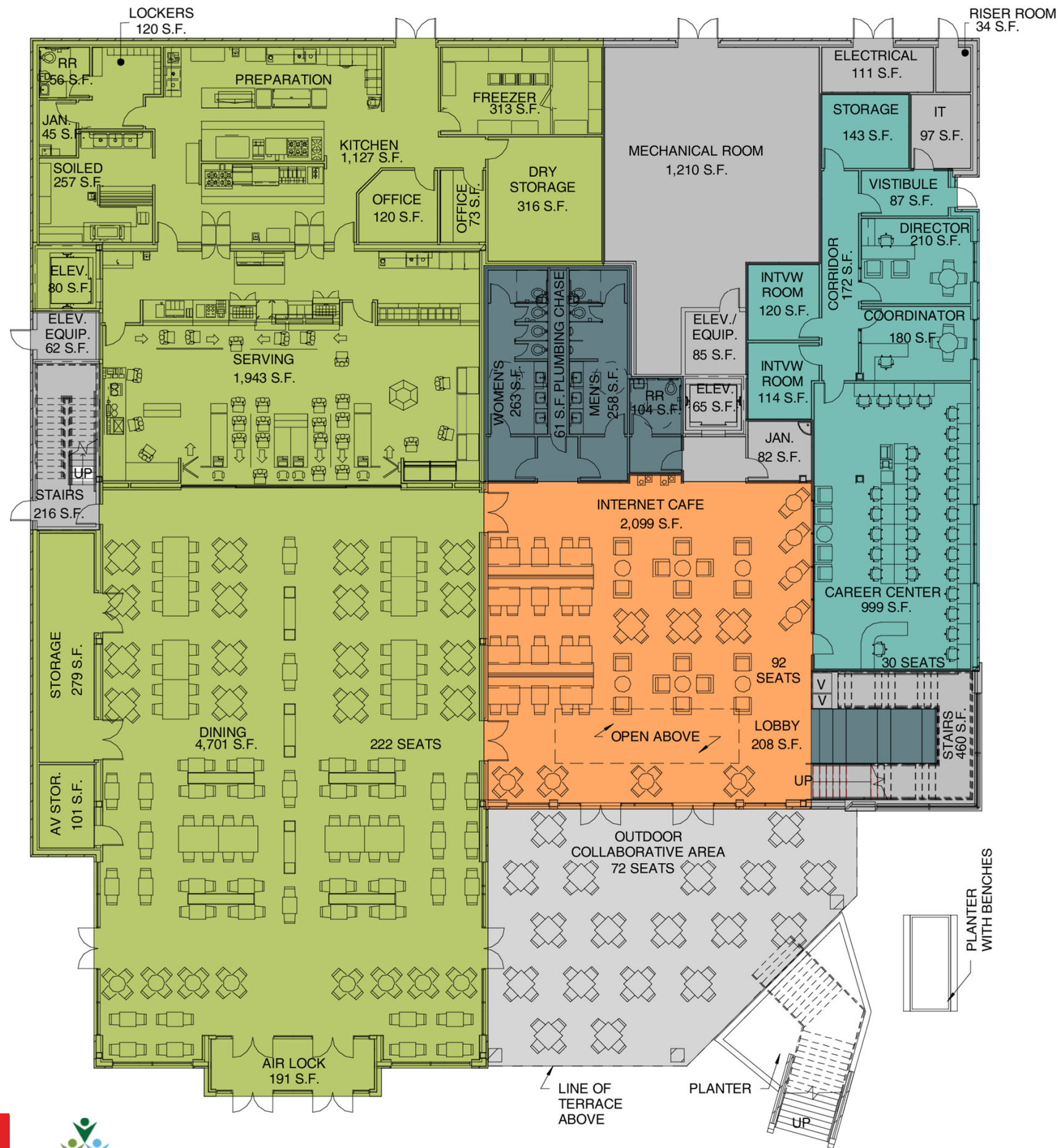
SOUTH ELEVATION



NORTH ELEVATION







FIRST FLOOR PLAN

- CAREER PLACEMENT | 2,218 GROSS S.F.
 - CAREER CENTER 999 S.F.
 - COORDINATOR 180 S.F.
 - STAFF 120 S.F.
 - DIRECTOR 210 S.F.
 - STORAGE 143 S.F.
- CONFERENCE AREA | 2,416 GROSS S.F.
 - INTERNET CAFÉ 2,099 S.F.
 - LOBBY 208 S.F.
- MISC. | 979 GROSS S.F.
- SUPPORT & UTILITIES | 2,668 GROSS S.F.
- NEW CAFETERIA | 10,565 GROSS S.F.
 - DINING 4,701 S.F.
 - STORAGE 279 S.F.
 - SERVING 1,943 S.F.
 - KITCHEN 1,127 S.F.
 - SOILED 257 S.F.
 - OFFICE 120 S.F.
 - OFFICE 73 S.F.
 - DRY STORAGE 316 S.F.
 - FREEZER 313 S.F.

1ST FLOOR AREA 18, 846 S.F.



SECOND FLOOR PLAN

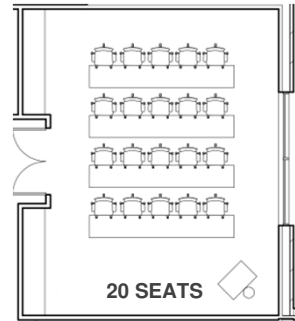
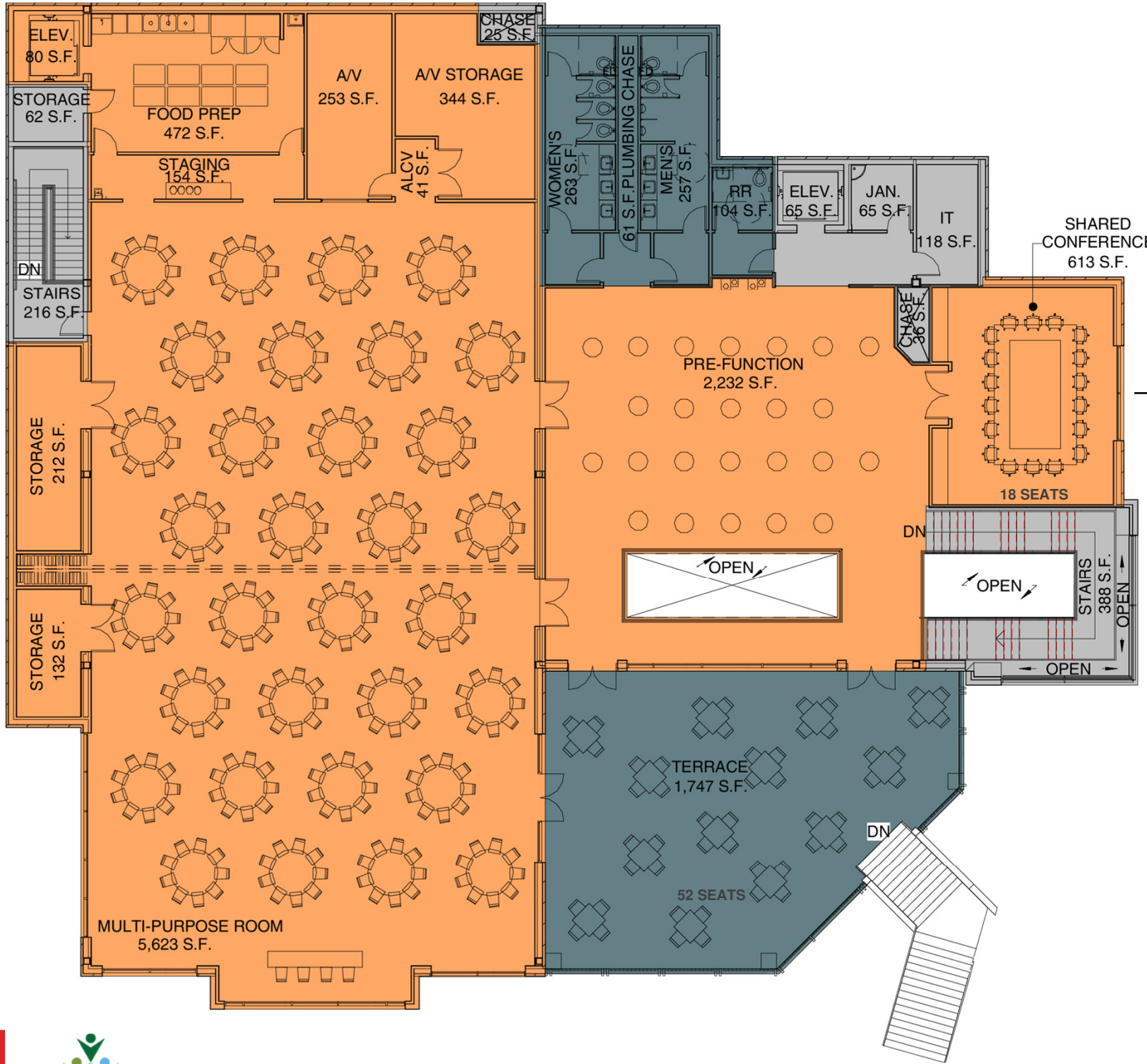
■ CONFERENCE AREA | 10,640 GROSS S.F.
 SHARED CONFERENCE 613 S.F.
 MULTI-PURPOSE ROOM 5,623 S.F.
 STORAGE 344 S.F.
 FOOD PREP 626 S.F.
 A/V 253 S.F.
 A/V STORAGE 344 S.F.

■ MISC. | 2,606 GROSS S.F.

■ SUPPORT & UTILITIES | 502 GROSS S.F.

2ND FLOOR AREA 13,748 S.F.

PROGRAM TOTAL 34,942 S.F.
BUILDING TOTAL 32,594 S.F.



FLOOR PLAN-2nd LEVEL
 SCHEMATIC DESIGN PACKAGE
 08.25.2015

Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Pecan Campus Thermal Plant Expansion

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus Thermal Plant will be requested at the September 10, 2015 Board meeting.

Purpose

A Guaranteed Maximum Price is the method used by the Construction Manager-at-Risk (CM@R) to present their proposed construction cost to provide the Owner with a complete and functioning building. In certain instances, it is necessary for the CM@R to submit a request for approval of a Partial GMP in order to maintain the timeline required to arrive at the scheduled date for completion of a project.

Justification

The Partial GMP that is being submitted is necessary because of a limited block of time that is available for the Pecan Campus Chilled Water System to be completely shut down which would mean that the air conditioning system would not be operational. This window of opportunity occurs only during the Winter Break – December 17, 2015 through January 4, 2016. If missed, the window does not repeat again until the following year.

Background

The Engineer of Record, Halff Associates is working rapidly to produce the construction documents for this important project so that construction can begin with the work necessary to complete during the Winter Break. The items included within the submitted Partial GMP are only the materials required to be installed during the campus wide shut down and are considered “long lead items” that would not arrive in time for installation during the shutdown period. The architects have provided the necessary construction documents to D. Wilson Construction Company which has provided the Partial GMP in the amount of \$318,139 and it includes the following items.

Quantity	Description
12	Variable Speed Drives
1	CTMSB (Cooling Tower Switchboard)
1	Panel LCT (Cooling Tower Panel)
1	TCLT (Associated Cooling Tower Transformer)
1	CMSB (Central Plant Switchboard)

Funding Source

The current Construction Cost Limitation (CCL) for the Thermal Plant is \$4,300,000. The CM@R will submit the final GMP in fall 2016 and this Partial GMP will be rolled into it. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The Partial GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez, and concurs with the pricing as presented in the Construction Manager-at-Risk's proposal.

Enclosed Documents

A Partial GMP submitted by D. Wilson Construction Company is enclosed in the prescribed form provided by Broaddus & Associates and is included as an exhibit to the contract between South Texas College and D. Wilson Construction Company.

Presenters

Representatives from Broaddus & Associates, Half Associates, and D. Wilson Construction Company will be present at the Facilities Committee meeting to present the submitted Partial GMP.

It is requested that the Facilities Committee recommend for Board approval at the September 10, 2015 Board meeting, the partial guaranteed maximum price (GMP) in the amount of \$318,139 for the 2013 Bond Construction Pecan Campus Thermal Plant as presented.



McAllen • San Antonio

August 12, 2015-R

Mr. Rolando Garcia
Broaddus & Associates
1100 E Jasmine Ave #102
McAllen, Tx 78501

Re: STC Thermal Plant Expansion (Partial GMP Cost)
3201 W. Pecan
McAllen, TX 78581

Mr. Garcia,

We received drawings from Halff & Associates for a proposed Expansion to the existing Thermal Plant building and the Chilled Water Distribution Expansion. We are submitting this Partial GMP Proposal for the purpose of ordering selected long lead Electrical items required for the scheduled STC Pecan Campus December Holiday shut down. These required items will be used in the existing Cooling Towers for the Thermal Plant building to prepare for the future expansion of the existing Thermal Plant Building.

After analyzing it and receiving cost proposals from our subcontractors we have determined some preliminary cost for above mentioned items for this project. Below are the associated costs for the items needed.

Variable Speed Drives (as per Attachment):	\$ 163,476.00
Switchboards (as per Attachment):	<u>\$ 128,985.00</u>
Subtotal:	\$ 292,461.00
Design Contingency (5%):	<u>\$ 14,623.00</u>
Subtotal:	\$ 307,084.00
OH&P (3.6%)	<u>\$ 11,055.00</u>

Grand Total Partial GMP for items above only \$ 318,139.00
(THE BUDGET NUMBERS ARE FOR MATERIALS ONLY)

If you have any questions please do not hesitate and call me.

Sincerely,

Claudio Velasco

D. WILSON CONSTRUCTION CO.

1209 East Pecan, McAllen TX, 78502-3455
Office (956) 686-9573 Fax (956) 686-3270
claudiov@dwilsonconstruction.com
www.dwilsonconstruction.com

EXHIBIT C
PARTIAL GUARANTEED MAXIMUM PRICE PROPOSAL

We hereby submit to the South Texas College District D("STC") pursuant to the provisions of Article V of the CMR-At-Risk Contract by and between STC and **D Wilson Construction Company (CMR)** dated **May 26, 2015** (the "Contract"), a **Partial Guaranteed Maximum Price** for the **Thermal Plant Expansion Building Qualified Expedited Items for the Cooling Tower & the Central Power Plant (See Attachment)** Project, _____ project number, (as defined in the Contract) based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

1. A not-to exceed amount for the reimbursable Cost of the Work provided by the Contract:

Provide detailed breakdown by project element, phase, stage, schedule of values, separate subcontract, or as otherwise specified by Owner for this Project.

\$ 292,461.00

2. A not-to-exceed amount for General Conditions items provided by CMR pursuant to the Contract (provide detailed breakdown by project element, phase, stage, schedule of values, separate subcontract, or as otherwise specified by Owner for this Project)

General Conditions shall apply when overall Guaranteed Maximum Price amount is set

\$ 0.00

3. A total, not-to-exceed amount for contingencies for design completion, assumptions and clarifications, bidding, and price escalation: (5%)

(provide detailed breakdown as required by Contract or as specified by Owner)

\$ 14,623.00

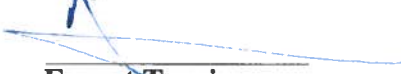
4. Total of CMR's Construction Phase Fees pursuant to the Contract OH&P (3.6%) \$ 11,055.00

5. A construction contingency allowance the Owner will provide. This is a lump sum amount from which changes are to be paid in accordance with the Uniform General Conditions and the Supplementary General Conditions. Any unused amount will be deducted from the Guaranteed Maximum Price by Change Order. \$ 0.00

6. TOTAL OF 1 THROUGH 5 \$ 318,139.00

This figure shall be the Guaranteed Maximum Price (GMP) which we hereby guarantee to the Owner. Attached is a breakdown showing the dollar amount allocated to each bidding package; all of which totals the GMP amount.

Corporations/LLC's: Attest:



Ernest Trevino
Assistant Corporate Secretary

or:
Other business forms: Witness:



Claudio Velasco

Seal:

D. Wilson Construction Company

By: **Timothy J. Mickunas** 

Name: **Treasurer / CFO** (print or type)

Title: _____

Date of Signature **8/20/15**

Accepted and Agreed

South Texas College District

By: _____
(original signature)

Name:

Title:

Date: _____

1/21/2015 1:26 PM