South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday, September 10, 2015
@ 3:00 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."

Approval of August 11, 2015 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee meeting of August 11, 2015 are presented for Committee approval.

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, August 11, 2015
@ 1:00 PM
McAllen, Texas

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 11, 2015 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 1:03 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., Mr. Paul R. Rodriguez, Ms. Rose Benavidez, Mrs. Graciela Farias, and Mr. Jesse Villarreal

Members absent: Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. Robert Cuellar, Mr. Victor Gonzalez, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Ms. Ismael Adame, Mr. Eli Ochoa, Mr. John Gates, Mr. Chris Saab, Mr. Bob Simpson, Mr. Cliff Whittingstall, Mr. Jorge Perez, and Mr. Andrew Fish

Approval of July 13, 2015 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 July 13, 2015 were approved as written. The motion carried.

Review and Recommend Action on FY 2015-2016 Committee Meeting Schedule

The Facilities Committee was asked to review the proposed FY 2015-2016 Board and Committee Meeting schedule and recommend amendment or approval as appropriate.

The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2015-2016 at the August 25, 2015 Regular Board Meeting.

The significant change to the proposed 2015-2016 Committee Meeting Schedule from the current schedule was the shift of Committee Meetings to Tuesdays instead of Thursdays. Regular Board Meetings are generally held on the 4th Tuesday, and holding

Committee Meetings on the same night of the week could help keep calendars consistent and predictable.

The proposed meeting schedule for the Facilities Committee was as follows:

Weekday	Date	Meeting Time
Thursday	September 10, 2015	1:00 p.m.*
Tuesday	October 6, 2015	4:30 p.m.
Tuesday	November 10, 2015	4:30 p.m.
Tuesday	December 8, 2015	4:30 p.m.
Tuesday	January 12, 2016	4:30 p.m.
Tuesday	February 9, 2016	4:30 p.m.
Tuesday	March 8, 2016	4:30 p.m.
Tuesday	April 12, 2016	4:30 p.m.
Tuesday	May 10, 2016	4:30 p.m.
Tuesday	June 14, 2016	4:30 p.m.
Tuesday	July 12, 2016	4:30 p.m.
Tuesday	August 9, 2016	4:30 p.m.
Tuesday	September 13, 2016	4:30 p.m.

*The date of the September 10, 2015 Committee meeting was set by the Board in September 2014, and the time has been adjusted to accommodate the review of schematic designs for the 2013 Bond Construction Program.

Facilities Committee Meetings were generally scheduled for the second Tuesday of each Month at 4:30 p.m. unless scheduling conflicts required a schedule adjustment.

A full calendar view of the proposed Committee and Board meeting schedule was included in the packet for the Committee's information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommend Board approval of the proposed Committee meeting schedule as presented. The motion carried.

Update on Status of 2013 Bond Construction Program

The packet included a copy of the presentation prepared by Broaddus & Associates as an update on the status of the 2013 Bond Construction Program. Mr. Gilbert Gallegos from Broaddus & Associates attended the August 11, 2015 Board Facilities Committee meeting to provide the update.

Mr. Gallegos identified the following topics that would be presented more fully to the Facilities Committee and/or Board in the near future, as appropriate to the 2013 Bond Construction Program:

- A partial Guaranteed Maximum Price (GMP) would be proposed for the Pecan Campus Thermal Energy Plant expansion project to allow the Construction Manager @ Risk to order of necessary equipment to take advantage of the December 2015 break. If the equipment is not ordered in time, the work would not be completed until December 2016.
- BIM Facilities Management coordination has begun with the design teams to begin developing the necessary documentation for ongoing management of the facilities after construction is completed.
- Implementation of an Owner-controlled Insurance Program could save the College six figures over the course of the 2013 Bond Construction Program, and Broaddus & Associates would coordinate a review of the program with the College's own Risk Management consultant to evaluate the proposal and update the Facilities Committee and Board on any recommendation.
- Government entities often use federal wage guidelines that are not specific to or accurately reflective of conditions in the Rio Grande Valley. A local wage scale determination study could help identify the current labor market more accurately, and is expected to lead to a 2-3% savings in construction costs for the program, estimated at $2-3M. The costs for this study could be shared with other entities, including municipalities, UTRGV, and other entities preparing to undertake large scale construction.
- Broaddus & Associates would work with contractors on the 2013 Bond Construction program to propose value procurement. As an example, procurement of the HVAC chillers and air handlers in volume could provide a six figure cost savings. Broaddus & Associates can coordinate with the Construction Managers-at-Risk to maximize volume procurement by the owner. This also has the positive effect of standardizing equipment for future maintenance and operations.

These items were for the committee members' information and feedback only, and no action was taken.

Review and Recommend Action on Update on Schematic Design of the 2013 Bond Construction Nursing & Allied Health Campus Expansion

At the July 28, 2015 Board meeting, the Board of Trustees asked ERO Architects to present a revised west elevation façade of the Nursing & Allied Health Campus to the Facilities Committee for Board approval.

The Facilities Committee was asked to recommend Board approval at the August 25, 2015 Regular Board meeting, of the revised west elevation façade of the Nursing & Allied Health Campus Expansion project as presented.

Presenters
ERO Architects developed a revised west elevation façade presentation describing the proposed design. Representatives from Broaddus & Associates and ERO Architects attended the Facilities Committee meeting to present the proposed revised elevation.

The Facilities Committee was happy with the revisions completed by the architects, voicing only a few cosmetic concerns.

During the redesign of the west elevation façade, a private faculty-only, security-controlled entrance was developed into an obvious and clear entryway facing traffic coming onto the campus from the major adjacent road, McColl. Administration expressed concern that this may cause confusion to visitors and students arriving through a nearby bus stop.

The architects agreed to scale back the entryway, and include appropriate signage to direct new arrivals toward the main, north-facing entrance. This revision would be included in the presentation to the Board for final approval of the west elevation façade.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the revised west elevation façade of the 2013 Bond Construction Nursing & Allied Health Campus Expansion project subject to the suggested revisions. The motion carried.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus North Academic Building

Approval of schematic design by PBK Architects for the 2013 Bond Construction Pecan Campus North Academic Building will be requested at the August 25, 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, PBK 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, PBK Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Pecan North Academic Building project was part of the 2013 Bond Construction Program and included the following scope:

- **Architect**
  - PBK Architects
- **Construction Manager-at-Risk**
  - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
  - $10,500,000
- **Program Scope**
  - SQ FT – 60,000
  - Three Floors
  - **Classroom Spaces**
    - General Classrooms
    - Learning Studios
    - Computer Labs
  - **Departmental Office Suites**
    - Faculty/Staff Offices
    - Conference Rooms
    - Faculty Collaborative
  - **Student Spaces**
    - Information Commons
    - Student Collaborative
  - **Building Support Spaces**
    - Restrooms
    - Custodial
    - Storage
    - IDF & MDF
    - Mechanical/Electrical

Funding Source
The current Construction Cost Limitation (CCL) was $10,500,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the

Construction Manager-at-Risk to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was 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
PBK Architects delivered a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters
PBK Architects developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and PBK Architects attended the Facilities Committee meeting to present the schematic design of the proposed expansion project.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the proposed schematic design of the 2013 Bond Construction Pecan Campus North Academic Building contingent upon the addition of an exterior doorway on the west end of the building. The motion carried.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus South Academic Building

Approval of schematic design by Boultinghouse Simpson Gates Architects for the 2013 Bond Construction Pecan Campus South Academic Building will be requested at the August 25, 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, Boultinghouse Simpson Gates 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, Boultinghouse Simpson Gates Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Pecan South Academic Building project was part of the 2013 Bond Construction Program and included the following scope:

- **Architect**
  - Boultinghouse Simpson Gates Architects

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

- **Construction Cost Limitation (CCL)**
  - $6,800,000

- **Program Scope**
  - SQ FT – 40,861
  - Two Floors
  - **Classroom Spaces**
    - General Classrooms
    - Learning Studios
    - Computer Labs
  - **Departmental Office Suites**
    - Faculty/Staff Offices
    - Conference Room
    - Faculty Collaborative
  - **Student Spaces**
    - Information Commons
    - Student Collaborative
  - **Building Support Spaces**
    - Restrooms
    - Custodial
    - Storage
    - IDF & MDF
    - Mechanical/Electrical

Funding Source
The current Construction Cost Limitation (CCL) was $6,800,000 and would 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 would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was 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
Boultinghouse Simpson Gates Architects developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters
Boultinghouse Simpson Gates Architects delivered a schematic presentation describing the proposed design.

The Committee indicated that the north façade of the Pecan Campus South Academic Building would be prominently visible to anyone driving onto campus from the main entrance on Pecan Boulevard. The Committee was satisfied with the proposed floor plan, but requested additional design be given to dress up the north façade as appropriate to such a prominent feature of the campus. The design team agreed to make the necessary revisions prior to delivering the drawings to the Board for final approval.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the floor plan of the proposed schematic design of the 2013 Bond Construction Pecan Campus South Academic Building as presented. The motion carried.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus STEM Building

Approval of schematic design by Boultinghouse Simpson Gates Architects for the 2013 Bond Construction Pecan Campus STEM Building will be requested at the August 25, 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, Boultinghouse Simpson Gates 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, Boultinghouse Simpson Gates Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Pecan Campus STEM Building project was part of the 2013 Bond Construction Program and included the following scope:

- **Architect**
  - Boultinghouse Simpson Gates Architects

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

- **Construction Cost Limitation (CCL)**
  - $8,500,000

- **Program Scope**
  - SQ FT – 50,708
  - Two Floors
  - **Classroom Spaces**
    - Science
    - Computer Labs
    - Engineering
    - General Classrooms
  - **Laboratory Spaces**
    - A&P/Micro Biology/Genetics
    - Chemistry
    - Science Prep Labs
  - **Departmental Office Suites**
    - Faculty/Staff Offices
    - Conference Room
    - Faculty Collaborative

- **Student Spaces**
  - Information Commons
  - Student Collaborative
- **Building Support Spaces**
  - Restrooms
  - Custodial
  - Storage
  - IDF & MDF
  - Mechanical/Electrical

Funding Source
The current Construction Cost Limitation (CCL) was $8,500,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was 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
Boultinghouse Simpson Gates Architects developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters
Boultinghouse Simpson Gates Architects delivered a schematic presentation describing the proposed design.

The Facilities Committee recognized that the proposed STEM Building would be accessed primarily by students coming from parking to the north or south of the building. The east entrance would be restricted by the cooling towers.

The proposal design included primary entrances along the east and west facades, but from the north and south the doors were considered inadequate for traffic coming from nearby parking. The design team opined that the students coming from the south would primarily funnel through the T Building directly south, and could enter through the mall framed by the proposed South Academic Building and STEM Building, and the current T Building.

The Construction Program Manager proposed creating vestibules to accommodate traffic from the south end, and the design team agreed to modify the design to include this.

The Facilities Committee took no formal action and asked the design team to present the revised schematic design to the Board on August 25, 2015.

The Facilities Committee took the following items out of agenda order, to accommodate guests attending the meeting:

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Relocation of Electrical Power Lines

Approval to contract construction services for the Pecan Campus Relocation of Electrical Power Lines project will be requested at the August 25, 2015 Board meeting.

Purpose
The procurement of a contractor will provide for construction services necessary for the Pecan Campus Relocation of Electrical Power Lines.

Background
As previously authorized by the Board of Trustees, Sigma HN Engineers prepared plans and specifications for the Pecan Campus Relocation of Electrical Power Lines project. As a result, the design team at Sigma HN Engineers worked with STC staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on July 13, 2015. A total of three (3) sets of construction documents were issued to general contractors, sub-contractors, and suppliers and a total of two (2) proposals were received on July 29, 2015.

Timeline for Solicitation of Competitive Sealed Proposals	
July 13, 2015	Solicitation of competitive sealed proposals began.
July 29, 2015	Two (2) proposals were received.

Justification
These improvements would eliminate the need for the overhead power lines on the Pecan Campus (south side) and place them underground. The proposed improvements would improve the aesthetics of the campus and would serve the existing facilities and the new Bond facilities.

Funding Source
Funds were budgeted as part of the proposed FY 2015-2016 non-bond construction budget, in the amount of $220,000 for this project. The following chart summarizes the above information.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Metro Electric
Non-Bond Construction	$220,000	$210,478

Reviewers
The proposals were reviewed by staff from the Facilities Planning & Construction, Purchasing, Operations and Maintenance departments, and Sigma HN Engineers.

Enclosed Documents
The Purchasing Department provided a proposal tabulation sheet and evaluation summary. For information purposes, a site plan was also included in the packet to show the project location.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract construction services with Metro Electric in the amount of $210,478 for the Pecan Campus Relocation of Electrical Power Lines project as presented. The motion carried.

Review and Recommend Action on Final Completion of the Nursing & Allied Health Campus Parking Lot Expansion and Entry Drive

Approval of final completion and release of final payment for the Nursing & Allied Health Campus Parking Lot and Entry Drive will be requested at the August 25, 2015 Board meeting.

It was recommended that final completion and release of final payment for this project with Texas Cordia be approved. The original cost approved for this project was in the amount of $655,545.80.

The following chart summarizes the above information:

Available Funds	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
$740,000	$655,545.80	($3,135)	$652,410.80	$585,747	$66,663.80

On July 2, 2015, STC Planning & Construction Department staff along with Perez Consulting Engineers inspected the site to confirm that all punch list items were completed. The packet included a letter from Perez Consulting Engineers acknowledging all work was complete and recommending release of final payment.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the final completion and release of final payment in the amount of $66,663.80 for the Nursing & Allied Health Campus Parking Lot and Entry Drive project with Texas Cordia as presented. The motion carried.

The Facilities Committee returned to the scheduled agenda item order for the remainder of the meeting:

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Health Professions and Science Building

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Starr County Campus Health Professions and Science Building will be requested at the August 25, 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 was approved, Mata Garcia Architects would 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, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Starr County Campus Health Professions and Science Building project was part of the 2013 Bond Construction Program and included the following scope:

- **Architect**
  - Mata Garcia Architects

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

- **Construction Cost Limitation (CCL)**
  - $8,500,000

- **Program Scope**
  - SQ FT – 51,611
  - Two Floors

Science Department

- **Classroom Spaces**
  - Science
  - Computer Labs
  - General Classrooms
- **Laboratory Spaces**
  - A&P/Micro Biology/Genetics
  - Chemistry
  - Science Prep Labs
- **Departmental Office Suites**
  - Faculty/Staff Offices
  - Conference
  - Faculty Collaborative

Health Professions

- **Classroom Spaces**
  - Nursing Classrooms
  - Computer Labs
  - Debriefing Rooms
- **Laboratory Spaces**
  - Skills Labs
  - Simulation Labs
- **Departmental Office Suites**
  - Faculty/Staff Offices
  - Conference Rooms
  - Faculty Collaborative
- **Student Spaces**
  - Information Commons
  - Student Collaborative
- **Building Support Spaces**
  - Restrooms
  - Custodial

- Storage
- IDF & MDF
- Mechanical/Electrical

Funding Source
The current Construction Cost Limitation (CCL) was $8,500,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was 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
Mata Garcia Architects developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters
Mata Garcia Architects delivered a schematic presentation describing the proposed design.

The design team initially proposed two options for the orientation of the Starr County Campus Health Professions and Science Building and the proposed adjacent Starr County Campus Library, to also be built using 2013 Bond Construction Program funds:

- Orient both buildings such that their long axes fall on a north-south line, as called for in the Master Plan
- Orient both buildings such that their long axes fall on an east-west line, with the Library north of the Health Professions and Science Building

The Committee ultimately preferred the Master Plan orientation, with the long axes of both building along a north-south line, and focused on that layout for the remainder of the discussion.

The design team also identified several landscaping options, as well as the possibility of incorporating a rainwater capture system to support campus wide landscaping. They offered to include those options in their proposal to the Board of Trustees.

Finally, the Committee asked about the inclusion of unisex restrooms on each floor, and the design team agreed that these could be included in the schematic design to be presented to the Board of Trustees.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to align the long axis of the building along a north-south line, and approval of the proposed schematic design of the 2013 Bond Construction Starr County Campus Health Professions and Science Building, contingent upon the addition of unisex restrooms on each floor. The motion carried.

Review, Discussion, and Action as Necessary on Schematic Design of the 2013 Bond Construction Starr County Campus Student Activities Expansion

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Starr County Campus Student Activities Expansion was initially scheduled for the August 25, 2015 Board meeting.

The Committee noted that the presented proposal was approximately $600,000 beyond the original budget, and included a project scope beyond the original request. The Committee asked that the design team review their scope and budget and bring the design back to the Facilities Committee when it was in line with the Board's original request.

The Facilities Committee took no action on the proposed schematic design of the 2013 Bond Construction Starr Student Activities Expansion.

Review and Discussion of Capital Improvements and Renewals and Replacements Projects for FY 2015 – 2016

Mary Elizondo attended the August 11, 2015 Facilities Committee meeting to review the proposed ***Capital Improvement Projects*** budgeted for FY 2015-2016 and the ***Renewals and Replacements*** budgeted for FY 2015-2016. The proposed projects listed were 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.

Renewals 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 2015-2016 was provided in the packet. These spreadsheets included 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 would be included in the Unexpended - Construction Fund budget and the Plant Fund - Renewals and Replacements budget. Mary Elizondo addressed questions related to the proposed improvements and budget.

Review and Discussion of 2013 Bond Construction Program for FY 2015 – 2016

Mr. Gilbert Gallegos from Broaddus & Associates attended the August 11, 2015 Facilities Committee meeting to review the proposed 2013 Bond Construction program projects budgeted for FY 2015-2016.

A spreadsheet outlining the proposed Bond Construction program projects and budget for fiscal year 2015-2016 was included in the packet. The budget spreadsheet was inaccurately labeled for each project category, and the Committee rejected the report, asking that it be corrected and brought back to the Committee at a subsequent meeting. No action was taken.

Review and Recommend Action on FY 2015-2016 Facility Lease Agreements

Approval of FY 2015-2016 facility lease agreements for use by South Texas will be requested at the August 25, 2015 Board meeting.

Facility lease agreements for FY 15-16 included the following:

1. Annual Facility Lease Agreements
2. Renewal of Facility Lease Agreement

3. Proposed New Facility Lease Agreements

Purpose – Facilities Planning and Construction requested two (2) new facility leases and renewal of nineteen (19) facility leases for use by various academic programs that host student instruction at various locations.

Justification and Benefit – The various locations were needed to accommodate programs with specific needs and to provide courses in convenient locations for students. For the various kinesiology program courses offered at South Texas College, the facilities needed were course specific (ex. golf, swimming, tennis, weight training, etc.). Other facilities were needed for academic and continuing education courses offered at various locations convenient for students.

1. Annual Facility Lease Agreements

Below is a list of facilities which were leased on an annual basis and used for various instructional purposes. The facilities would 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 2014-2015 a total of 1,090 students enrolled in physical education courses and a Physical Education Special Activity Fee of $55 was charged per student for each course taken. A total of $59,950 was collected for building use fees during FY 2014-2015. The total estimated cost of $44,000 was based on FY 2014-2015 actual expenses.

FY 15-16 Estimated Cost Based on FY14-15 Actual Expenses	
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 – McHi Tennis Courts	$1,350
Mighty Joe's Gym (Weslaco, TX)	$350
Ultimate Fitness Center (Weslaco, TX)	$6,200
Weslaco Fitness Center (Weslaco, TX)	$3,500
Total	**$44,000**

Staff recommended approval of these facility lease agreements for use during the period beginning September 1, 2015 through August 31, 2016, 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 2015-2016.

2. Renewal of Facility Lease Agreements

The Board approved the lease agreement with PSJA School District at the August 26, 2014 Board meeting for the term of August 15, 2014 to August 14, 2015. The Board also previously approved the lease agreement with City of Edinburg Fire Department at the April 22, 2014 Board meeting for the term of September 1, 2014 to May 31, 2015. The facilities listed below were previously approved for lease on an annual basis and currently requires renewal. Staff recommended approval to renew these facility lease agreements for use starting September 1, 2015.

Facility	Renewals in Contract	Renewal Requested	Lease Cost
PSJA School District – CCTA and Ballew High School - Classrooms, Science Labs, Computer Labs, Electronics Lab, Welding lab and Staff Offices	4	2nd	$1 annually plus prorated cost of security, custodial and utilities
City of Edinburg Fire Department	3	3rd	Up to $13,000 per semester for time and materials used

3. Proposed New Facility Lease Agreements

Staff developed two (2) new facility lease agreements which would provide for use of facilities for instruction starting fall 2015. The previous lease agreements for FY 2015 had expired and the College wished to contract for an additional academic year. The Board previously approved a lease agreement with La Joya ISD at the August 26, 2014 Board meeting for the term of August 30, 2014 to August 31, 2015. The Board also previously approved the lease agreement with McAllen Chamber of Commerce Creative Incubator at the March 31, 2015 Board meeting for the term of September 1, 2014 to August 31, 2015.

Below are the proposed new leases and a description for the proposed use:

Facility	Spaces	Estimated Cost	Term
La Joya ISD – Jimmy Carter Campus	Classrooms and library space	$1 annually plus prorated cost of	9/1/2015 to 8/31/2016
McAllen Chamber of Commerce Creative Incubator	Classrooms	$3,000.00 ($10/student)	9/1/2015 to 8/31/2016

Staff recommended approval of these two (2) new facility lease agreements for use during the period beginning September 1, 2015 through August 31, 2016.

These facilities would provide space for various academic programs during academic year 2015-2016. Funds for these expenditures were budgeted in the proposed Facilities Lease budgets for FY 2015-2016.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed facility lease agreements for use by South Texas College as presented. The motion carried.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 4:37 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney

1. Review and Recommend Action on FY 2015-2016 Facility Lease Agreements

Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 4:50 p.m. No action was taken in Executive Session.

Update on Status of Non-Bond Construction Projects

The Facilities Planning & Construction staff provided a design and construction update in the packet. This update summarized the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza were available to respond to questions and address concerns of the committee.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:51 p.m.

I certify that the foregoing are the true and correct minutes of the August 11, 2015 Facilities Committee Meeting of the South Texas College Board of Trustees.

_____
Mr. Gary Gurwitz, Chair

Approval of August 25, 2015 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee meeting of August 25, 2015 are presented for Committee approval.

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, August 25, 2015
@ 1:00 PM
McAllen, Texas

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 25, 2015 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 1:31 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., Mr. Paul R. Rodriguez, Ms. Rose Benavidez, and Mrs. Graciela Farias

Members absent: Mr. Roy de León and Mr. Jesse Villarreal

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. Robert Cuellar, Mr. Victor Gonzalez, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Ms. Ismael Adame, Mr. Eli Ochoa, Mr. John Gates, Mr. Chris Saab, Mr. Bob Simpson, Mr. Cliff Whittingstall, Mr. Jorge Perez, and Mr. Andrew Fish

Review and Discussion of 2013 Bond Construction Program for FY 2015 – 2016

Gilbert Gallegos from Broaddus & Associates attended 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 were provided for Committee review. The proposed budget amounts for each project were reviewed with Bond Construction Program Management Consultants Broaddus & Associates. Upon Board approval, the proposed projects would be included in the Bond Construction budget.

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 prepared schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase was necessary to establish the basis on which the project design team was given authorization to proceed with design development and construction document phases.

Justification
Once schematic design was approved, EGV Architects would 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 was part of the 2013 Bond Construction Program and included 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) was $12,000,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was 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 developed a schematic presentation describing the proposed design. The packet included these drawings of the site plan, floor plans, and exterior views.

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the proposed schematic design of the 2013 Bond Construction Technology Campus Southwest Building Renovation as presented. The motion carried.

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 prepared schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase was necessary to establish the basis on which the project design team was given authorization to proceed with design development and construction document phases.

Justification
Once schematic design was approved, EGV Architects would 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 was part of the 2013 Bond Construction Program and included 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) was $1,600,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was 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 developed a schematic presentation describing the proposed design. The packet included the drawings of the site plan, floor plans, and exterior views.

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

The Facilities Committee recommended the following modifications:

- The expansion was designed as a stand-alone facility adjoining an existing structure. The Committee asked that the architect design a strong aesthetic integration to tie both structures together.

- The existing structure includes restrooms with doorways opening to the exterior of the building, requiring individuals to exit the building entirely to use these restrooms. The Committee asked the architect to design alternates to either make the restrooms accessible from inside the building or to expand the existing structure to provide an enclosed hallway to access these restrooms.

The design team proposed adding the requested modifications to the existing structure as alternates in addition to the proposed expansion design.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the 2013 Bond Construction Starr County Campus Workforce Expansion with the modifications as described. The motion carried.

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 prepared schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase was necessary to establish the basis on which the project design team was given authorization to proceed with design development and construction document phases.

Justification
Once schematic design was approved, EGV Architects would 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 was 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) was $1,750,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the

Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters

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

The Facilities Committee recommended the following modification:

- The existing structure includes restrooms with doorways opening to the exterior of the building, requiring individuals to exit the building entirely to use these restrooms. The Committee asked the architect to design alternates to either make the restrooms accessible from inside the building or to expand the existing structure to provide an enclosed hallway to access these restrooms.

The design team proposed adding the requested modification to the existing structure as an alternate in addition to the proposed expansion design.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the 2013 Bond Construction Mid Valley Campus Workforce Expansion with the modification as described. The motion carried.

The South Texas College Board Facilities Committee adjourned to a short recess at 2:58 p.m. and returned at 3:08 p.m.

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

Justification
Once schematic design was approved, The Warren Group would 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 was part of the 2013 Bond Construction Program and included 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) was $5,700,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

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

The Facilities Committee recommended the following modification:

- The proposal included triangular accent windows which were designed to be reminiscent of the newly adopted South Texas College logo. The Committee expressed concern that there were too many accent windows, contributing to an overly “busy” façade. The Committee asked the architect to reduce the number of accent windows and space them as appropriate.

Upon a motion by Mrs. Graciela Farias and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design of the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria with the medication as described. The motion carried.

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 was necessary because of a limited block of time that was 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 was working 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 were only the materials required to be installed during the campus wide shut down and were considered “long lead items” that would not arrive in time for installation during the shutdown period. The architects provided the necessary construction documents to D. Wilson Construction Company which provided the Partial GMP in the amount of $318,139 and it included 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 was $4,300,000. The CM@R would submit the final GMP in fall 2016 and this Partial GMP would be rolled into it. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016.

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

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

Presenters
Representatives from Broaddus & Associates, Halff Associates, and D. Wilson Construction Company attended the Facilities Committee meeting to present the submitted Partial GMP.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the partial guaranteed maximum price (GMP) in the amount of $318,139 for the 2013 Bond Construction Pecan Campus Thermal Plant as presented. The motion carried.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:12 p.m.

I certify that the foregoing are the true and correct minutes of the August 25, 2015 Facilities Committee Meeting of the South Texas College Board of Trustees.

_____
Mr. Gary Gurwitz, Chair

Update on Status of 2013 Bond Construction Program

Enclosed is a copy of the presentation prepared by Broaddus & Associates as an update on the status of the 2013 Bond Construction Program. A representative from Broaddus & Associates will be present at the September 10, 2015 Board Facilities Committee meeting to provide the update.

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM
UPCOMING TIMELINE

Facilities Committee Meeting

September 10, 2015

BROADDUS & ASSOCIATES

BOARD APPROVAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline – 09/10/15

		July '15	August '15	September '15	October '15	November '15
Board Approval	1	Update (No Action)	Update (No Action)	Update (No Action)		
	2	Schematic Design Approval	Schematic Design Approval	Schematic Design Approval		
	3		Pecan Campus Thermal Energy Plant – Partial GMP	Nursing & Allied Health Thermal Energy Engineer Selection		
	4			Pecan Campus Thermal Plant Expansion GMP Approval		
	5					
	6					
	7					
	8					
	9					
	10					

OPERATIONAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

		July '15	August '15	September '15	October '15	November '15
Operational	1	Execute CM@R Contracts	BIM FM Execution Kickoff		Chiller Procurement	
	2	Execute Geotechnical & Material Testing Contracts	Schematic Design Deliverables			
	3	Update Master Program Schedule	Nursing & Allied Health Thermal Energy Plant			
	4		Update Master Plan Ongoing			
	5		Library Consultant Focus Groups			
	6		Kitchen Consultant Design			
	7					
	8					
	9					
	10					

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

		July '15	August '15	September '15	October '15	November '15
Informational/Presentations	1		Nursing & Allied Health Campus Expansion – Updated Exterior Elevations		OCIP Presentation	Volume Procurement Strategies
	2				Wage Scale Determination	
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

ITEMS REQUIRING BOARD FEEDBACK

South Texas College
2013 Bond Construction Program
Upcoming Timeline

		July '15	August '15	September '15	October '15	November '15
Items Requiring Board Feedback	1	Thermal Plant Solution for N&AH	N&AH Thermal Energy Plant - RFQ			
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - August 13, 2015

Project Number	PROJECT DESCRIPTION	Project Development					Design Phase				Price Proposals		Construction Phase						Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%	95% Substantial Comp	100%	Final Completion		
	Pecan Campus																			
	North Academic Building	■	■	■	■	■	■												PBK Architects	D. Wilson Construction
	South Academic Building	■	■	■	■	■													BSA Architects	D. Wilson Construction
	STEM Building	■	■	■	■	■													BSA Architects	D. Wilson Construction
	Student Activities Building and Cafeteria	■	■	■	■	■	■												Warren Group Architects	D. Wilson Construction
	Thermal Plant Expansion	■	■	■	■	■	■	■	■										Halff Associates	D. Wilson Construction
	Parking and Site Improvements	■	■	■	■														PCE	D. Wilson Construction
	Mid Valley Campus																			
	Health Professions and Science Building	■	■	■	■	■	■												ROFA Architects	Skanska USA
	Workforce Training Center Expansion	■	■	■	■	■													EGV Architects	Skanska USA
	Library Expansion	■	■	■	■														Mata + Garcia Architects	Skanska USA
	Student Services Building Expansion	■	■	■	■	■	■												ROFA Architects	Skanska USA
	Thermal Plant	■	■	■	■	■													DBR Engineering	Skanska USA
	Parking and Site Improvements	■	■	■	■														Halff Associates	Skanska USA
	Technology Campus																			
	Southwest Building Renovation	■	■	■	■	■													EGV Architects	ECON Construction
	Parking and Site Improvements	■	■	■	■														Hinojosa Engineering	ECON Construction
	Nursing and Allied Health Campus																			
	Campus Expansion	■	■	■	■	■	■												ERO Architects	D. Wilson Construction
	Parking and Site Improvements	■	■	■	■														R. Gutierrez Engineers	D. Wilson Construction
	Starr County Campus																			
	Health Professions and Science Building	■	■	■	■	■	■												Mata + Garcia Architects	D. Wilson Construction
	Workforce Training Center Expansion	■	■	■	■	■	■												EGV Architects	D. Wilson Construction
	Library	■	■	■	■														Mata + Garcia Architects	D. Wilson Construction
	Student Services Building Expansion	■	■	■	■	■	■												Mata + Garcia Architects	D. Wilson Construction
	Student Activities Building Expansion	■	■	■	■	■													Mata + Garcia Architects	D. Wilson Construction
	Thermal Plant	■	■	■	■	■													Sigma HN Engineers	D. Wilson Construction
	Parking and Site Improvements	■	■	■	■														Melden & Hunt Engineering	D. Wilson Construction
	Regional Center for Public Safety Excellence - Pharr																			
	Training Facility	■																	TBD	TBD
	Parking and Site Improvements	■																	TBD	TBD
	STC La Joya Teaching Site (Jimmy Carter ECHS)																			
	Training Labs Improvements	■	■	■	■														EGV Architects	TBD

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Mid Valley Campus Thermal Plant

Approval of schematic design by DBR Engineering for the 2013 Bond Construction Mid Valley Campus Thermal Plant will be requested at the September 22, 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, DBR Engineering 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, DBR Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Mid Valley Campus Thermal Plant project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - DBR Engineering
- **Construction Manager-at-Risk**
  - Skanska Building USA
- **Construction Cost Limitation (CCL)**
  - $3,800,000
- **Program Scope**
  - SQ FT – 3,888
  - One Floor

- **Chillers and Mechanical Support**
  - Water cooled chillers (4 at 600 tons each)
- **Office Spaces**
  - Facility Manager
  - Office Pool
  - Inventory/Custodial
- **Building Support Spaces**
  - Restroom
  - Loading Areas

Funding Source
The current Construction Cost Limitation (CCL) is $3,800,000 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 are 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, and Technology Resources departments.

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

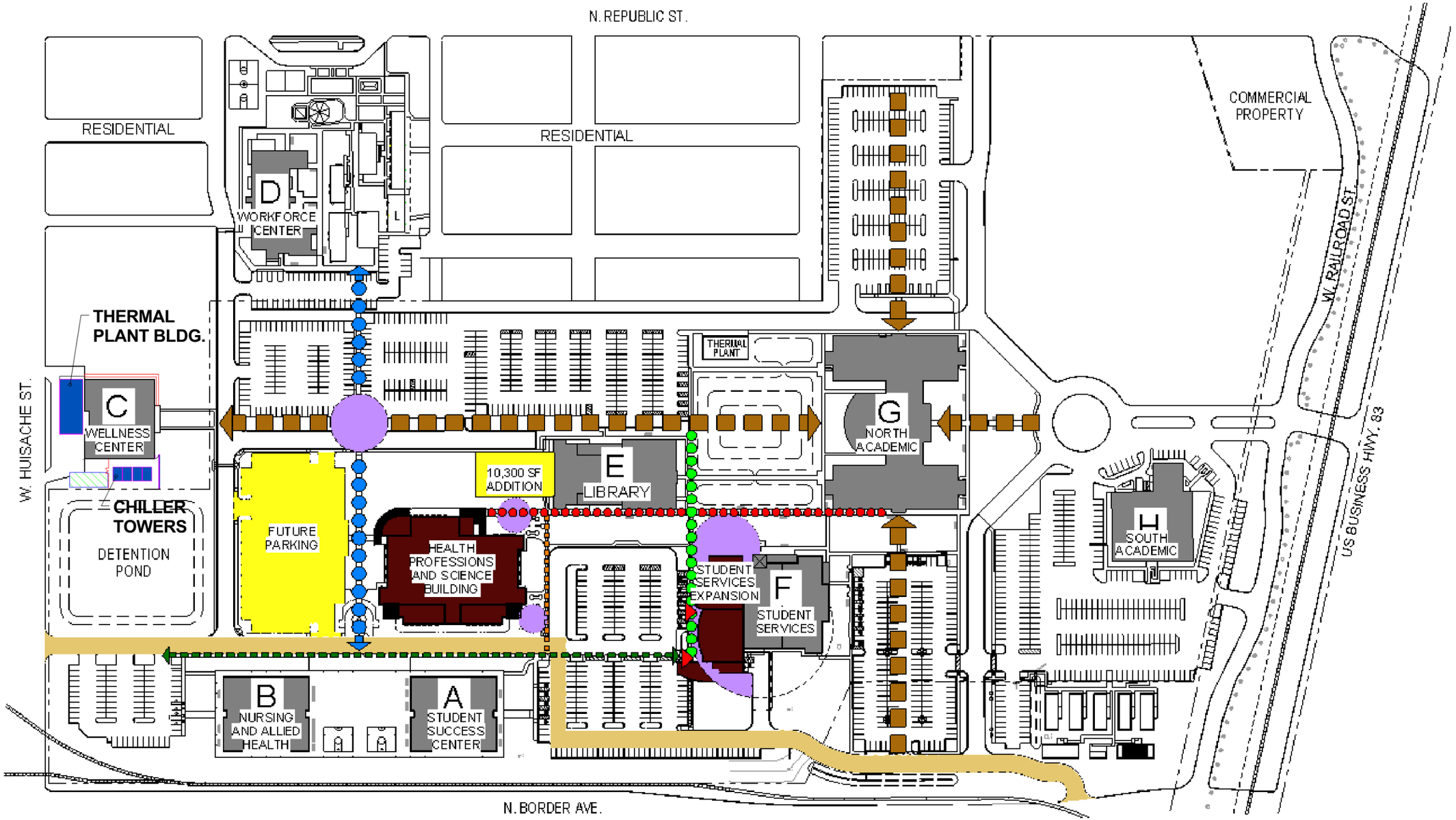
Presenters
DBR Engineering has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and DBR Engineering will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the September 22, 2015 Board meeting, the proposed schematic design by DBR Engineering for the 2013 Bond Construction Mid Valley Campus Thermal Plant as presented.

STC – 2013 Bond Program – Mid Valley Campus
Thermal Plant, Weslaco, Texas

SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

South Texas College
Mid-Valley Campus
Thermal Plant Building



N ◀ OVERALL SITE PLAN

SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

9/1/2015 2:10:10 PM

South Texas College
Mid-Valley Campus
Thermal Plant Building

SOUTH TEXAS COLLEGE

rofa architects

N

PARTIAL SITE PLAN

DBR
SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY
STC - MVC

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NORTHEAST VIEW

NORTHWEST VIEW

SOUTHWEST VIEW

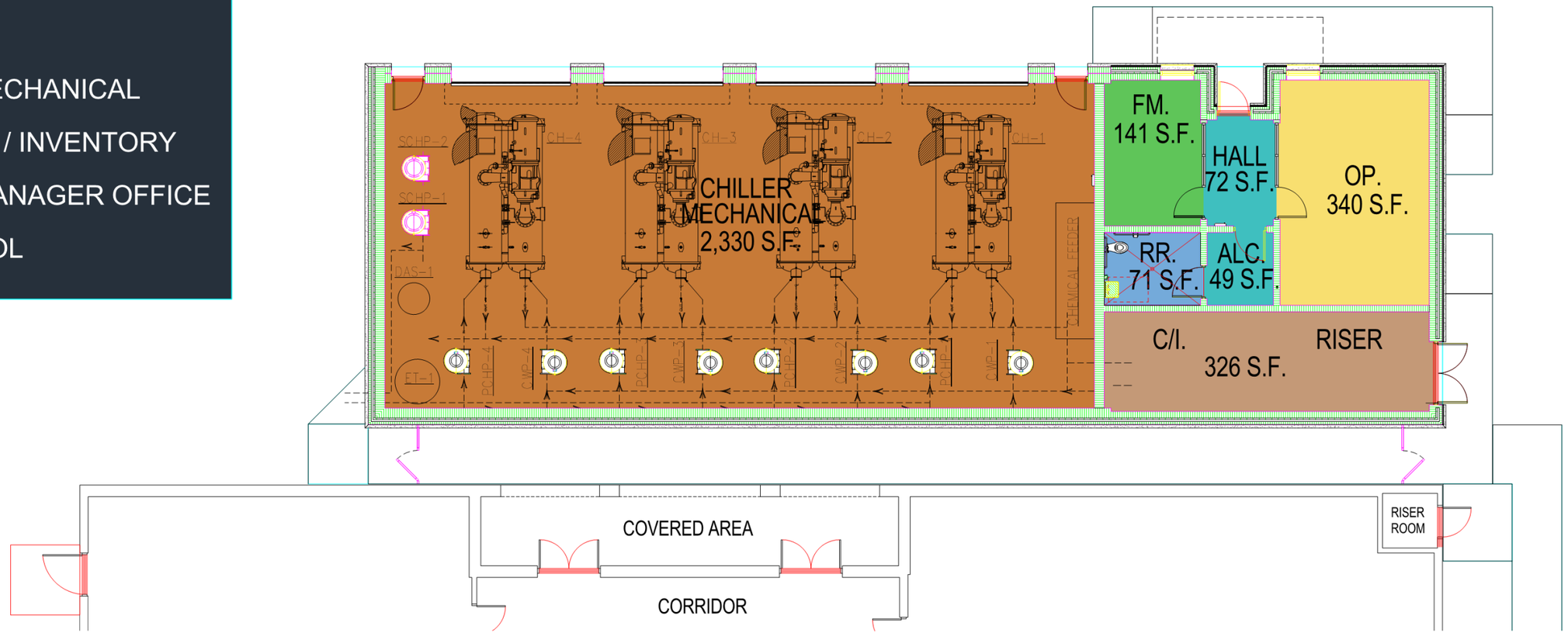
NORTH ELEVATION

South Texas College
Mid-Valley Campus
Thermal Plant Building

EAST ELEVATION

LEGEND

- HALL
- RESTROOM
- CHILLER MECHANICAL
- CUSTODIAL / INVENTORY
- FACILITY MANAGER OFFICE
- OFFICE POOL



rofa architects

3,888 S.F.

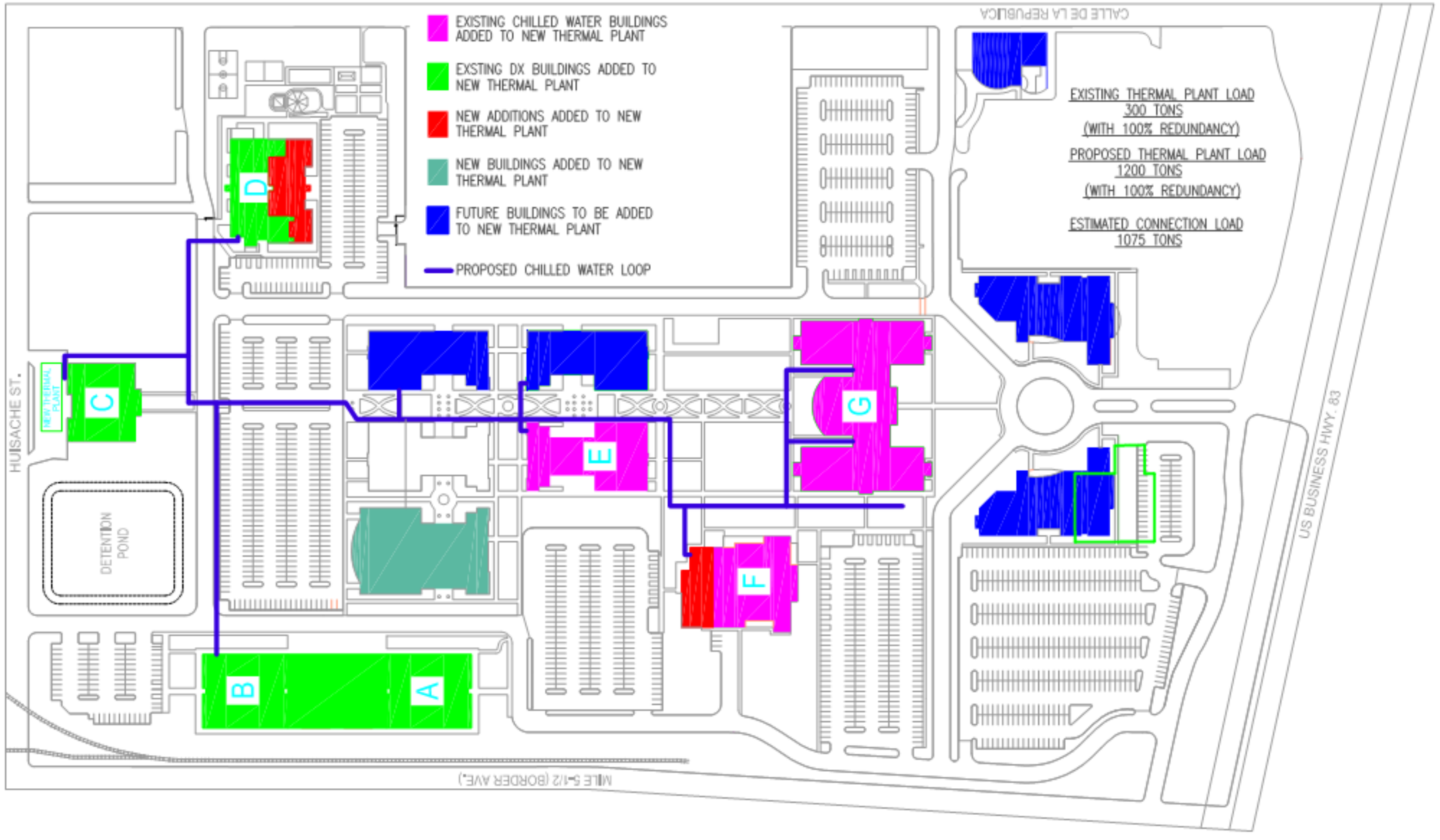
N

ENLARGED FLOOR PLAN

DBR SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

9/1/2015 3:10:49 PM

South Texas College
Mid-Valley Campus
Thermal Plant Building



N ◀ PROPOSED CHILLED WATER LOOP

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Thermal Plant

Approval of schematic design by Sigma HN Engineers for the 2013 Bond Construction Starr County Campus Thermal Plant will be requested at the September 22, 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, Sigma HN Engineers 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, Sigma HN Engineers began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Starr County Campus Thermal Plant project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - Sigma HN Engineers
- **Construction Manager-at-Risk**
  - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
  - $3,800,000
- **Program Scope**
  - SQ FT – 4,082
  - One Floor

- **Chillers and Mechanical Support**
  - Water cooled chillers (3 @ 400 tons each)
- **Chiller Equipment Space**
- **Office Spaces**
  - Facility Manager
  - Office Pool
  - Inventory/Custodial
- **Building Support Spaces**
  - Restroom
  - Loading Area

Funding Source
The current Construction Cost Limitation (CCL) is $3,800,000 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 are 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, and Technology Resources departments.

Enclosed Documents
Sigma HN Engineers has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters
Sigma HN Engineers has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Sigma HN Engineers 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 22, 2015 Board meeting, the proposed schematic design by Sigma HN Engineers for the 2013 Bond Construction Starr County Campus Thermal Plant as presented.

SIGMA HN
ENGINEERS, PLLC

THERMAL PLANT EXPANSION

SOUTH TEXAS COLLEGE

STARR COUNTY CAMPUS

2013 BOND CONSTRUCTION PROGRAM

SOUTH TEXAS COLLEGE

EXISTING HVAC SYSTEMS

LEGEND

- BUILDINGS CURRENTLY ON EXISTING AIR COOLED THERMAL PLANT
- BUILDING CURRENTLY ON INDEPENDENT CHILLED WATER SYSTEM
- BUILDINGS CURRENTLY ON INDEPENDENT DX SYSTEMS
- PROPOSED NEW BUILDINGS

SIGMA HN ENGINEERS, PLLC

SOUTH TEXAS COLLEGE

PROPOSED THERMAL PLANT LOCATION

LEGEND

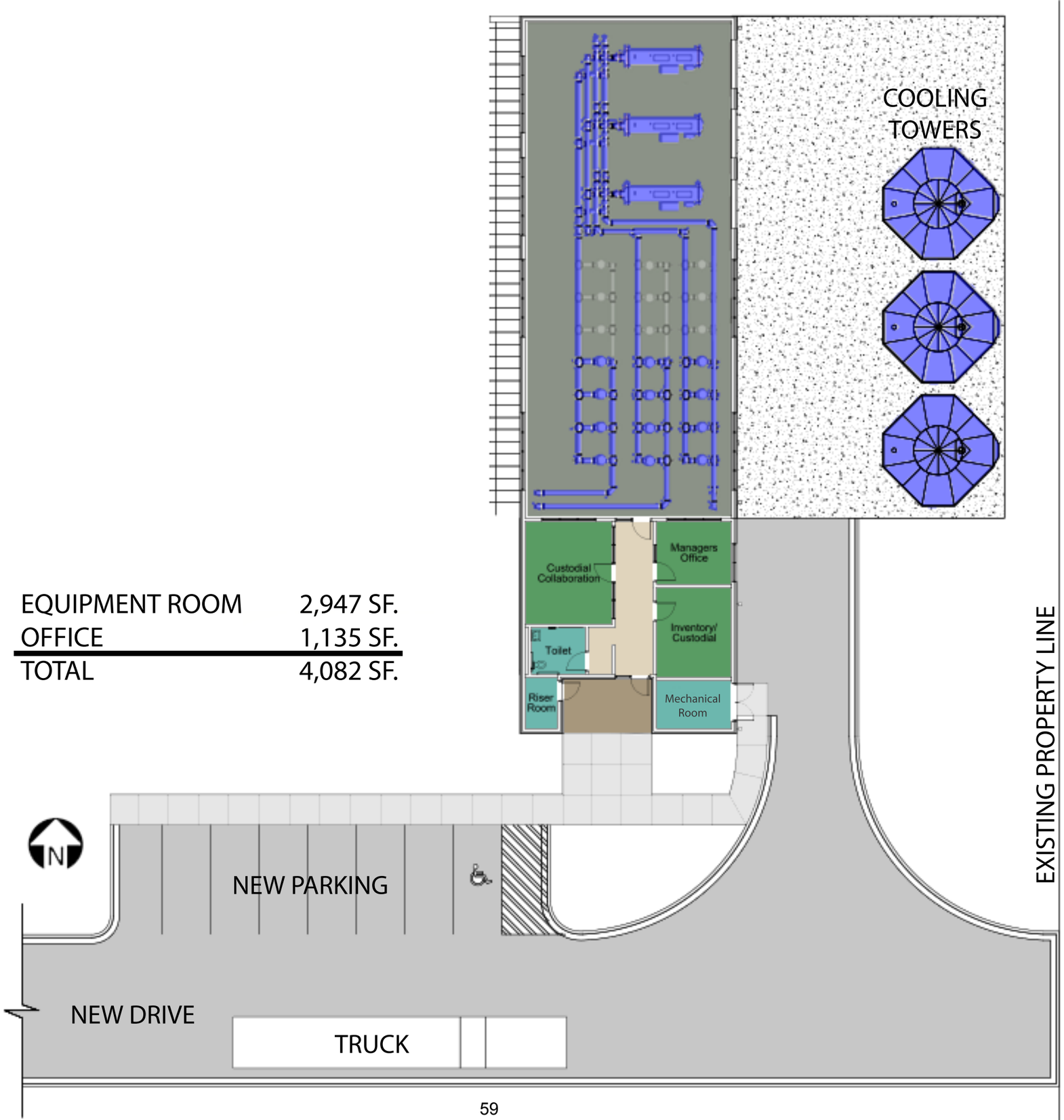
PROPOSED THERMAL PLANT LOCATION

COOLING TOWERS

SIGMA HN ENGINEERS, PLLC

SOUTH TEXAS COLLEGE

ENLARGED SITE PLAN



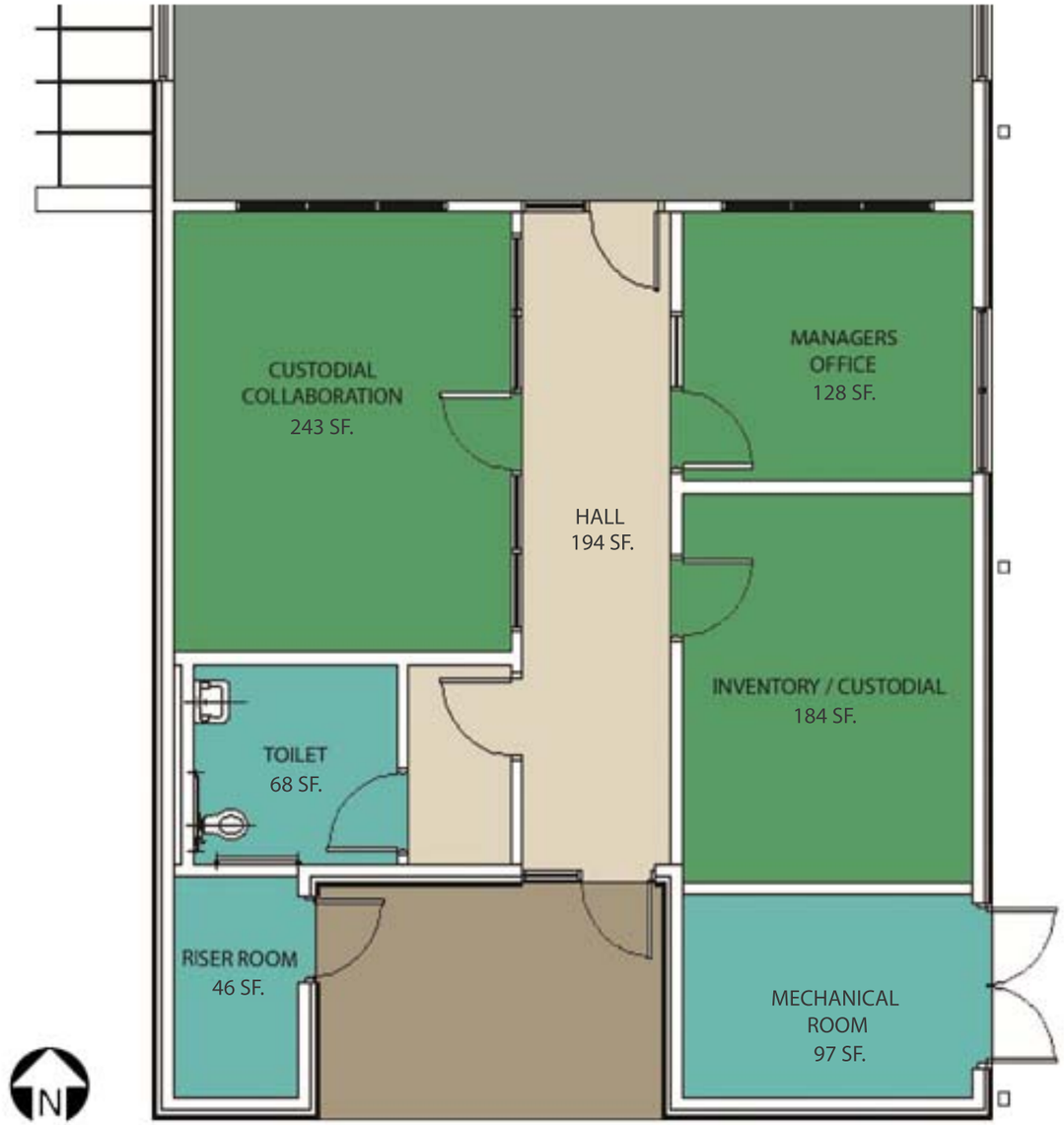
EQUIPMENT ROOM	2,947 SF.
OFFICE	1,135 SF.
TOTAL	4,082 SF.

SIGMA HN ENGINEERS, PLLC

SOUTH TEXAS COLLEGE

ENLARGED FLOOR PLAN

OFFICE 1,135 SF.

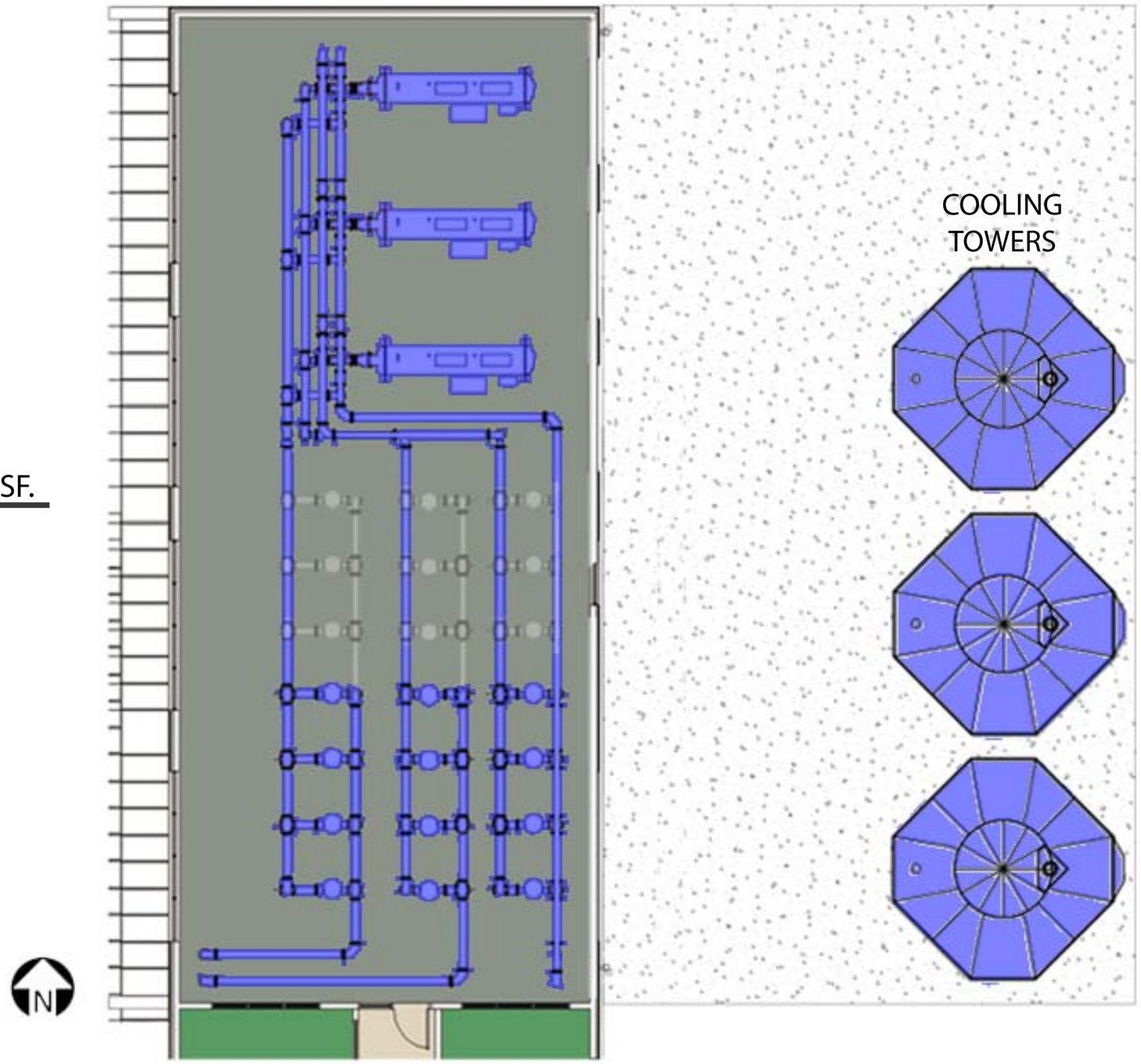


SIGMA HN ENGINEERS, PLLC

SOUTH TEXAS COLLEGE

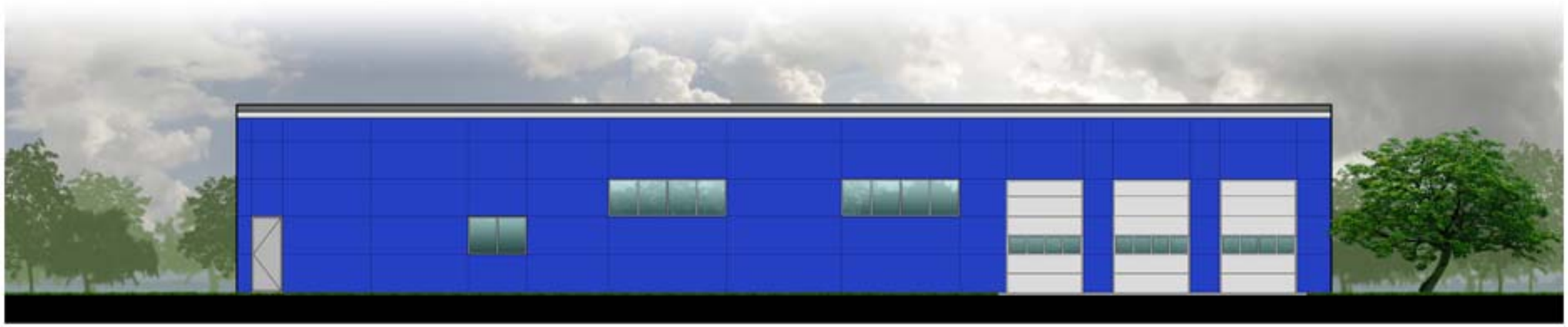
ENLARGED
EQUIPMENT ROOM

EQUIP. RM. 2,947 SF.

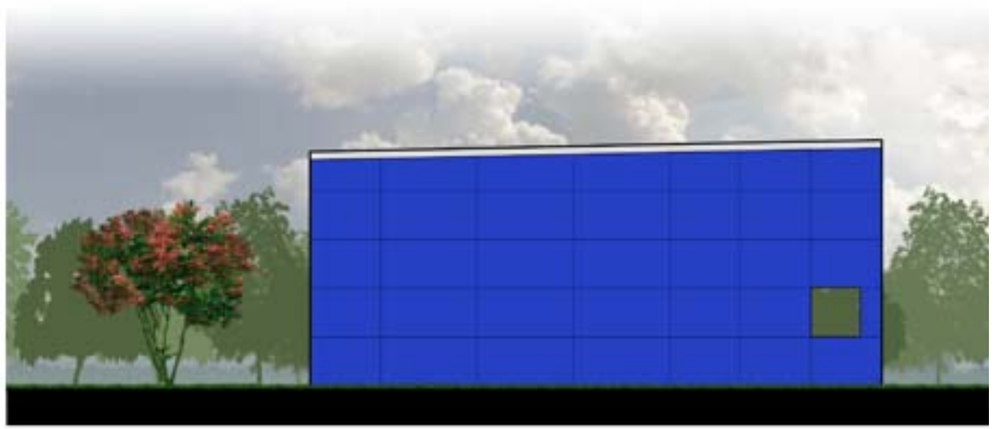


ELEVATIONS

WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

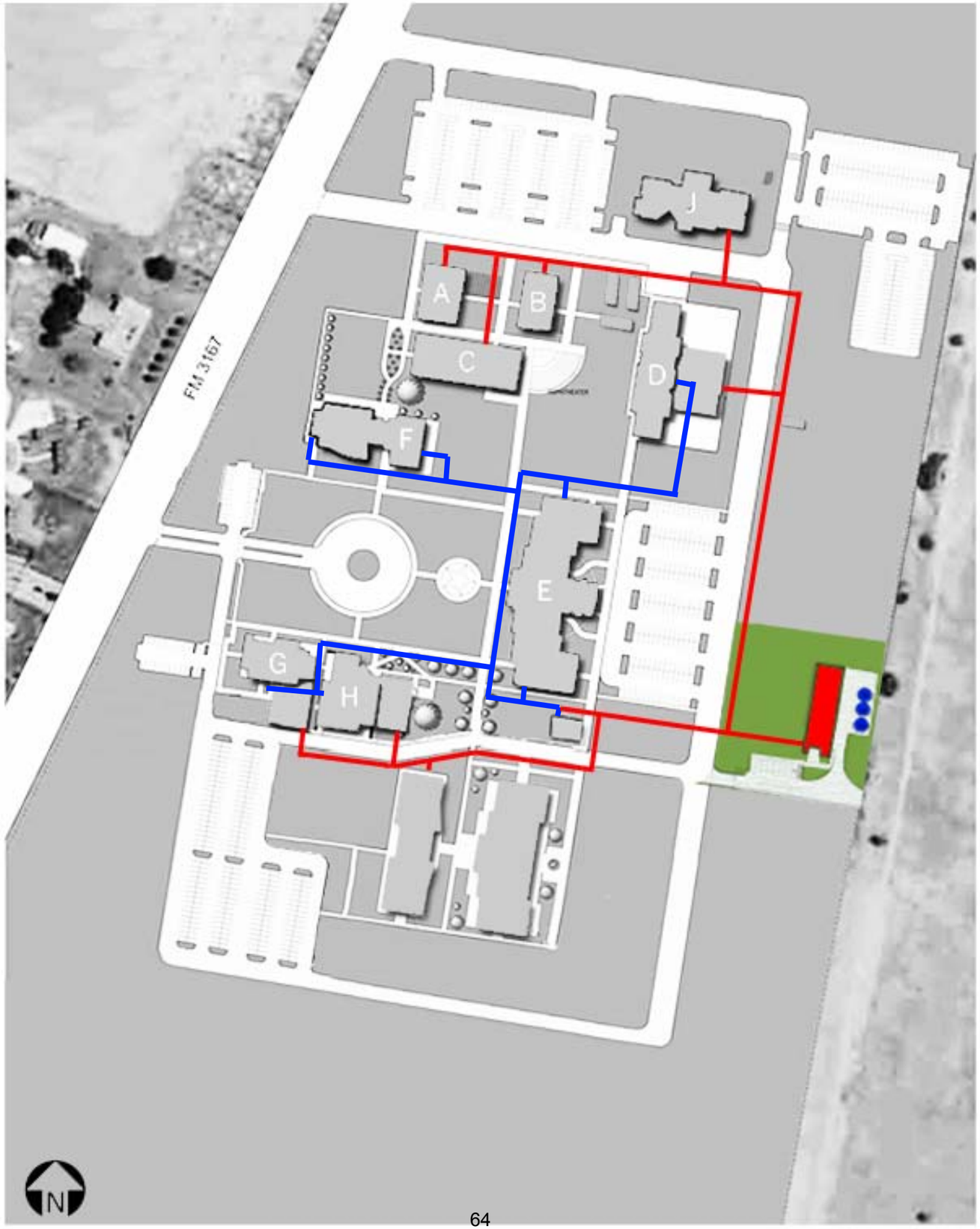
SOUTH ELEVATION

SIGMA HN ENGINEERS, PLLC

SOUTH TEXAS COLLEGE

NORTHWEST PERSPECTIVE

PROPOSED CHILLED WATER DISTRIBUTION



LEGEND

EXISTING CHILLED WATER PIPE

PROPOSED NEW CHILLED WATER PIPE

SIGMA HN ENGINEERS, PLLC

SOUTH TEXAS COLLEGE

Review and Recommend Action to Incorporate the Redesign and Renovation of the Existing Library Building with the 2013 Bond Construction Mid Valley Campus Program Library Expansion Project

Approval to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project will be requested at the September 22, 2015 Board meeting.

Purpose
Authorization is being requested to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project will be discussed.

Justification
The 2013 Bond Program includes an expansion to the existing Mid Valley Campus Library. Incorporating the redesign and renovation of the existing library space with the design of the 2013 Bond Construction Mid Valley Campus Library Expansion project, would ensure that the entire building is designed to function properly and provide the necessary library services effectively for the students. The design of the entire library space would allow for future planning, coordination of temporary library services, cost estimating, and scheduling for the construction of the existing library space.

Background
The existing library at the Mid Valley Campus consists of 24,000 square feet. An expansion of approximately 10,000 square feet is scheduled to be constructed as part of the 2013 Bond Construction Program. The concurrent redesign and renovation of the current library space with the designing and construction of the new library expansion is recommended to allow the existing and new portions of the building to function as a cohesive whole.

As previously authorized by the Board of Trustees, Mata+Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop the schematic design for the 2013 Bond Construction Mid Valley Campus Library Expansion. As an additional service to Mata+Garcia Architect's contract, 720 Design, Inc. has been authorized to provide an interior library design concept plan for the new library expansion as well as for the existing library building.

Feedback to staff is requested on how to proceed with the recommendation of the concurrent design and construction of the two spaces. An option may be to expand the scope for the architect and Construction Manager-at-Risk contractor awarded the 2013 Bond Construction Mid Valley Campus Library Expansion project with the redesign and renovation of the existing library space.

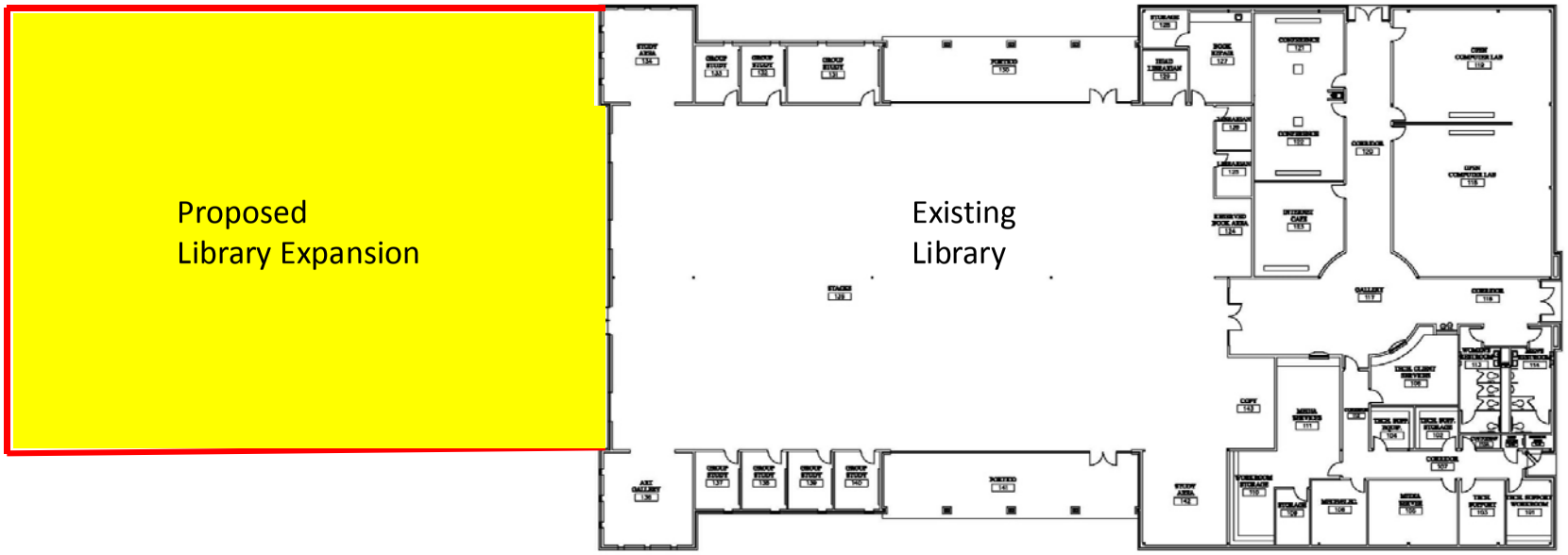
Funding Source
Funds will be identified depending on the course of action. Possible options for consideration are:

- Funds may be identified to be budgeted in the non-bond construction budget for FY 2016-2017.
- Funds may be identified by reallocating project funds in the approved non-bond construction budget for FY 2015-2016.
- Funds may be available from possible bond construction project savings in FY 2015-2016 and/or FY 2016-2017.

Enclosed Documents
Existing library floor plan with the proposed library expansion footprint

Presenters
Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to present and respond to questions.

It is requested that the Facilities Committee recommend for Board approval at the September 22, 2015 Board meeting, to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project as presented.



MID VALLEY CAMPUS
LIBRARY EXPANSION – BLDG E

Review and Recommend Action on Contracting Mechanical, Electrical, Plumbing (MEP) Engineering Services for the Nursing and Allied Health Campus Thermal Plant

Approval to contract mechanical, engineering, and plumbing (MEP) engineering services to prepare plans for the Nursing & Allied Health Campus Thermal Plant project will be requested at the September 22, 2015 Board meeting.

Purpose
Mechanical, Electrical, Plumbing (MEP) professional engineering services are necessary for design and construction administration services for the thermal energy plant project. The engineering scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection for the thermal plant.

Justification
This thermal energy plant project will provide heating, ventilation, and air conditioning (HVAC) systems for the existing facilities located on the South Texas College Nursing & Allied Health Campus as well as for the new 2013 Bond Construction Nursing & Allied Health Campus expansion project.

The current HVAC systems in the existing buildings are air cooled chiller systems and are near their “end of useful life” periods and scheduled to be replaced. The proposed thermal plant will be designed as a water cooled chiller system servicing all three buildings.

The 2013 Bond Nursing & Allied Health Campus Expansion project budget will include:

- HVAC system within the building
- Chilled water piping extending to the new proposed thermal plant

The proposed Nursing & Allied Health Thermal Plant project budget will include:

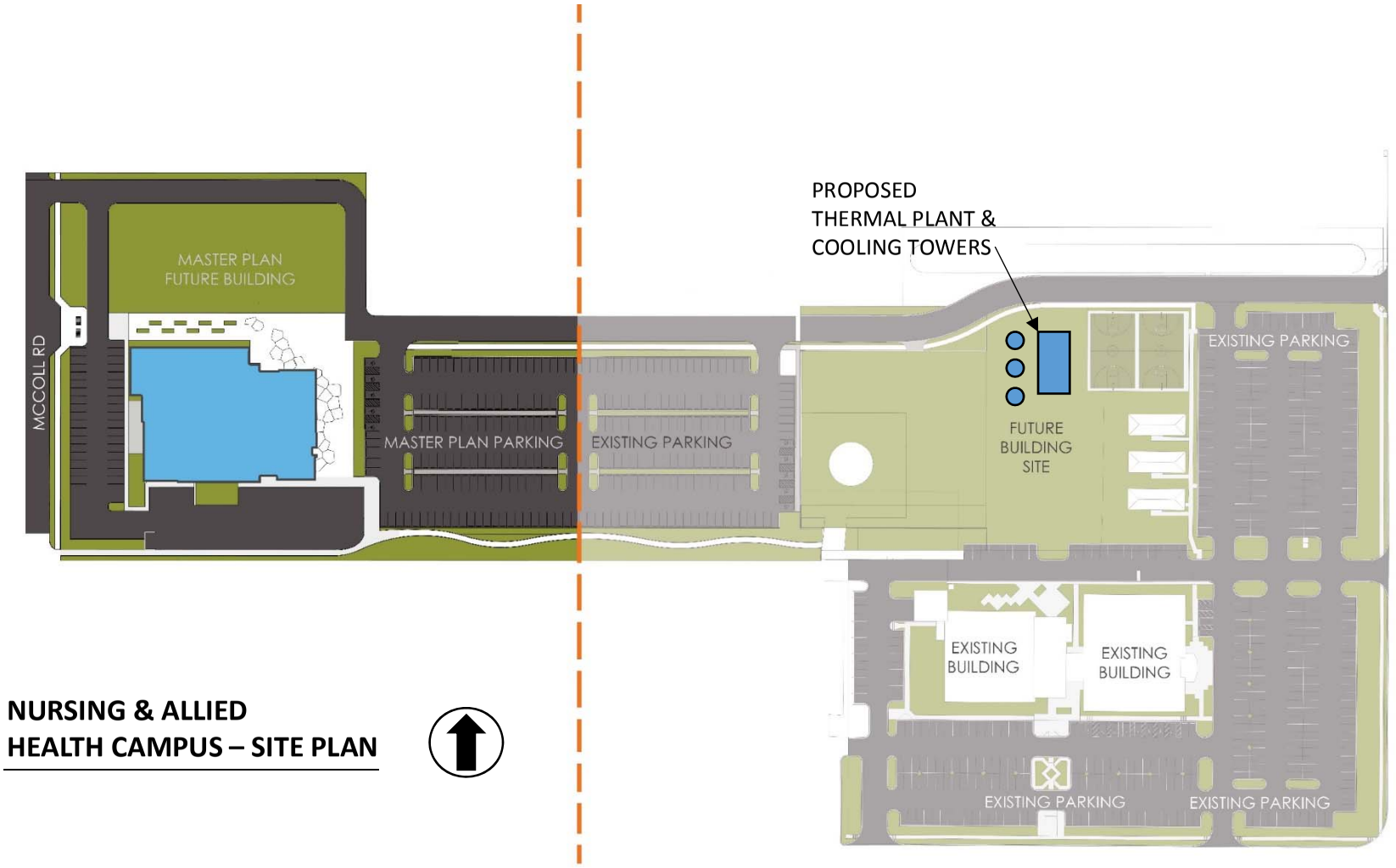
- New thermal plant facility
- New water cooled chillers
- New cooling towers
- New piping to the existing buildings
- Retrofitting of the existing system to accept the new thermal plant system
- Removal and salvaging of existing air cooled chillers

Background
On August 3, 2015, STC began soliciting MEP engineering qualifications for the purpose of selecting a firm to prepare the necessary plans for the thermal plant. A total of eight (8) firms received a copy of the RFQ and a total of five (5) firms submitted their responses on August 19, 2015.

Funding Source
Funds for these expenditures are budgeted in the non-bond construction budget for FY 2015-2016.

Enclosed Documents
A site plan indicating the location of the proposed thermal plant is enclosed. STC staff members completed evaluations for the firms and prepared the enclosed scoring and ranking summary. A blank evaluation form is also enclosed for the committee's review.

It is requested that the Facilities Committee recommend for Board approval at the September 22, 2015 Board meeting, the contracting of mechanical, engineering, and plumbing (MEP) engineering services with Ethos Engineering for preparation of plans for the Nursing & Allied Health Campus Thermal Plant project as presented.



NURSING & ALLIED
HEALTH CAMPUS – SITE PLAN

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PROJECT NO. 15-16-1015

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Halff Associates, Inc.	MEP Solutions Engineering, PLLC.	Sigma HN Engineers, PLLC.
ADDRESS	200 S 10th St Ste 901	119 W Van Buren Ave Ste 101	5000 W Military Ste 100	600 E Beaumont Ave Ste 2	701 S 15th St
CITY/STATE/ZIP	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-683-1640	956-230-3435	956-664-0286	956-664-2727	956-332-3206
FAX	956-683-1903	956-720-0830	956-664-0282	956-664-2726	956-687-5561
CONTACT	Edward Puentes	Cesar Gonzalez	Menton Murray III	Luis Javier Pena	Jesus Gabriel Hinojosa
3.1 Statement of Interest					
3.1.1 Statement of Interest on projects	Pointed out the work the firm has provided for STC recently, including services for a thermal plant at Mid-Valley Campus. Indicated their understanding of STC's need for quick response and attention to detail.	Pointed out the personnel's experience in providing services. Emphasized their previous work for STC and therefore their familiarity with the campuses, staff and design standards.	Pointed to the firm's work already provided to the college in the past. Added that they have first-hand knowledge of the NAH Campus from the previous projects and the design of MEP systems for the new building at the campus under the 2013 Bond Program.	Pointed out the firm's experience in providing "full service " MEP engineering to governmental entities such as municipalities, universities, healthcare and other educational facilities.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
3.1.2 Firm History and Credentials	- Providing services since 1972 - 117 staff member in 5 offices in Texas - 22 licensed engineers - 14 LEED accredited professionals	- 8 full time employees - 2 registered engineers - Firm established in spring of 2014	- Founded in Dallas in 1950 - Has 13 offices in Texas - McAllen office since 1994 - About 550 total staff	- Firm was established in 2007 - Has 5 employees - Staff includes two professional engineers	Established in 2012. Indicated a combined 15 years experience of the two principals. Stated that they have completed over 100 projects with 20 of these for higher education.
3.1.3 Narrative describing firm's qualifications and specialized design experience	Pointed out design work on many thermal plants for educational clients and their current work for STC on a thermal plant project. Also emphasized their hands-on construction administration services and their commissioning services.	Summarized the experience of the three top staff members (20, 25 and 9 years). Emphasized the experience of one of their principals in the design of large central plants and thermal energy storage projects.	Firm stated their familiarity with the existing STC HVAC systems and their distribution systems and in particular, their design of the system at the Pecan and Starr County campuses.	Pointed out the experience of the two engineers within the firm and the specific experience with the design of various systems, including thermal plants.	Pointed out the work of the two principals on thermal energy projects for STC and various school districts.
3.1.4 Statement of Availability and Commitment of firm, consultants, and key professionals	Indicated that staff are qualified and prepared to dedicate themselves to the project. Pointed to the availability of staff from other offices to assist if needed.	Indicated that they are available as soon as they are awarded and will make the STC project their top priority.	Indicated that the staff identified will be ready and available for the project. They pointed to the depth of staff at their McAllen office and the support from other offices.	Firm did not directly address this section of the RFQ, but had indicated that the project manager will dedicate the required time to scheduled milestones.	Indicated that firm has the resources and is prepared to perform work for STC. Listed a staff of seven, including the principals. Stated that they will ensure the necessary resources for the project.
3.2 Prime Firm					
3.2.1 Experience and expertise of principles and key members, Including resumes	Included resumes for the following staff: - Edward Puentes, PE, Partner in Charge/Project Manager - Antonio Salazar, Jr., Mechanical Designer - Thomas Raveney, EIT, Electrical Designer - Maritza Garza, EIT, Plumbing Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, Principal - Guillermo Quintanilla, Principal - Cesar Gonzalez, PE, Principal	Included resumes for the following staff: - Menton "Trey" Murray III, PE, Project Leader - Robert Tijerina, EIT, HVAC/Plumbing - Hugo H. Avila, PE, HVAC/Plumbing - Tom Dearmin, PE, LEED AP, Electrical - Robert L. Saenz, PE, CFM, Civil Principal - Benjamin E. Macias, PE, Civil Project Manager - Raul Garcia Jr., PE CFM, Drainage/Site Design	Provided resumes for the two professional engineers: - Luis Javier Pena, PE - Abram L. Dominguez, PE	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP - Jose Antonio Nicanor, PE, LEED AP
3.2.2 Proposed project assignments, lines of authority, estimated time assignment of personnel	Listed the assignments for the above named staff and the time commitment each will devote to the project.	Indicated the specific duties of all three principals and other staff who will be involved in project. Indicated that the principals will devote from 66% to 100% of their time to the project. Lines of authority are shown in the organization chart submitted.	Showed time assignments for the four top staff member from firm who will be involved in the project. Also included the time assignment by the architect for the project and the Structural design subconsultant.	Statement of project assignments was not submitted, but is shown on the organization chart.	Indicated a 100% time commitment from both principles for the project and provided the time commitments from the five other staff.
3.2.3 Prime Firm's Proximity to College and ability to respond to project needs	Pointed to their McAllen location and that they are only 10 minutes away from the STC Nursing & Allied Health Campus.	Located in Harlingen. Indicate that they are able to respond to calls for meetings in about an hour.	Located in McAllen. Stated that they are 10 minutes away from the STC Nursing and Allied Health Campus.	Located in McAllen and is therefore in close proximity to STC.	Location is in McAllen. Indicated that their office is 2.5 miles from the campus and this means they are five minutes away.
3.2.4. Prime Firm's experience with Building Information Model	Indicated their use of Autodesk Revit since 2006. Stated that their are 80+ projects in which this software has been used and listed several of these projects.	Stated that firm staff has used BIM models for several years. They added that the firm has the software and design expertise to design the project in an integrated BIM environment.	Indicated that the McAllen team has used BIM on more than 25 projects in the last 5 years. Has designed three water-cooled plants using BIM.	Indicated that firm has used BIM since 2011.	Indicated that the two principals underwent training on Revit in 2011. Currently using BIM software for Starr County Campus thermal plant project and have used on other projects.
3.2.5 Litigation prime firm is involved in	Indicated that there is no past or pending litigation that would affect ability to provide services to STC.	Stated that there is no pending or outstanding litigation against the firm.	Stated that because of the size and the number of projects the firm is involved in, it is occasionally a defendant in litigation, but indicated that there are no present matters that would affect the firm's ability to meet obligations on the project.	Stated that firm is not currently under any litigation.	Indicated that they are not currently involved in litigation that would affect ability to provide services to STC.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and basic Services consultants	Included organization chart with the staff who will be assigned to project and also included the following subconsultants: - Melden & Hunt - Civil Engineering - Hinojosa Engineering - Structural Engineering - ERO International Architects - Architectural	Included organization chart that showed all firm staff and which included the following subconsultants: - Boultinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Included organization chart with the staff who will be assigned to the project and also included the following subconsultants: -ERO Architects - Architectural - Chanin Engineering - Structural	Organizational chart was included that showed all firm staff with their roles and lines of authority. It did not show any subconsultants.	Organization chart was included showing the primary role of the two principals and which included two subconsultants. The subconsultants are: - Mata Garcia Architects - CLH Engineering
3.4 Representative Projects					

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PROJECT NO. 15-16-1015

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Halff Associates, Inc.	MEP Solutions Engineering, PLLC.	Sigma HN Engineers, PLLC.
3.4.1 Minimum of 5 projects firm has worked on	- South Texas College - Mid Valley Campus - Central Thermal Plant ($3.8 million) - Klein ISD - Klein High School ($103,548,388) - Rio Grande City CISD - Rio Grande City High School ($52,268,703) - Blinn College - Chiller Replacement and Central Plant Upgrade ($585,515) - Laredo Community College - New South Campus ($32.5 million)	- South Texas ISD - BETA Campus Chiller Replacements ($1,612,744) - Brownsville ISD - Veterans Memorial High School ($60,000,000) - Los Fresnos CISD - Los Fresnos United 9th Grade Center ($50,000) - Valley International Airport - Mechanical Upgrades ($2,163,395) - Idea Academy - Headquarters Building ($11,500,000)	- South Texas College - Starr County Campus ($12 million) - South Texas College- New Thermal Plant and Distribution System ($4.1 million) - Mission Veterans Memorial High School Phase I & II ($1.4 million) - San Benito CISD - San Benito High School Renovation ($5.3 million) - Texas State Technical College - Central Chiller Plant Upgrade ($8 million)	- Donna ISD - Donna North High School ($46,500,000) - PSJA ISD - T-STEM Early College High School - Phase I Renovations and Additions ($8,087,000) - PSJA ISD - T-STEM Early College High School - Phase II ($9,691,000) - PSJA ISD - Science Lab Classroom Additions ($7,478,000) - IDEA Academy, (three locations for total of $12,388,080)	- La Joya ISD - Hidalgo County FEMA Safe Room ($5.75 million) - STC - Pecan Campus Student Services Building Modifications ($350,000) - UT-Pan American - NECC/MAGC Chilled Water Piping ($200,000) - Edinburg CISD - Freddy Gonzalez Elementary School Renovations ($1.36 million) - South Texas College Starr County Thermal Plant Expansion ($3.8 million)
3.5 References					
3.5.1 References	- Texas State Technical College - UT-Pan American - Texas Southmost College - La Joya ISD - Blinn College -Edinburg CISD - PSJA ISD - City of McAllen - McAllen ISD - Harlingen ISD	- South Texas ISD - Brownsville ISD - Los Fresnos CISD - Valley International Airport - Idea Public Schools	- Texas State Technical College - UT-Pan American - McAllen ISD - La Joya ISD - Mission CISD	- Boultinghouse Simpson Gates Architects - ERO Architects - ROFA Architects - PBK Architects - The Warran Group Architects	- La Joya ISD - UT-RGV - UT- Pan American - Hidalgo County, Precinct 4 - Edinburg CISD - Donna ISD
3.6 Project Execution					
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	Indicated their ability to expedite design services. Reiterated the availability of staff from other office within Texas.	Reiterated their commitment to the project, including commitment by their subconsultants. Stated that they are willing to add more design staff if needed.	Indicated that their staff of 20 at the McAllen office provides a production capacity that no other local firm can match. Also added that staff from other offices are available if needed.	Stated their willingness to expedite design services and construction administration for the project.	Indicated that meeting schedules and accelerated timelines is part of the firm's culture. Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.
Total Evaluation Points	556.82	563.31	562.64	511.15	545.31
Ranking	3	1	2	5	4

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PROJECT NO. 15-16-1015
EVALUATION SUMMARY

	NAME	DBR Engineering Consultants, Inc.		Ethos Engineering		Halff Associates, Inc.		MEP Solutions Engineering, PLLC.		Sigma HN Engineers, PLLC.	
	ADDRESS	200 S 10th St Ste 901		119 W Van Buren Ave Ste 101		5000 W Military Ste 100		600 E Beaumont Ave Ste 2		701 S 15th St	
	CITY/STATE/ZIP	McAllen, TX 78501		Harlingen, TX 78550		McAllen, TX 78503		McAllen, TX 78501		McAllen, TX 78501	
	PHONE	956-683-1640		956-230-3435		956-664-0286		956-664-2727		956-332-3206	
	FAX	956-683-1903		956-720-0830		956-664-0282		956-664-2726		956-687-5561	
	CONTACT	Edward Puentes		Cesar Gonzalez		Menton Murray III		Luis Javier Pena		Jesus Gabriel Hinojosa	
1	3.1 Statement of Interest - up to 100 points 3.1.1 Statement of interest on projects 3.1.2 Firm History and Credentials 3.1.3 Narrative describing firm's qualification and specialized design experience 3.1.4 Availability and commitment of firm, consultants and key professionals	86 95 90 91 92 95	91.5	93 97 85 97 95 94	93.5	92 98 95 95 95 95	95	84 90 70 80 90 93	84.5	85 94 85 85 92 93	89
2	3.2 Prime Firm - up to 100 points 3.2.1 Experience and expertise of principles and key members, including resumes 3.2.2 Proposed project assignments, lines of authority, estimated time assignment of personnel 3.2.3 Firm's proximity to college and ability to respond to project needs 3.4.2 Firm's experience with Building Information Modeling 3.2.5 Litigation prime firm is involved in	85 93 95 93 90 94	91.66	92 95 85 98 93 94	92.83	90 95 95 95 95 95	94.16	76 85 65 95 85 92	83	89 89 80 97 90 93	89.66
3	3.3 Project Team - up to 100 points 3.3.1 Organizational chart showing, the roles of the prime firm and basic services consultants --Name Consultant and provide brief history --Consultant's proposed role in project --Projects Consultant and prime have worked together on in last 5 years --Statement of Consultant's availability for this project --Resumes showing experience and expertise of key individuals	90 95 95 95 92 94	93.5	92 95 85 99 95 93	93.16	94 90 95 96 95 95	94.16	80 60 65 50 80 92	71.16	89 89 80 93 92 93	89.33
4	3.4 Representative Projects - up to 100 points 3.4.1 Specific data on 5 representative projects Project name and location, Project owner and contact information, project construction cost, project size in gross square feet, date project was stated and completed, professional services prime firm provided for the project, project manager, project engineer, project designer, names of consultant firms and their expertise and description of BIM processes.	86 90 90 95 90 93	90.66	90 93 85 97 95 93	92.16	92 95 95 99 95 95	95.16	80 85 75 85 90 91	84.33	84 89 85 93 93 91	89.16
5	3.5 Five References - up to 100 points 3.5.1 Name Owner and Owner's Representative and phone numbers	97 97 97 97 97 97	97	99 99 99 99 99 99	99	90 90 90 90 90 90	90	99 99 99 99 99 99	99	98 98 98 98 98 98	98
6	3.6 Project Execution - up to 100 points 3.6.1 Willingness and ability to expedite design and construction administration for project.	86 95 90 97 92 95	92.5	92 95 80 99 95 95	92.66	92 95 90 98 95 95	94.16	80 95 75 98 92 95	89.16	84 95 80 95 92 95	90.16
	TOTAL EVALUATION POINTS	556.82		563.31		562.64		511.15		545.31	
	RANKING	3		1		2		5		4	

Criteria	Evaluation Points
1. Criterion: The Respondent's price proposal	**Maximum 45 points**
a. Refer to RFP Section 4, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted
2. Criterion: Respondent's experience and reputation.	**Maximum 10 Points**
a. Provide total number of current company employees. b. Provide dollar amounts for each project contracted in the past twenty four months. c. Provide number of years your company has been in business. d. Are there currently or in the past five years, any judgments, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? e. Provide a customer reference list of no less than five (5 organizations for whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in this RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response

Criteria	Evaluation Points
3. Criterion: The quality of the Respondent's goods or services.	**Maximum 10 Points**
a. Describe your company's quality control program. b. Explain the methods used to maintain quality control in the construction project. c. Describe company's process for addressing warranty claims? d. Describe the experience of key personnel responsible for maintaining quality control. e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance is poor). References for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response
4. Criterion: Respondent's safety record.	**Maximum 5 Points**
a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response
5. Criterion: The Respondent's proposed personnel.	**Maximum 8 Points**
a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. b. Describe the project assignments and the percent of time each team member will be involved in the project. c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response

Criteria	Evaluation Points
6. Criterion: Respondent's financial capability and relation to the size and scope of the project.	**Maximum 9 Points**
a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response
7. Criterion: The Respondent's organization and approach to the project.	**Maximum 6 Points**
a. Provide a statement of the project approach. b. Submit a work schedule with key dates and milestones. c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response
8. Criterion: Respondent's time frame for completing the project	**Maximum 7 Points**
a. Refer to RFP Section 4, Pricing and Delivery Schedule	Score will be calculated based on proposals submitted
Total possible points	**100 Points**

Definitions of evaluation terms:

Excellent – respondent provided information which fully addressed or exceeded the requirements
Acceptable – respondent provided information which addressed most but not all of the requirements
Marginal – respondent provided minimal information on requirements
Poor/no response – respondent provided inadequate responses to requirements or did not respond.

Review and Recommend Action on Substantial Completion for the Following Non-Bond Construction Projects

Approval of substantial completion for the following projects will be requested at the September 22, 2015 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Pecan Campus AECHS Service Drive and Sidewalk Engineer: R. Gutierrez Engineering Contractor: Roth Excavating	Recommended	Expected October 2015	Substantial Completion Certificate
2.	Pecan Campus Art Building Existing Ceramic Arts Interior Renovations Architect: EGV Architects Contractor: Herrcon, LLC	Recommended	Expected October 2015	Substantial Completion Certificate
3.	District Wide Parking Lot Lighting Upgrades Engineer: DBR Engineering Contractor: Metro Electric	Recommended	Expected October 2015	Substantial Completion Certificate

1. Pecan Campus AECHS Service Drive and Sidewalk

It is recommended that substantial completion for this project with Roth Excavating be approved.

R. Gutierrez 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 August 14, 2015. 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.

Contractor Roth Excavating 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 October 2015 Board meeting.

2. Pecan Campus Art Building Existing Ceramic Arts Interior Renovations

It is recommended that substantial completion for this project with Herrcon, LLC be approved.

EGV Architects 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 August 19, 2015. 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.

Contractor Herrcon, LLC 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 October 2015 Board meeting.

3. District Wide Parking Lot Lighting Upgrades

It is recommended that substantial completion for this project with Metro Electric be approved.

DBR Engineering 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 August 27, 2015. 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.

Contractor Metro Electric 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 October 2015 Board meeting.

It is recommended that the Facilities Committee recommend for Board approval at the September 22, 2015 Board meeting, the substantial completion of the projects as presented.

R. Gutierrez Engineering Corporation

Engineering Firm Number: F-486
Surveying Firm Number: 101650-00

Certificate of Substantial Completion

PROJECT: STC ACHIEVE EARLY COLLEGE HIGH SCHOOL SERVICE DRIVE AND SIDEWALK
PROJECT NUMBER: ENG15.002
OWNER: SOUTH TEXAS COLLEGE
CONTRACTOR: ROTH EXCAVATING, INC.

The Work performed under this Contract has been reviewed and found, to the Engineer'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: Construction time is stopped at the day of Issuance.

Ramiro Gutierrez, P.E.	Ramiro Gutierrez, P.E.	8/14/2015
Engineer	By:	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.

The Contractor will complete or correct the Work on the list of items attached hereto and complete the work by August 21, 2015.

Roth Excavating, Inc.		8/18/15
Contractor	By	Date

The Owner accepts the Work or designated portion as substantially complete and will assume full possession thereof, in accordance with the contract documents.

SOUTH TEXAS COLLEGE		
Owner	By:	Date

130 East Park Avenue – Pharr, Texas 78577 – Phone: 956-782-2557 – Fax: 956-782-2558 – E-mail: rgutierrez@rgec.net

AUG 20 2015 AM10:13

REGISTERED ARCHITECT EDUARDO G. VELA 14497 STATE OF TEXAS

AIA® Document G704™ – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address)
Pecan Campus -Building B Ceramic & Art Labs Renovation
3201 W. Pecan Ave.
McAllen, TX 78501

PROJECT NUMBER: /
CONTRACT FOR: General Construction
CONTRACT DATE: June 9, 2015

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

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

TO CONTRACTOR:
(Name and address)
Herrcon, LLC
1333 E. Jasmine Ave, Ste. B
McAllen, TX 78501

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

Entire portion of the work with the exception of the items listed on the punch list.

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**

EGV Architects, Inc.		August 19, 2015
ARCHITECT	**BY**	**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: $5,460.45

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.

Herrcon, LLC		8/20/15
CONTRACTOR	**BY**	**DATE**

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 12:00 noon (time) on August 19, 2015 (date).

South Texas College		
OWNER	**BY**	**DATE**

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

AIA® Document G704™ – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address)
District Wide Lighting Upgrade for Parking Lots
142 FM 3167
Rio Grande City, Texas 78582

PROJECT NUMBER: 14816/000
CONTRACT FOR: General Construction
CONTRACT DATE: May 18, 2015

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

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

TO CONTRACTOR:
(Name and address)
Metro Electric
1901 Industrial Dr.,
McAllen, TX 78504

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

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
August 27, 2015

Edward Puentes
Partner | Operations Manager
DBR Engineering Consultants, Inc.
ARCHITECT

BY

August 28, 2015
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: $3,000.00

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.

Michael Gerdes
Vice - President
Metro Electric
CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 11:00 a.m. (time) on August 27, 2015 (date).

Dr. Shirley Reed
President
South Texas College

OWNER	BY	DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

Update on Status of Non-Bond 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. Mary Elizondo and Rick de la Garza will be present to respond to questions and address concerns of the committee.

Staff is reviewing the following concern with the design team and contractor. They are not ready to recommend action by the Facilities Committee or Board at this time, and anticipate making an appropriate recommendation at a subsequent Facilities Committee meeting should it be necessary.

The Facilities Planning and Construction staff would like to inform the committee that ProTech Mechanical, contractor for the Technology Campus Cooling Tower Replacement project, had substantially completed the project but did not meet the project deadline as per the construction contract. The Owner Contractor agreement has provisions to impose liquidated damages in the amount of $500 per day beyond the project deadline. We are currently working with the contractor and Halff Associates to verify the amount of delay days that the contractor has incurred.

NON-BOND CONSTRUCTION PROJECTS PROGRESS REPORT - August 25, 2015

Project number	PROJECT DESCRIPTION	Project Development					Design Phase				Solicitation of Proposals			Construction Phase						Project Manager	Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%	95% Substantial Comp	100%	Final Completion			
	Pecan Campus and Pecan Plaza																					
13-1-002	Pecan - Digital Marquee Sign		N/A																	Rick	N/A	TBD
14-1-012	Pecan - Annex Grant/Accountability Office Improvements																			Robert	EGV Architects	5 Star Construction
14-1-015	Pecan - Student Services Bldg Modifications																			Rick	ERO Architects	Bullard Construction
14-1-021	Pecan - Building A, G, H & X Electrical Disconnects																			John	ACR Engineering	Metro Electric
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns																			Robert	EGV Architects	TBD
15-1-002b	Pecan - Interior Renovation for Ceramic Arts																			Robert	EGV Architects	TBD
15-1-006	Pecan - Library Study Rooms Additions							On Hold												Robert	Boultinghouse Simpson Gates Architects	TBD
15-1-011	Pecan - Removal of existing trees for Bond projects		N/A			N/A														John	STC staff	Maldonado
15-1-012	Pecan - Infrastructure for relocation of Portable Buildings																			John	Melden & Hunt	Celso Gonzalez Const.
15-1-013	Pecan - Relocation of Electrical Power Lines																			Robert	Sigma Engineering	TBD
15-1-17	Pecan - Student Services Bldg. 1st Floor Modifications																			Rick	Boultinghouse Simpson Gates Architects	TBD
15-1-020	Pecan - AECHS Service Drive and Sidewalk Relocation					N/A														John	R. Gutierrez Engineering	Roth Excavating
N/A	Pecan - H.S.I. Grant Training Lab C111 Improvements		N/A	N/A							N/A	N/A								John	N/A	STD Staff
N/A	Pecan - Professional Development Office Improvements		N/A	N/A								N/A								Rick	N/A	STD Staff
15-1-R02	Pecan - Building A Carpet Replacement																			John	N/A	Innertech Flooring
N/A	Pecan - Building J Exhaust Fan																			Robert	EGV Architects	Holchemont Ltd.
15-1-007	Pecan-Health and Wellness Sports Field Lighting																			John	DBR Engineering	Zitro Electric
14-1-016	Pecan Plaza - Continuing Education Space Renovation																			Robert	Boultinghouse Simpson Gates Architects	Alpha Building Corp.
15-1-003	Pecan Plaza - Police Department Emergency Generator																			Rick	Halff Associates	TBD
15-1-004	Pecan Plaza - Asphalt Resurfacing on Back Side																			Victor	Halff Associates	5 Star Construction
	Mid Valley Campus																					
N/A	MV - Simulation Control Room		N/A	N/A																Victor	STC staff	STC Staff
	Technology Campus																					
14-3-R002	TC - West Academic Building Re-roofing																			Victor	Amtech Building Sciences	Rio Roofing
14-3-R006	TC - HVAC Cooling Tower Replacement																			Rick	Halff Associates	Pro-Tech
15-3-R001	TC - Replacement of flooring in Building B																			Robert	STC staff	Diaz Floors & Interiors
	TC - Building B Main Doors and Frame Replacement																			Robert	ROFA	TBD
	TC - Building C Conference Room																			Robert	ROFA	TBD
	Nursing and Allied Health Campus																					
14-4-001	NAH - Parking Lot Expansion																			John	Perez Consulting Engineers	Texas Cordia
14-4-R004	NAH - Irrigation system upgrades	N/A	N/A																	John	SSP Design	Southern Landscapes
14-4-005	NAH - Subdivision Plat				N/A	N/A					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		John	Perez Consulting Engineers	N/A
15-4-022	NAH - Walls for Library Quiet Study Area		N/A	N/A	N/A	N/A														Rick	STC staff	Manufacture
15-4-R001	NAH - Carpet Replacement II - West Wing (RR)		N/A	N/A	N/A	N/A														Robert	STC staff	Vintage Tile & Stone
	Starr County Campus																					
14-5-003	Starr - Parking Lot 5 and South Drive Lighting																			Rick	ACR Engineering	Zitro Electric
15-5-R01	Starr - Carpet Replacement Buildings A, B & C																			John	N/A	Innertech Flooring
New	Starr - Install Backup Generator for Building E Data Center																			Victor	TBD	TBD
	District Wide Improvements																					
14-6-010	DW - Building to Building ADA Accessibility Phase II																			Robert	Dannenbaum Engineering	TBD
14-6-011	DW - Parking Lots Lighting Upgrades to LED																			Robert	DBR Engineering	TBD
15-6-001	DW - Directional Signage		N/A	N/A																Victor	N/A	TBD
	DW - H.S.I. Grant Five Tier 1 Labs		N/A	N/A	N/A															John	N/A	Diaz Floors & Interiors

For FY 2014-2015, 23 non-bond projects are currently in progress, 16 have been completed and 22 pending start up - 61 Total

Status of Non-Bond Construction Projects in Progress
September 2015

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Digital Marquee Sign	100%	April 2015	1. Design Phase 2. Vendor has finalized design and provided a proposal	$40,000	TBD	$0	TBD
Grant/Accountability Office Improvements	100%	January 2015	1. Construction Phase 2. Construction complete	$24,000	$96,863.80	$96,863.80	$0
Student Services Building Offices Modifications	100%	January 2015	1. Construction Phase 2. Construction complete	$353,000	$392,519.05	$392,519.05	$0
Buildings A, G, H, & X Electrical Disconnects	100%	March 2015	1. Construction Phase 2. Construction complete	$100,000	$98,362	$98,362	$0
Covered Area for Ceramic Arts Kilns	5%	October 2015	1. Construction Phase 2. Contracts pending signature	$325,000	$339,259	$0	$339,259
Interior Renovation for Ceramic Arts	95%	August 2015	1. Construction phase 2. Substantial Completion	$325,000	$109,209	$26,636	$85,573
Library Additional Study Rooms	15%	June 2015	1. Design phase 2. Design on hold	$54,000	TBD	$0	TBD
Removal of Trees for Bond Construction	100%	January 2015	1. Construction Phase 2. Construction complete	$25,000	$21,142	$21,142	$0
Infrastructure for Relocation of Portable Buildings	35%	December 2015	1. Construction Phase 2. Construction in progress	$350,000	$333,249.50	$76,639.85	$256,609.95
Relocation of Electrical Power Lines	0%	December 2015	1. Board Approved vendor	$75,000	$15,070.22	$0	$15,070.22

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Student Services Building 1st Floor Modifications	30%	October 2015	1. Design Phase 2. Design in progress	$37,500	$23,125	$0	$23,125
AECHS Service Drive and Sidewalk Relocation	95%	August 2015	1. Construction phase 2. Substantial Completion	$60,000	$49,472	$0	$49,472
HSI Grant Training Lab C111 Improvements	100%	February 2015	1. Construction Phase 2. Construction complete	$0	$4,882.32	$4,882.32	$0
Professional Development Office Improvements	100%	February 2015	1. Construction Phase 2. Construction complete	$10,000	TBD	$0	TBD
Building A Carpet Replacement	95%	August 2015	1. Construction Phase 2. Construction in progress	$60,000	$41,320	$40,545.47	$774.53
Building J Science Lab Exhaust Fan	100%	May 2015	1. Construction Phase 2. Construction complete	$0	$23,300	$23,300	$0
Sports Fields Lighting	10%	December 2015	1. Construction phase 2. Construction in progress	$200,000	$228,000	$0	$228,000
Pecan Plaza Police Department Emergency Generator	10%	January 2015	1. Design phase 2. Design in progress	$30,000	$36,308.18	$23,031.14	$13,277.04
Pecan Plaza Asphalt Resurfacing on Alley Side	50%	September 2015	1. Construction Phase 2. Construction in progress	$75,000	$115,000	$0	$115,000
Mid Valley Campus							
Simulation Control Room	95%	August 2015	1. Construction Phase 2. Construction in progress	$15,000	$7,801	$1,401.52	$6,399.48
Technology Campus							

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
West Academic Building Re-roofing	50%	October 2015	1. Construction Phase 2. Construction in progress	$1,698,900	$1,296,000	$419,900	$876,100
HVAC Cooling Tower Replacement	95%	October 2015	1. Construction Phase 2. Construction in progress	$415,000	$396,000	$283,334	$112,665.91
Replacement of Flooring in Building B	100%	January 2015	1. Construction Phase 2. Construction complete	$50,000	$53,114.15	$29,247.03	$23,867
Building B Main Door and Frame Replacement	0%	October 2015	1. Design Phase 2. Contract negotiations in progress	$7,500	TBD	$0	TBD
Building C Conference Room Addition	0%	October 2015	1. Design Phase 2. Contract negotiations in progress	$9,600	TBD	$0	TBD
Nursing and Allied Health Campus							
Parking Expansion	100%	June 2015	1. Construction Phase 2. Construction complete	$740,000	$652,410.88	$652,410.88	$0
Irrigation System upgrades	85%	September 2015	1. Construction Phase 2. Construction in progress	$30,000	$37,767	$26,412.36	$11,354.64
Subdivision Plat for 6.63 Acres	95%	September 2015	1. Pending recording with Hidalgo County	$20,000	$19,690	$10,825	$1,390
Carpet Replacement II – West Wing	100%	June 2015	1. Construction Phase 2. Construction complete	$80,000	$63,720	$63,720	$0
Starr County Campus							

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Bldg E & J Crisis Management Center with Generator	0%	January 2015	1. Design Phase 2. Solicitation of consultant	$0	TBD	$0	TBD
District Wide							
Building to Building ADA Accessibility Improvements Phase II	95%	September 2015	1. Design Phase 2. Design work is in progress	$60,000	$83,389.03	$57,455.49	$25,933.54
Parking Lots Lighting Upgrades to LED	95%	August 2015	1. Construction phase 2. Substantial Completion	$100,000	$50,691	$0	$50,691
Directional Signage Updates	20%	July 2015	1. Project development 2. Work in progress	$25,000	$2,784	$2,784	$0
H.S.I Grant – Five Tier One Lab Conversions	100%	August 2015	1. Construction phase 2. Construction complete	$25,000	$22,820	$0	$22,820
For FY 2014-2015, 23 non-bond projects are currently in progress, 16 have been completed and 22 pending startup - 61 Total							