

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, November 10, 2015  
@ 4:00 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.”

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**Approval of October 6, 2015 and October 7, 2015 Facilities Committee Meeting  
Minutes**

The Minutes for the Facilities Committee meetings of October 6, 2015 and October 7, 2015 are presented for Committee approval.

# Facilities Committee Meeting Minutes October 6, 2015



**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, October 6, 2015  
@ 3:00 PM  
McAllen, Texas**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, October 6, 2015 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:15 p.m. with Mr. Paul R. Rodriguez presiding.

Members present: Mr. Paul R. Rodriguez

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

Also present: Dr. Shirley A. Reed, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. Trey Murray, Mr. Mario Reyna, and Mr. Andrew Fish

**Note Attendance:**

Mr. Paul R. Rodriguez called on Dr. Reed to note the attendance. Only Mr. Rodriguez was in attendance, and no other Committee members were present.

**Recess**

Mr. Rodriguez recessed the meeting at 3:16 p.m. and announced that it would resume the following day, October 7<sup>th</sup>, at 3:00 p.m.

I certify that the foregoing are the true and correct minutes of the October 6, 2015 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Paul R. Rodriguez  
Presiding

# Facilities Committee Meeting Minutes October 7, 2015

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Wednesday, October 7, 2015  
@ 3:00 PM  
McAllen, Texas**

**MINUTES**

The Facilities Committee Meeting was opened on Tuesday, October 6, 2015 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. That meeting went into recess at 3:16 p.m.

The Facilities Committee came out of recess on Wednesday, October 7, 2015 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:13 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León, Mrs. Graciela Farias, 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. Matthew Hebbard, Mr. Cody Gregg, Mrs. Becky Cavazos, Mr. Fernando Llamas, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garza, Mr. Trey Murray, Mr. Mario Reyna, and Mr. Andrew Fish

**Approval of September 10, 2015 Facilities Committee Meeting Minutes**

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Gary Gurwitz, the Minutes for the Facilities Committee meeting of September 10, 2015 were approved as written. 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 October 7, 2015 Board Facilities Committee meeting to provide the update.

## **Review and Recommend Action on Contracting Civil Engineering Services for the Non-Bond Pecan Plaza Parking Area for Police Vehicles**

Approval to contract civil engineering design services for the Non-Bond Pecan Plaza Parking Area for Police Vehicles will be requested at the October 27, 2015 Board meeting.

### **Purpose**

The procurement of a civil engineer would provide for design services necessary for the non-bond Pecan Plaza Parking Area for Police Vehicles project.

### **Justification**

The procurement of a civil engineer would allow for the engineer to work with staff 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. Construction documents would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Facilities Committee for a recommendation of Board approval to award a construction contract.

### **Background**

The police department currently has police vehicles that need to be parked and stored in a secured area. STC staff proposed an area adjacent to the existing police department that could be used for this purpose. An attached site plan showed the proposed location.

In order to proceed with the design of the parking area, staff recommended contracting civil engineering services for preparation of plans and specifications.

Four civil engineering firms listed below were previously approved by the Board at the March 31, 2015 Board meeting for one year to provide professional services as needed for projects under \$500,000.

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

Based on the following criteria, R. Gutierrez Engineers was recommended to provide civil engineering services for this project.

#### Criteria:

- Previous experience with facilities at Pecan Plaza
- Experience with similar projects
- Familiarity with the college's standards

### **Funding Source**

Funds were available in the FY 2015 – 2016 construction budget for design and construction of these improvements, with the final engineering fees to be negotiated.

<b>Project Budget</b>		
<b>Budget Components</b>	<b>Amount Budgeted</b>	<b>Actual Cost</b>
Design	\$25,000	Actual design fees were estimated and would be finalized during contract negotiations.
Construction	\$250,000	Actual cost would be determined after the solicitation of construction proposals.

### **Enclosed Documents**

The packet included a site plan indicating the location of the proposed parking area.

The Facilities Committee expressed reservations about the proposed budget for the project. The Committee made it clear that they would recommend Board approval to contract R. Gutierrez Engineers to develop the schematic and documentation necessary to publish a Request for Proposals, but wished to retain the right to terminate the project at that point if the costs were prohibitive.

Staff and legal counsel agreed that the standard engineering contract allowed the owner to terminate a project at this stage, and only pay design fees up through the completed work.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract civil engineering services with R. Gutierrez Engineers for the Non-Bond Pecan Plaza Parking Area for Police Vehicles project as presented and with the explicit stipulation that the Committee might recommend Board termination of the project upon review of any proposals and costs received. The motion carried.

### **Review and Recommend Action on Approval of Change Order for the Non-Bond Pecan Campus Portable Buildings Infrastructure**

Approval of proposed Change Order No. 2 with Celso Construction for the Pecan Campus Portable Buildings Infrastructure project will be requested at the October 27, 2015 Board meeting.

On April 28, 2015, the Board approved the construction proposal from Celso Construction which included the infrastructure for ten (10) portable buildings. On July 28<sup>th</sup> 2015, the Board approved the revised plan for relocation of two additional portable buildings for a grand total of twelve (12) portable buildings on the Pecan Campus to allow for the construction of the Bond projects. The two additional portable buildings were required to provide additional classrooms space.

Change Order No. 2 was needed to provide infrastructure for the two additional portable buildings as approved in the revised plan for the relocation of portable buildings.

This proposed change order item was reviewed and confirmed by the project design team at Melden & Hunt and STC staff.

<b>Pecan Campus Portable Buildings Infrastructure</b>			
<b>Change Order No.</b>	<b>Item Description and Justification</b>	<b>Cost/ Days</b>	<b>Funding Source</b>
2	<ul style="list-style-type: none"> <li><b>Description:</b> Infrastructure for electrical, fire alarm, data, mechanical, and concrete sidewalks.</li> </ul>	\$40,754.63	Non-Bond Construction
<b>Total Change Order No. 2</b>		\$40,754.63 0 days	Non-Bond Construction

A representative from Melden & Hunt and STC staff attended the October 6, 2015 Facilities Committee meeting to respond to questions from the Facilities Committee members.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of proposed Change Order No. 2 in the amount of \$40,754.63 with Celso Construction for the Pecan Campus Portable Buildings Infrastructure project as presented. The motion carried.

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

Approval of substantial completion for the following projects will be requested at the October 27, 2015 Board meeting:

	<b>Projects</b>	<b>Substantial Completion</b>	<b>Final Completion</b>	<b>Documents Attached</b>
1.	Nursing & Allied Health Campus Irrigation System Upgrade  Engineer: SSP Design Contractor: Southern Landscapes	Recommended	Expected November 2015	Substantial Completion Certificate
2.	Pecan Campus AECHS Service Drive and Sidewalk  Engineer: R. Gutierrez Engineering Contractor: Roth Excavating	Approved September 2015	Recommended	Certificate of Construction Completion

### **1. Nursing & Allied Health Campus Irrigation System Upgrade**

It was recommended that substantial completion for this project with Southern Landscapes be approved.

SSP Design 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 September 23, 2015. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

Contractor Southern Landscapes would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the November 2015 Board meeting.

### **2. Pecan Campus AECHS Service Drive and Sidewalk**

It was recommended that final completion and release of final payment for this project with Roth Excavating be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with Roth Excavating be approved. The original cost approved for this project was in the amount of \$49,472.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$60,000	\$49,472	\$0	\$49,472	\$46,998.40	\$2,473.60

On August 27, 2015, STC Planning & Construction Department staff along with R. Gutierrez Engineering inspected the site to confirm that all punch list items were completed. The packet included the certificate of construction completion from R. Gutierrez Engineering acknowledging all work was complete and recommending release of final payment.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the substantial or final completion of the projects as presented. The motion carried.

## **Review and Recommend Action on Vendor Reference Process for Request for Construction Proposals and Request for Qualifications**

Review and action on the process to evaluate vendor references for Requests for Construction Proposals and Requests for Qualifications for architects and engineers will be requested at the October 27, 2015 Board meeting.

### **Purpose**

To review the current vendor reference process and to propose an updated vendor reference process for Requests for Construction Proposals and Requests for Qualifications for architects and engineers.

The non-bond construction evaluation committee would consist of members from the following departments: Facilities Planning and Construction, Facilities Maintenance and Operations, Purchasing, and Project Architect or Engineer. The Bond construction evaluation committee would include the above members and representatives from the Construction Program Manager for the bond program, Broaddus and Associates.

The current process for the evaluation of construction vendor references was:

#	Vendor Reference Process	Department
1	The request for proposal or qualification requires a minimum of five (5) reference to be submitted	RFP/RFQ
2	The Purchasing Department contacts the references with a phone call and/or via email	Purchasing
3	The references complete each question with a rating and are provided a comments section	Purchasing
4	All responses are returned by the reference via fax or email	Purchasing
5	Reference ratings are averaged from all references received for each firm to arrive at the reference score.	Purchasing
6	The reference score is used as one of the evaluation criteria	Committee

The current process was designed to have each reference indicate to South Texas College how well the company performed for them by providing a numerical score to that performance. This made the factor more objective by removing the wide disparity in the interpretation of comments by each evaluator.

Other community colleges were surveyed and it was found that the following methods are utilized to evaluate references: numerical score and comments, comments only, or references were requested but were not contacted.



The proposed evaluation process for vendor references was as follows:

#	Vendor Reference Process	Department
1	Request 5 minimum to 10 maximum references per construction proposal or request for qualifications	RFP/RFQ
2	Develop the vendor reference questions project specific (proposal or qualifications)	Purchasing Department/Planning and Construction
3	Purchasing Department will contact the references and document responses	Purchasing Department
4	A minimum of four (4) responses will be collected from the vendor references.	Purchasing Department
5	All comments received from all references will be shared with the proposal or qualification evaluation committee for evaluation purposes.	Purchasing Department and Evaluation Committee
6	The evaluation committee members will review the comments provided by each reference and each evaluator will interpret the comments according to his/her own discretion and evaluate accordingly.	Evaluation Committee

**Justification and Benefit**

This proposed process would allow each evaluator to review and interpret the comments to provide points for this part of the evaluation criteria.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the process to evaluate vendor references for Request for Construction Proposals and Requests for Qualifications for architects and engineers as presented. The motion carried.

**Review and Recommend Action on Solicitation of Request for Proposals (RFP) for Owner Procurement of Thermal Energy Plant Chillers for 2013 Bond Construction Projects**

Approval to solicit for Request for Proposals (RFP) for Owner Procurement of Thermal Energy Plant Chillers for the 2013 Bond Construction program will be requested at the October 27, 2015 Board meeting.

**Purpose**

The design process was proceeding on all the Thermal Energy Plants for each respective campus with the exception of Nursing and Allied Health Campus which would commence once the Mechanical Electrical Plumbing (MEP) Engineering firm was selected as Engineer of Record. As part of design process, it was the intent of South Texas College Facilities Operations & Maintenance Department to standardize manufactured equipment which would allow for consistent operations and maintenance procedures.

### **Justification**

In addition to the standardization of having one chiller manufacturer, the consolidation of all required chillers would provide South Texas College considerable savings as part of volume procurement. This procurement would allow the College to identify the best value respondent based on criteria established within the Request for Proposals. The selection would be based on: 1.) Cost, 2.) Energy Efficiency, 3.) Service Commitment, 4.) Delivery Capability, 5.) Warranty, 6.) Refrigerant Life Cycle, and 7.) References.

The selection committee would consist of STC staff, Broaddus & Associates representatives, and the three MEP Engineering firms assigned to each respective campus for the thermal energy plant designs.

### **Background**

As previously authorized by the Board of Trustees, three MEP Engineers were executing the design for Thermal Energy Plants for Pecan, Mid Valley, and Starr County Campuses. The intent was to standardize equipment for maintenance and at the same time provide value for procurement of this equipment. These procurement funds were part of the 2013 Bond Construction Program.

### **Enclosed Documents**

A schedule of water cooled chillers for various campuses was included in the packet for the committee's review.

### **Presenters**

Representatives from Broaddus & Associates attended the Facilities Committee meeting to respond to questions.

Upon a motion by and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to solicit Request for Proposals (RFP) for Owner Procurement of Thermal Energy Plant Chillers for the 2013 Bond Construction program as presented. The motion carried.

## **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 October 27, 2015 Board meeting.

### **Purpose**

Mechanical, Electrical, Plumbing (MEP) professional engineering services were necessary for design and construction administration services for the thermal energy plant project. The engineering scope of work included, but was 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 would 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 Program Nursing & Allied Health Campus expansion project.

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

The 2013 Bond Nursing & Allied Health Campus Expansion project budget would 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 would 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.

On September 10<sup>th</sup>, 2015, the Facilities Committee recommended a vendor reference process which staff has followed and completed. The evaluation committee has evaluated a minimum of four references as directed by the Facilities Committee. The comments received from each reference were provided to the evaluation committee and evaluated by each member of the evaluation committee.

### **Funding Source**

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

### **Enclosed Documents**

A site plan indicating the location of the proposed thermal plant was included in the packet. STC staff members completed evaluations for the firms and provided a scoring and ranking summary. A blank evaluation form and a blank vendor reference form were also enclosed for the committee’s review.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract mechanical, engineering, and plumbing (MEP) engineering services with Halff Associates for preparation of plans for the Nursing & Allied Health Campus Thermal Plant project as presented. The motion carried.

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

Approval to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Program Mid Valley Campus Library Expansion project, will be requested at the October 27, 2015 Board meeting.

**Purpose**

Authorization was requested to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Program Mid Valley Campus Library Expansion project.

**Justification**

Incorporating the redesign and renovation of the existing library space with the design and construction of the 2013 Bond Construction Program Mid Valley Campus Library Expansion project will provide a comprehensive and functional design to meet present and future student needs. 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 2013 Bond Construction Program Mid Valley Campus Library project was an expansion of the existing library facility. The planning process to incorporate both the renovation and the expansion projects began in 2012.

The existing library facility consists of 24,000 square feet and the proposed 2013 Bond Construction Program Library Expansion space consists of approximately 10,000 additional square feet. Please refer to Exhibit A – Existing Library Plan

Staff has gathered information regarding the integration of the two spaces to function as a cohesive whole, as stated below:

Library functions – Please refer to Exhibit B – Library Flow Diagram

- Changes in library functions and spaces
- Proliferation of mobile technology
- Changes in pedagogy
- Anticipated future enrollment growth

#### Space adjacencies – Please refer to Exhibit C – Space Adjacency Plan

- Preliminary discussion and development of adjacencies began in 2012
- Library staff gathered data reflecting the level of satisfaction with current library facilities from 2008 to present.
- This data is being utilized by the design team to plan and integrate the existing and proposed library spaces
- 720 Design (library design consultant) was authorized by the STC Board on May 26, 2015 to develop the program and integrate an interior library design concept plan for the new library expansion, as well as, for the existing library building

#### Preliminary Anticipated Costs – Please refer to Exhibit D – Cost Summary

- Entire renovation project – \$2,200,000
- Phased renovation project – The overall cost will increase by an additional amount of \$63,210 for a total cost of \$2,263,210.
- To be funded through bond funds contingent upon Board approval of increase to the scope of the 2013 Bond Construction Program to include this related renovation project.

#### Budget Options – Possible options for consideration are:

- Non-bond construction budget
- Possible bond construction project savings

#### Library Service Continuity – Please refer to Exhibit E – Plan for Continuity for Library Services at Mid Valley Campus

- Anticipated limitation of library services for 6-8 months
- Plan has been developed including the relocation of the Library services to the Center for Learning Excellence Building and the distribution of Library books to other campuses

#### Current Architect

- 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 Program Mid Valley Campus Library Expansion. On May 26, 2015, the Board approved additional services to Mata Garcia Architect's contract, to allow 720 Design, Inc. to provide an interior library design concept plan for the new library expansion as well as for the existing library building.

#### Current Construction Manager-at-Risk

- At the April 28, 2015 Board meeting, the Board awarded the Construction Manager-at-Risk contract to Skanska Building USA to provide construction services for the 2013 Bond Construction Program Mid Valley Campus projects.

### **Anticipated Fees**

- Architect fees: approximately 8.25% of construction cost, not to exceed \$120,000 (negotiable)
- Program Manager fees: None anticipated due to costs being under the 5% threshold allowed in the contract
- Library consultant fees: Fees are included as part of previously approved additional services with Mata Garcia Architects
- Construction Manager-at-Risk: 3.6% of construction cost, not to exceed \$52,200

### **Enclosed Documents**

Exhibit A – Existing Library Plan, Exhibit B - Library Flow Diagram, Exhibit C – Space Adjacency Plan, Exhibit D – Cost Summary, Exhibit E – Plan for Continuity for Library Services at Mid Valley Campus

### **Presenters**

Representatives from Broaddus & Associates attended the Facilities Committee meeting to respond to questions.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Program Mid Valley Campus Library Expansion project at the October 27, 2015, Board meeting. The motion carried.

### **Review and Recommend Action on Increased Design Services for Mata Garcia Architects to Incorporate the Redesign of the Existing Library Building with the 2013 Bond Construction Program Mid Valley Campus Library Expansion Project**

Approval to increase design services with Mata Garcia Architects to incorporate the redesign of the existing library building with the 2013 Bond Construction Program Mid Valley Campus Library Expansion project, will be requested at the October 27, 2015 Board meeting.

### **Purpose**

Authorization was requested to increase design services for Mata Garcia Architects to incorporate the redesign of the existing library building with the 2013 Bond Construction Program Mid Valley Campus Library Expansion project.

### **Justification**

Incorporating the redesign of the existing library space with the design of the 2013 Bond Construction Program Mid Valley Campus Library Expansion project would provide a comprehensive and functional design to meet student present and future needs. The schematic 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. The current architect authorized to design the 2013 Bond

Construction Program Mid Valley Library Expansion was familiar with the conditions of the existing library and how the library should function with the design of the expansion.

### **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 the schematic design for the 2013 Bond Construction Program Mid Valley Campus Library Expansion. On May 26, 2015, the Board approved additional services to Mata Garcia Architect's contract, to allow 720 Design, Inc. to provide an interior library design concept plan for the new library expansion as well as for the existing library building.

Based on the current adjacency designs being developed by 720 Design, Inc., Broaddus & Associates, Facilities Planning & Construction, and STC library staff recognized the efficient value in incorporating the architectural services of the existing library space with the proposed expansion of the library by using the same architectural design team.

The proposed fees for Mata Garcia Architects to provide the increased design services were estimated to be approximately \$120,000. This fee would be adjusted based upon the estimated construction cost and negotiated percentage fee to perform the design services. Broaddus & Associates and STC staff would work with the architects to define the project scope and negotiate a percentage fee for the architectural services.

### **Presenters**

Representatives from Broaddus & Associates attended the Facilities Committee meeting to respond to questions.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to increase design services with Mata Garcia Architects to incorporate the redesign of the existing library building with the 2013 Bond Construction Program Mid Valley Campus Library Expansion project at the October 27, 2015, Board meeting. The motion carried.

### **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Program Mid Valley Campus Parking and Site Improvements**

Approval of schematic design by Halff Associates for the 2013 Bond Construction Program Mid Valley Campus Parking and Site Improvements project will be requested at the October 27, 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, Halff Associates 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) would 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, Halff Associates began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. The proposed Mid Valley Campus Parking and Site Improvements project was part of the 2013 Bond Construction Program and included the following scope:

- **Engineer**
  - Halff Associates
  
- **Construction Manager-at-Risk**
  - Skanska USA Building
  
- **Construction Cost Limitation (CCL)**
  - \$2,000,000
  
- **Program Scope**
  - 154 Parking Spaces
  - Drives and Sidewalks
  - Infrastructure Improvements
  - Landscaping and Irrigation
  - Grading

### **Funding Source**

The current Construction Cost Limitation (CCL) was \$2,000,000 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 were 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, Technology Resources departments, and Campus Coordinator.

### **Enclosed Documents**

Halff Associates developed a schematic presentation describing the proposed design. The packet included drawings of the site plans.

### **Presenters**

Halff Associates developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Halff Associates attended the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design by Halff Associates for the 2013 Bond Construction Program Mid Valley Campus Parking and Site Improvements project as presented. The motion carried.

### **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Program Technology Campus Parking and Site Improvements**

Approval of schematic design by Hinojosa Engineering for the 2013 Bond Construction Program Technology Campus Parking and Site Improvements project will be requested at the October 27, 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 was 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, Hinojosa Engineering 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) would

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, Hinojosa Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. The proposed Technology Campus Parking and Site Improvements project was part of the 2013 Bond Construction Program and included the following scope:

- **Engineer**
  - Hinojosa Engineering
  
- **Construction Manager-at-Risk**
  - E-Con Construction, Inc.
  
- **Construction Cost Limitation (CCL)**
  - \$650,000
  
- **Program Scope**
  - 164 Parking Spaces
  - Drives and Sidewalks
  - Infrastructure Improvements
  - Truck Driving Pad
  - Landscaping and Irrigation
  - Grading

### **Funding Source**

The current Construction Cost Limitation (CCL) was \$650,000 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 were 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, Technology Resources departments, and Campus Coordinator.

### **Enclosed Documents**

Hinojosa Engineering developed a schematic presentation describing the proposed design. The packet included drawings of the site plans.

### **Presenters**

Hinojosa Engineering developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Hinojosa Engineering attended

the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design by Hinojosa Engineering for the 2013 Bond Construction Program Technology Campus Parking and Site Improvements project as presented. The motion carried.

### **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Program Nursing & Allied Health Campus Parking and Site Improvements**

Approval of schematic design by R. Gutierrez Engineering for the 2013 Bond Construction Program Nursing & Allied Health Campus Parking and Site Improvements project was scheduled to be requested at the October 27, 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 would be given authorization to proceed with design development and construction document phases.

#### **Justification**

Once schematic design was approved, R. Gutierrez Engineering 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 provided preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) would 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, R. Gutierrez Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. The proposed Nursing & Allied Health Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - R. Gutierrez Engineering

- **Construction Manager-at-Risk**
  - D. Wilson Construction Company
  
- **Construction Cost Limitation (CCL)**
  - \$1,100,000
  
- **Program Scope**
  - 179 Parking Spaces
  - Drives ,Sidewalks, Student Drop Off Area
  - Infrastructure Improvements
  - Landscaping and Irrigation
  - Grading

### **Funding Source**

The current Construction Cost Limitation (CCL) was \$1,100,000 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 were 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, Technology Resources departments, and Campus Coordinator.

### **Enclosed Documents**

R. Gutierrez Engineering developed a schematic presentation describing the proposed design. The packet included drawings of the site plans.

### **Presenters**

R. Gutierrez Engineering developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and R. Gutierrez Engineering attended the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

The Facilities Committee was concerned about campus access for large vehicles including school busses and delivery vehicles. They asked the design team to coordinate with the City of McAllen to discuss possible access to adjacent alleyways and to redesign the parking lot and traffic flow based on any accommodations reached with the City.

No action was taken.

## **Review and Recommend Action on Schematic Design of the Non-Bond Pecan Campus Student Support Services Building K Student Enrollment Center**

Approval of schematic design by Boultinghouse Simpson Gates Architects for the Non-Bond Pecan Campus Student Support Services Building K Student Enrollment Center will be requested at the October 27, 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 was 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, Boultinghouse Simpson Gates 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. Construction documents would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

### **Background**

Due to the growth in enrollment, the college experienced large increases in student traffic in Pecan Campus Student Support Services Building (K) particularly during peak registration periods. The redesign would maximize space in order to provide excellent and efficient customer service to each student and ensure all complete the enrollment process. In addition, students would be able to complete the entire enrollment process with staff assistance in one location without moving around between different offices or other computer labs on campus. Services would be open and transparent providing a warm, welcoming and service-oriented environment and students would be able to remain in the same location with full access to staff for assistance at all times.

At the October 28<sup>th</sup>, 2014 Board meeting, the Board selected Boultinghouse Simpson Gates Architects from the college's approved list of architectural firms for on-call services. The list of architects for on-call services was approved by the Board on June 26, 2014. At that time, firms were selected in alphabetical order and Boultinghouse Simpson Gates Architects was selected for this project.

Boultinghouse Simpson Gates Architects began working with Facilities Planning & Construction and STC staff to develop plans and interior elevations. The proposed Pecan Campus Student Support Services Building Improvements project includes the following scope:

➤ **Student Admissions**

- Admissions
- Welcome Center
- Information

**Funding Source**

As part of the FY 2015-2016 non-bond construction budget, funds in the amount of \$400,000 were budgeted for this project. The design team met with staff to review the project scope and developed a schematic design. The architect had originally prepared a preliminary construction cost estimate of \$450,000 based on the schematic design and verifying the existing building conditions. The architect had since then revisited the scope and reduced the construction cost estimate to approximately \$400,000. The total project cost including design and soft costs was \$701,825.

**Reviewers**

The proposed schematic design was reviewed by staff from Facilities Planning & Construction, Student Affairs and Enrollment, Operations and Maintenance, Instructional Technologies, and 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 plan, and interior views.

**Presenters**

Boultinghouse Simpson Gates Architects developed a schematic presentation describing the proposed design. Representatives from Boultinghouse Simpson Gates Architects attended the Facilities Committee meeting to present the schematic design of the proposed improvement project.

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 Pecan Campus Student Support Services Building K Student Enrollment Center project as presented.

**The following two items were considered together:**

- 1. Review and Recommend Action on Update for Schematic Design of the 2013 Bond Construction Program Exterior Elevations of the Pecan Campus South Academic Building**

At the August 25, 2015 Board meeting, the Board of Trustees approved schematic design floor plans and asked Boultinghouse Simpson Gates Architects to present

revised exterior elevations of the Pecan Campus South Academic Building to the Facilities Committee for Board approval.

**Presenters**

Boultinghouse Simpson Gates Architects developed a presentation on the revised exterior elevations. Representatives from Broaddus & Associates and Boultinghouse Simpson Gates Architects attended the Facilities Committee meeting to present the proposed revised elevations.

**2. Review and Recommend Action on Update for Schematic Design of the 2013 Bond Construction Program Exterior Elevations of the Pecan Campus STEM Building**

At the August 25, 2015 Board meeting, the Board of Trustees approved schematic design floor plans and asked Boultinghouse Simpson Gates Architects to present revised exterior elevations of the Pecan Campus STEM Building to the Facilities Committee for Board approval.

**Presenters**

Boultinghouse Simpson Gates Architects developed a revised presentation of the exterior elevations. Representatives from Broaddus & Associates and Boultinghouse Simpson Gates Architects attended the Facilities Committee meeting to present the proposed revised elevations. Pecan Campus South Academic Building project as presented.

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 exterior elevations of the 2013 Bond Construction Program Pecan Campus STEM Building project and South Academic Building project as presented. The motion carried.

**Update on Status of Non-Bond Construction Projects**

The Facilities Planning & Construction staff provided a design and construction update. This update summarized the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza attended the meeting to respond to questions and address concerns of the committee. No questions or concerns were voiced.

At the September 22, 2015 board meeting, staff was authorized to negotiate the final completion and close out of the Technology Campus Cooling Tower Replacement with Pro Tech Mechanical. A delay in the completion of this project may result in possible liquidated damages being incurred. The contractor has been working on completing all pending items needed to close out the project but there is one item that has yet to be addressed. This item could also affect the liquidated damages provision in the contract.

Therefore, a recommendation as not being provided at this time but an appropriate recommendation would be provided at a subsequent Facilities Committee meeting.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:35 p.m.

I certify that the foregoing are the true and correct minutes of the October 7, 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 November 10, 2015 Board Facilities Committee meeting to provide the update.

# **SOUTH TEXAS COLLEGE**

## **2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE**

Facilities Committee Meeting

November 10, 2015



**BROADDUS  
& ASSOCIATES**

# BOARD APPROVAL ITEMS

**South Texas College  
2013 Bond Construction Program  
Upcoming Timeline – 11/10/15**

October '15      November '15      December '15      January '16      February '16

	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
<b>1</b>	Schematic Design Approval	Schematic Design Approval	Schematic Design Approval	Chiller Procurement Award	Update (No Action)
<b>2</b>	Nursing & Allied Health Thermal Energy Engineer Selection	Pecan Campus Thermal Plant Expansion GMP Approval	N&AH Thermal Plant Energy Engineer Contract		
<b>3</b>	Chiller Procurement	Wage Scale Determination			
<b>4</b>	Additional Services – MVC Library Renovation	FF&E RFP Solicitation			
<b>5</b>					
<b>6</b>					
<b>7</b>					
<b>8</b>					
<b>9</b>					
<b>10</b>					

Board Approval

# OPERATIONAL ITEMS

**South Texas College  
2013 Bond Construction Program  
Upcoming Timeline**

October '15      November '15      December '15      January '16      February '16

Operational		October '15	November '15	December '15	January '16	February '16
1			Chiller Solicitation			
2			FF&E RFP			
3			Negotiate N&AH Thermal Plant Contract			
4						
5						
6						
7						
8						
9						
10						

# INFORMATION & PRESENTATION ITEMS

South Texas College  
2013 Bond Construction Program  
Upcoming Timeline

October '15      November '15      December '15      January '16      February '16

	October '15	November '15	December '15	January '16	February '16
<b>1</b>		Wage Scale Determination	Volume Procurement Strategies		
<b>2</b>		OCIP Presentation			
<b>3</b>					
<b>4</b>					
<b>5</b>					
<b>6</b>					
<b>7</b>					
<b>8</b>					
<b>9</b>					
<b>10</b>					
Informational/Presentations					

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - November 10, 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	Design Development	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%	95% Substantial Comp			100%	Final Completion	
<b>Pecan Campus</b>																						
	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																				Half Associates	D. Wilson Construction
	Parking and Site Improvements																				PCE	D. Wilson Construction
<b>Mid Valley Campus</b>																						
	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																				Half Associates	Skanska USA
<b>Technology Campus</b>																						
	Southwest Building Renovation																				EGV Architects	ECON Construction
	Parking and Site Improvements																				Hinojosa Engineering	ECON Construction
<b>Nursing and Allied Health Campus</b>																						
	Campus Expansion																				ERO Architects	D. Wilson Construction
	Parking and Site Improvements																				R. Gutierrez Engineers	D. Wilson Construction
<b>Starr County Campus</b>																						
	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
<b>Regional Center for Public Safety Excellence - Pharr</b>																						
	Training Facility																				TBD	TBD
	Parking and Site Improvements																				TBD	TBD
<b>STC La Joya Teaching Site (Jimmy Carter ECHS )</b>																						
	Training Labs Improvements																				EGV Architects	TBD

**Review and Recommend Action on Solicitation of Request for Qualifications (RFQ) for Architectural Design Services for the 2013 Bond Construction Regional Center for Public Safety Excellence**

Approval to solicit architectural design services for the 2013 Bond Construction Regional Center for Public Safety Excellence will be requested at the November 24, 2015 Board meeting.

**Purpose**

Authorization is being requested to solicit for architectural design services for the 2013 Bond construction of the Regional Center for Public Safety Excellence.

**Justification**

Solicitation of Request of Qualifications (RFQ) for architectural design services is necessary to be able to procure a design team to provide design services. Once the RFQ's are received, an evaluation team will evaluate the RFQ's using the currently approved procurement process and will recommend a design team to the Facilities Committee at a later date.

**Background**

On August 22, 2014, RFQ submittals were received for design services for the 2013 Bond Construction Program. At the September 11, 2014 Facilities Committee meeting, the Committee postponed the recommendation of an architectural firm for the Regional Center for Public Safety Excellence project pending a site location. It is recommended to re-solicit for architectural design services for this project due to the following reasons:

- No selection was made during the original procurement phase
- A year has passed since the initial Request for Qualifications
- Project scope has been increased

**Funding Source**

Funds for these expenditures are budgeted in the bond construction budget for FY 2015-2016. Additional funding may be identified from other sources.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the solicitation of architectural design services for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented.

## **Review and Recommend Action on Solicitation of Request for Qualifications (RFQ) for Civil Engineering Services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements**

Approval to solicit civil design services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements will be requested at the November 24, 2015 Board meeting.

### **Purpose**

Authorization is being requested to solicit for civil engineering services for the 2013 Bond construction of the Regional Center for Public Safety Excellence Parking and Site Improvements.

### **Justification**

Solicitation of Request of Qualifications (RFQ) for civil engineering services is necessary to be able to procure a civil engineering team to provide design services. Once the RFQ's are received, an evaluation team will evaluate the RFQ's using the currently approved procurement process and will recommend a design team to the Facilities Committee at a later date.

### **Background**

On September 23, 2014, RFQ submittals were received for civil engineering services for the 2013 Bond Construction Program. At the November 13, 2014 Board meeting, the Committee excluded the recommendation of a civil engineer for the Regional Center for Public Safety Excellence Parking and Site Improvements because a site had not yet been identified. It is recommended to re-solicit for civil engineering services for this project due to the following reasons:

- No selection was made during the original procurement phase
- A year has passed since the initial Request for Qualifications
- Project scope has been increased

### **Funding Source**

Funds for these expenditures are budgeted in 2013 Bond Construction budget for this project. Additional funding may be identified from other sources.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the solicitation of civil engineering services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements as presented.



## **Review and Recommend Action on Contracting Civil Engineering Services for the Pharr Property Subdivision Plat**

Approval to contract civil engineering services for the Pharr Property Subdivision Plat will be requested at the November 24, 2015 Board meeting.

### **Purpose**

The procurement of a civil engineer for the Pharr property is necessary for the preparation of a subdivision plat required prior to construction of any new facilities.

### **Justification**

In order for the City of Pharr to authorize future construction projects on the proposed Pharr property, a subdivision plat must be prepared and recorded with the City of Pharr and Hidalgo County. The procurement of a civil engineer will allow for the engineer to work with staff and city departments to prepare a subdivision plat.

### **Background**

South Texas College has been working with the City of Pharr and Pharr-San Juan-Alamo ISD in acquiring the property in Pharr for the Regional Center for Public Safety Excellence.

In order to proceed with the platting services, staff recommends contracting civil engineering services.

Four civil engineering firms listed below were previously approved by the Board at the March 31, 2015 Board meeting for one year to provide professional services as needed for projects under \$500,000.

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

Based on the following criteria, Halff Associates is recommended to provide civil engineering services for this project.

Criteria:

- Previous experience with preparation of subdivision plats
- Familiarity with city and county requirements
- Familiarity with the college's standards

### **Funding Source**

Funds are available in the FY 2015-2016 construction budget.

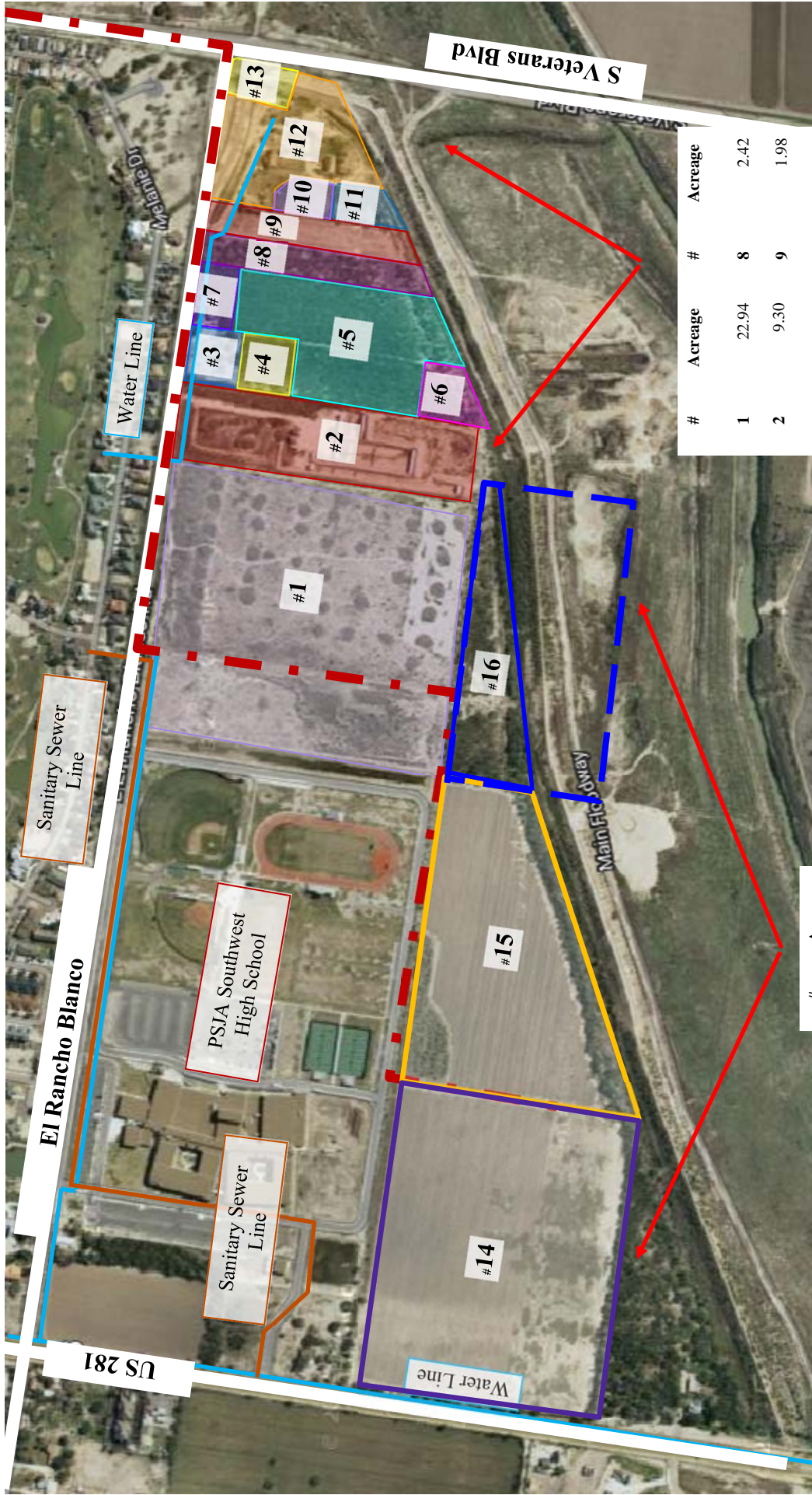
<b>Project Budget</b>		
<b>Budget Components</b>	<b>Amount Budgeted</b>	<b>Actual Cost</b>
Design	\$30,000	Actual design fees are estimated and will be finalized during contract negotiations.

**Enclosed Documents**

Enclosed is a site plan of the proposed area in Pharr.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the contracting of civil engineering services with Halff Associates for the preparation of the Pharr property subdivision plat as presented.

**Proposed Location for South Texas College Regional Center for Public Safety Excellence**



#	Acreage	#	Acreage
1	22.94	8	2.42
2	9.30	9	1.98
3	1.39	10	0.56

#	Acreage
14	31.85
15	21.00
16	6.40
<b>Total:</b>	<b>59.45</b>



**Pharr City Limits**

## **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements**

Approval of schematic design by R. Gutierrez Engineering for the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements project will be requested at the November 24, 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, R. Gutierrez 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, R. Gutierrez Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. At the October Facilities Committee Meeting, the Committee requested that the project team meet with the City of McAllen to discuss alternative options for providing a delivery service drive and possibly using the adjacent access road. The design team met with the City of McAllen and discussed various options. It was ultimately recommended that the use of semi-truck trailers should not be allowed for deliveries at this facility. This would allow for a service drive that would eliminate the need for large turning requirements. R. Gutierrez Engineers have designed a revised layout implementing this recommendation. In addition, staff is discussing with Texas A&M University the possibility of allowing the college the use of their access drive located at the southeast portion of the property. This access will be indicated as an alternate on the schematic design plan pending approval by Texas A&M University.

The proposed Nursing & Allied Health Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - R. Gutierrez Engineering
  
- **Construction Manager-at-Risk**
  - D. Wilson Construction Company
  
- **Construction Cost Limitation (CCL)**
  - \$1,100,000
  
- **Program Scope**
  - 203 Parking Spaces which includes 11 ADA parking spaces
  - Drives, Sidewalks, Student and Bus Drop Off Areas
  - Infrastructure Improvements
  - Landscaping and Irrigation
  - Grading

### **Funding Source**

The current Construction Cost Limitation (CCL) is \$1,100,000 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, Technology Resources departments, and Campus Coordinator.

### **Enclosed Documents**

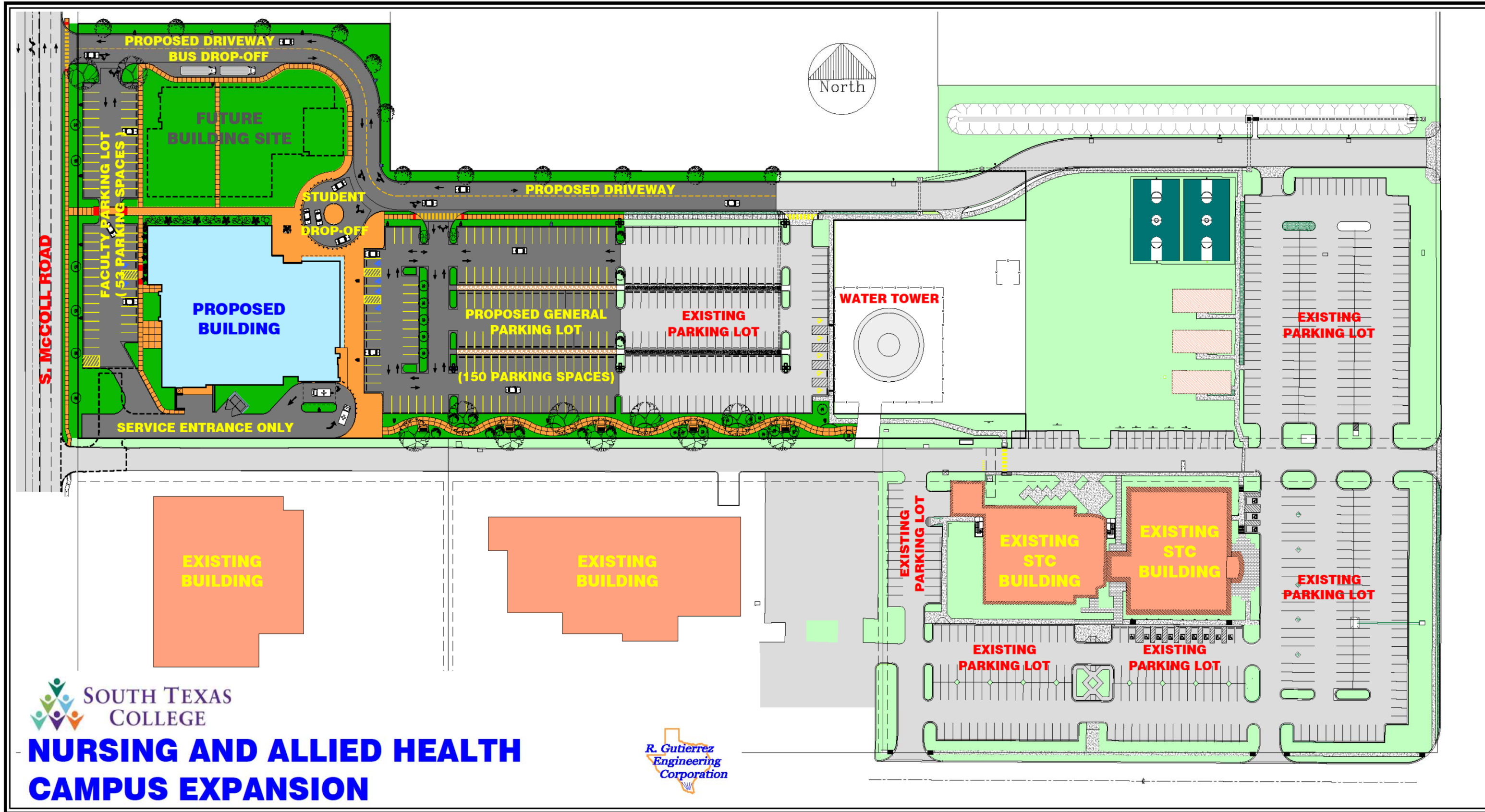
R. Gutierrez Engineering has developed a schematic presentation describing the proposed design.

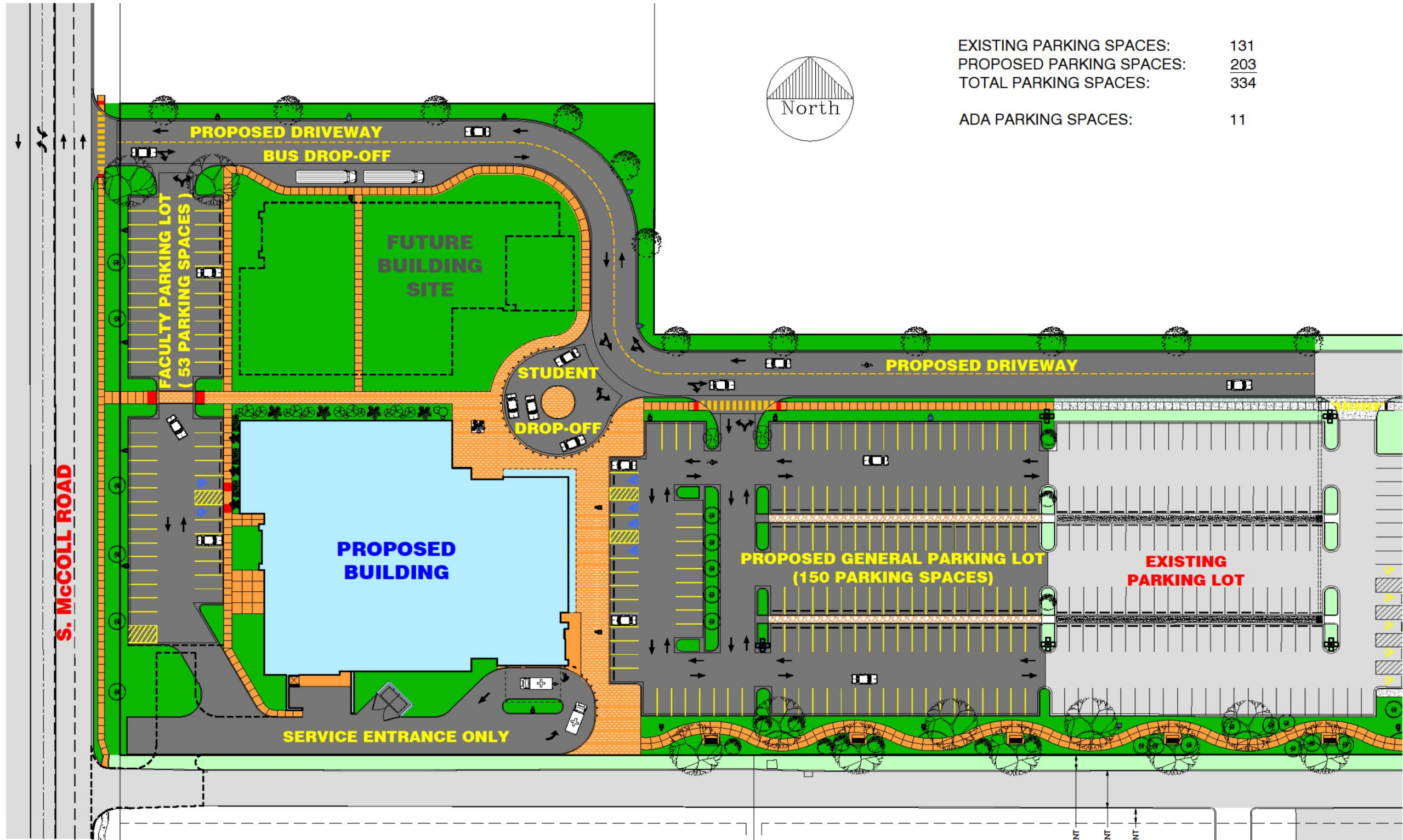
### **Presenters**

Representatives from Broaddus & Associates and R. Gutierrez Engineering will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the proposed schematic design by R. Gutierrez Engineering for the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements project as presented.







EXISTING PARKING SPACES:	131
PROPOSED PARKING SPACES:	203
TOTAL PARKING SPACES:	334
ADA PARKING SPACES:	11

# NURSING AND ALLIED HEALTH CAMPUS EXPANSION





## **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus Parking and Site Improvements**

Approval of schematic design by Perez Consulting Engineers for the 2013 Bond Construction Pecan Campus Parking and Site Improvements project for all four new bond buildings, will be requested at the November 24, 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, Perez Consulting 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, Perez Consulting Engineers began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. The proposed Pecan Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and will provide parking and site improvements for all four new Bond buildings on the Pecan Campus as per the following scope:

- **Engineer**
  - Perez Consulting Engineers
- **Construction Manager-at-Risk**
  - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
  - \$2,000,000
- **Program Scope**



- 314 Parking Spaces
- Drives and Sidewalks
- Infrastructure Improvements
- Landscaping and Irrigation
- Grading

### **Funding Source**

The current Construction Cost Limitation (CCL) is \$2,000,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds 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, Technology Resources departments, and Campus Coordinator.

### **Enclosed Documents**

Perez Consulting Engineers has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans.

### **Presenters**

Representatives from Broaddus & Associates and Perez Consulting Engineers will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the proposed schematic design by Perez Consulting Engineers for the 2013 Bond Construction Pecan Campus Parking and Site Improvements project for all four new bond buildings as presented.

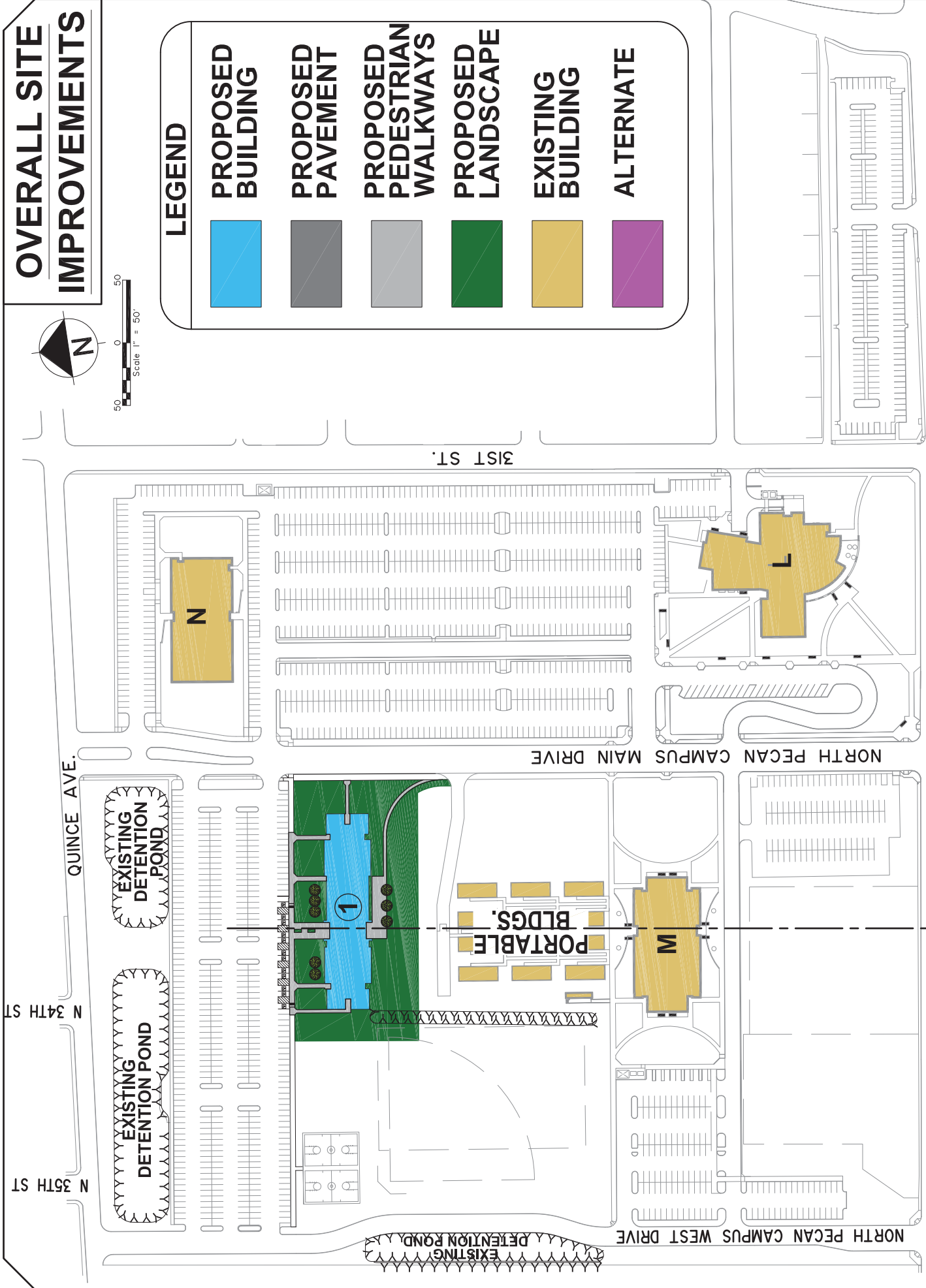
# OVERALL SITE IMPROVEMENTS



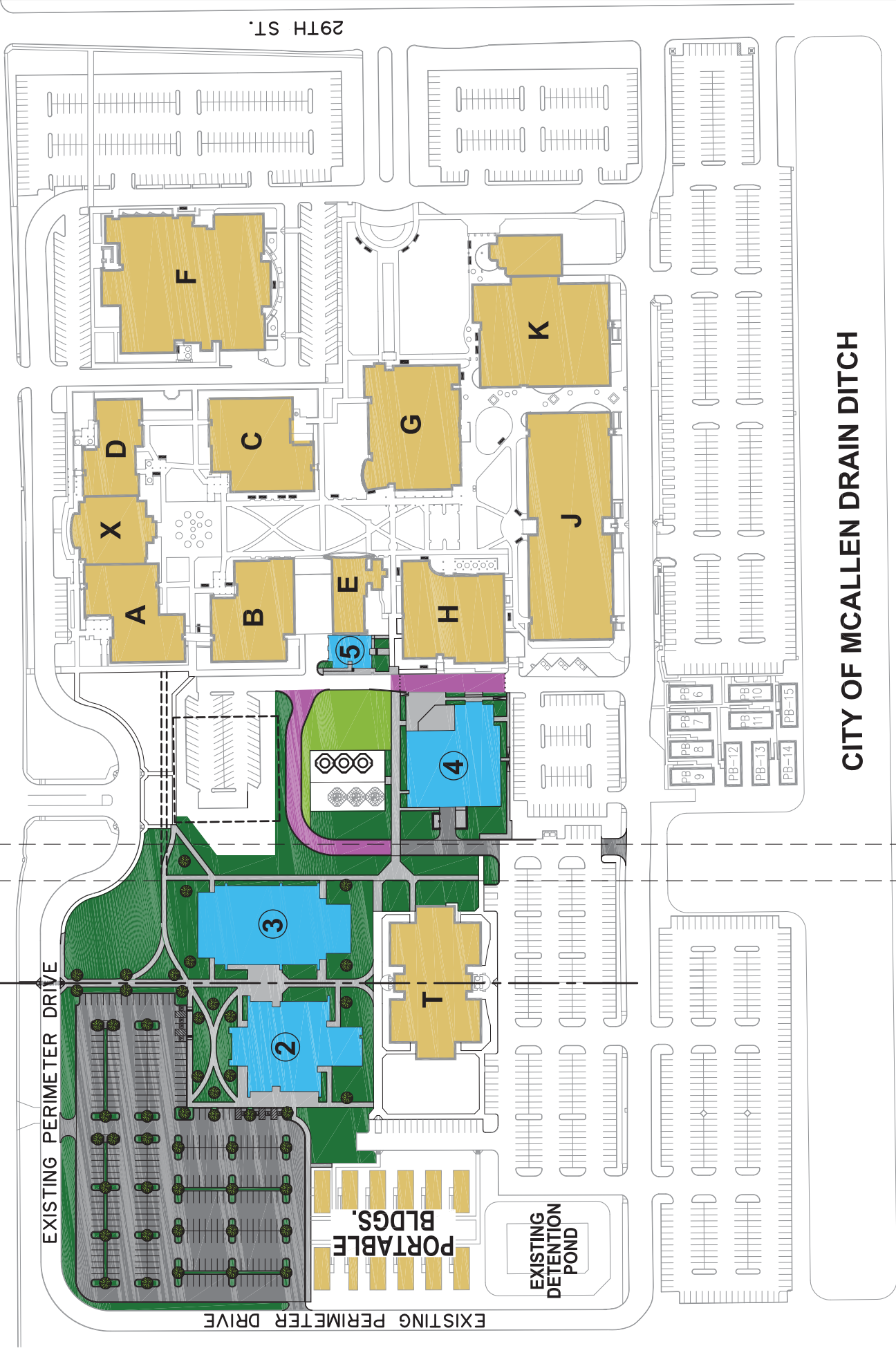
Scale 1" = 50'

## LEGEND

- PROPOSED BUILDING (Blue square)
- PROPOSED PAVEMENT (Grey square)
- PROPOSED PEDESTRIAN WALKWAYS (Light grey square)
- PROPOSED LANDSCAPE (Green square)
- EXISTING BUILDING (Yellow square)
- ALTERNATE (Purple square)

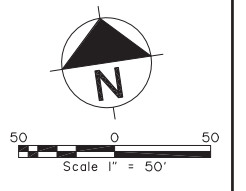


PECAN BOULEVARD (F.M. 495)



- 1 PROPOSED NORTH ACADEMIC BUILDING
- 2 PROPOSED SOUTH ACADEMIC BUILDING
- 3 PROPOSED STEM BUILDING
- 4 PROPOSED STUDENT ACTIVITIES AND CAFETERIA BUILDING
- 5 PROPOSED THERMAL PLANT EXPANSION

# NORTH ACADEMIC BUILDING SITE 1



**LEGEND**

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PEDESTRIAN WALKWAYS
- PROPOSED LANDSCAPE
- EXISTING BUILDING

DATE: 08/14/2018  
 TIME: 10:00 AM  
 PROJECT: NORTH ACADEMIC BUILDING SITE 1  
 DRAWING: SITE PLAN  
 SHEET: 4 OF 4



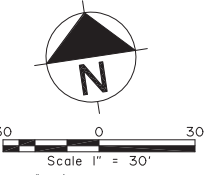


# PARKING LOT STEM & SOUTH ACADEMIC BUILDING SITE 2

CONSTRUCTION ENTRANCE

EXISTING PERIMETER DRIVE

DRAINAGE ESMT



EXISTING PERIMETER DRIVE

PROPOSED PARKING LOT (314 SPACES)

FUTURE SIDEWALK

FUTURE BUILDING

PROPOSED STEM BUILDING

PROPOSED SOUTH ACADEMIC BUILDING

### LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PEDESTRIAN WALKWAYS
- PROPOSED LANDSCAPE
- EXISTING BUILDING
- ALTERNATE

PORTABLE BUILDING

PORTABLE BUILDING - 16

PORTABLE BUILDING - 22 - RR

PORTABLE BUILDING

PORTABLE BUILDING - 20

PORTABLE BUILDING - 17

PORTABLE BUILDING - 21

PORTABLE BUILDING - 25

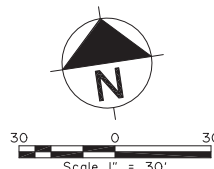
PROPOSED COOLING TOWER ADDITIONS



Texas Registered Engineering Firm F-2158  
808 Dallas Ave. McAllen, Texas 78501  
(956) 631-4482 fax (956) 682-1545



# CAFETERIA & THERMAL PLANT EXPANSION SITE 3



**PROPOSED PARKING LOT  
(314 SPACES)**

**PROPOSED SOUTH  
ACADEMIC  
BUILDING**

**PROPOSED STEM  
BUILDING**

**FUTURE  
BUILDING**

**PROPOSED  
COOLING  
TOWER  
ADDITIONS**

**PROPOSED  
THERMAL  
PLANT  
EXPANSION**

**THERMAL  
PLANT  
EXPANSION**

**PROPOSED STUDENT  
SUPPORT  
SERVICES AND  
ACTIVITIES  
BUILDING**

**LEGEND**

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PEDESTRIAN WALKWAYS
- PROPOSED LANDSCAPE
- EXISTING BUILDING
- ALTERNATE

**DRAINAGE  
ESM'T**



## **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Mid Valley Campus Library Expansion and Renovation**

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Mid Valley Campus Library Expansion and Renovation will be requested at the November 24, 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, Mata Garcia 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, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. At the October 27<sup>th</sup>, 2015 Board meeting, the Board approved incorporating the redesign and renovation of the existing library with the 2013 Bond Construction Mid Valley Campus Library Expansion project. The proposed combined design of the Mid Valley Campus Library Expansion and Renovation project includes the following scope:

- **Architect**
  - Mata Garcia Architects
  
- **Construction Manager-at-Risk**
  - D. Wilson Construction

New Bond Expansion	Existing Building Renovation
<ul style="list-style-type: none"> <li>➤ <b>Construction Cost Limitation (CCL)</b> <ul style="list-style-type: none"> <li>• \$1,750,000</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ <b>Estimated Construction Cost Limitation (CCL)</b> <ul style="list-style-type: none"> <li>• \$1,450,000</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>➤ <b>Program Scope</b> <ul style="list-style-type: none"> <li>• SQ FT – 10,369</li> <li>• 1 Floor</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ <b>Program Scope – Existing Renovation</b> <ul style="list-style-type: none"> <li>• SQ FT – Approx. 19,000</li> <li>• 1 Floor</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Learning Commons</b> <ul style="list-style-type: none"> <li>○ Help Desk</li> <li>○ Tutoring</li> <li>○ Study Rooms / Niches</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Learning Commons</b> <ul style="list-style-type: none"> <li>○ Circulation Desk</li> <li>○ Book Collection</li> <li>○ Study Rooms</li> <li>○ Quiet Study</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Support</b> <ul style="list-style-type: none"> <li>○ Toilet Rooms</li> <li>○ Mechanical Electrical</li> <li>○ IDF</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Bibliograph Instruction Lab</b></li> <li>• <b>Art Gallery</b></li> <li>• <b>Administrative</b> <ul style="list-style-type: none"> <li>○ Conference Room</li> <li>○ Work Areas</li> </ul> </li> </ul>

**Funding Source**

The current Construction Cost Limitation (CCL) is \$1,750,000 for the new bond expansion 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.

A cost of \$1,450,000 is estimated for the existing building renovation. Funding options are being considered from the non-bond construction budget or possible bond construction project savings.

**Reviewers**

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

**Enclosed Documents**

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

**Presenters**

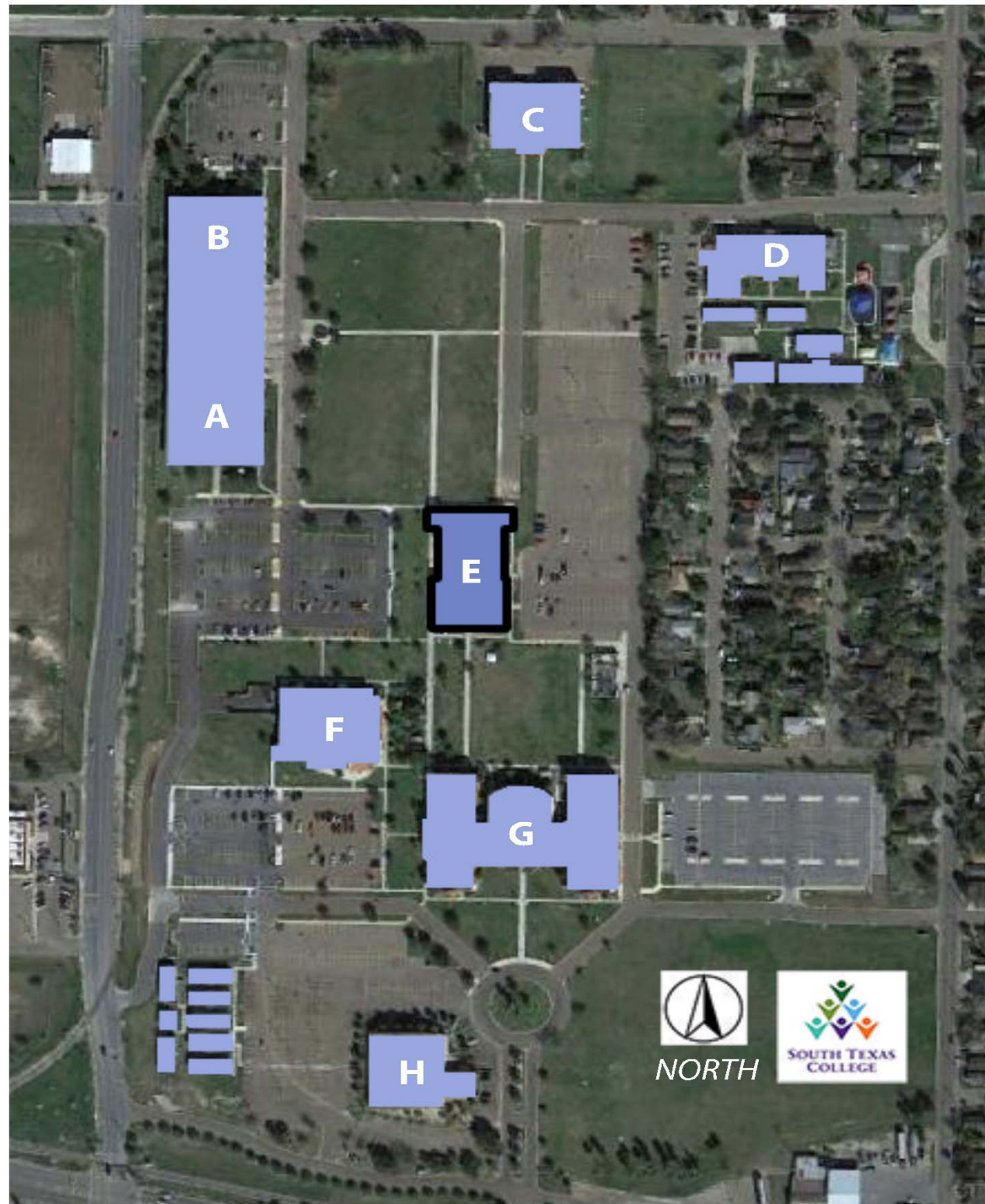
Representatives from Broaddus & Associates and Mata Garcia Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Mid Valley Campus Library Expansion and Renovation as presented.

# South Texas College Mid-Valley Campus Library Expansion

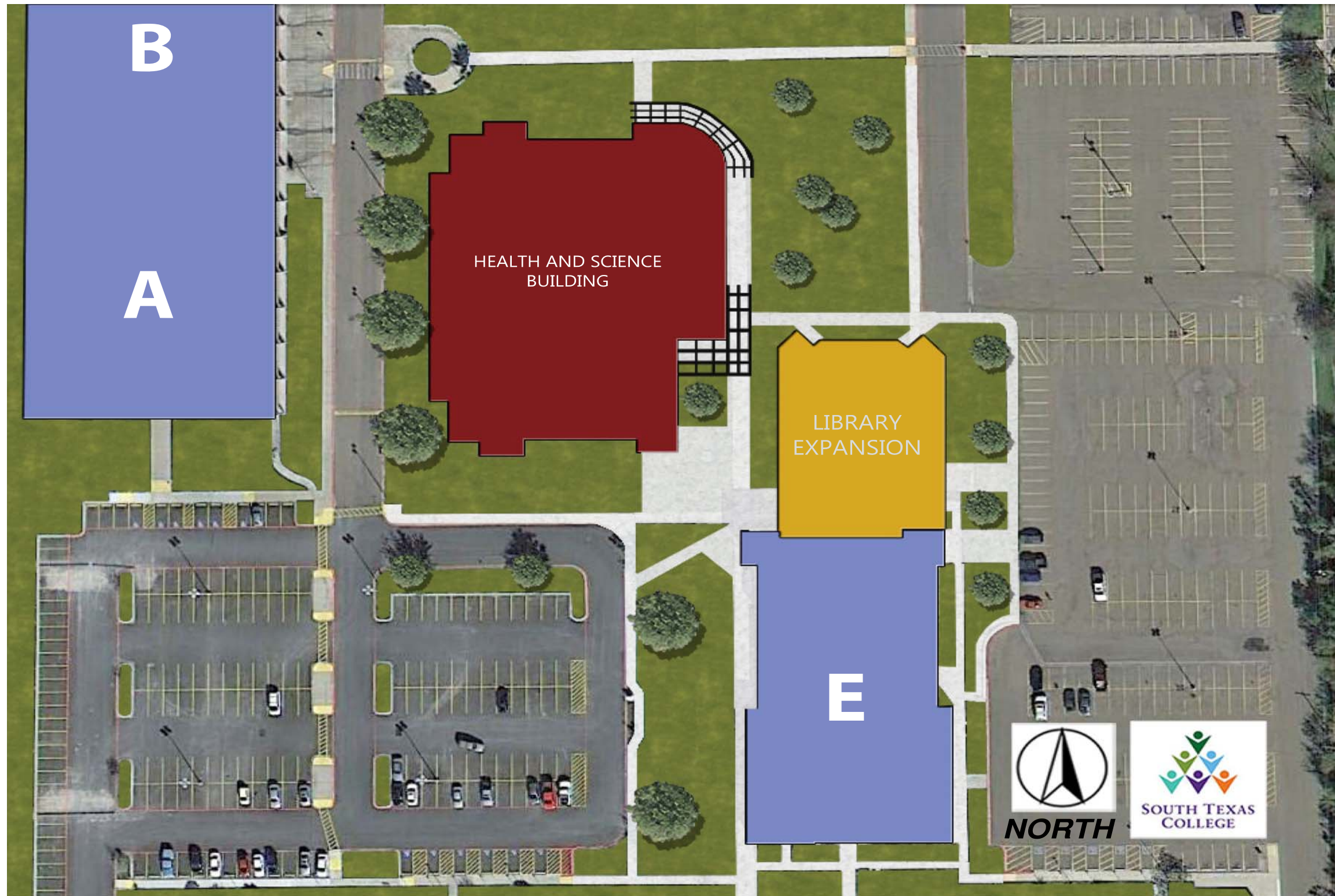






South Texas College \* Mid-Valley Campus  
Building “E” – Library, Existing Site Plan





South Texas College \* Mid-Valley Campus Library Expansion Site Plan





Existing Elevations \* South Texas College \* Mid-Valley Campus Library

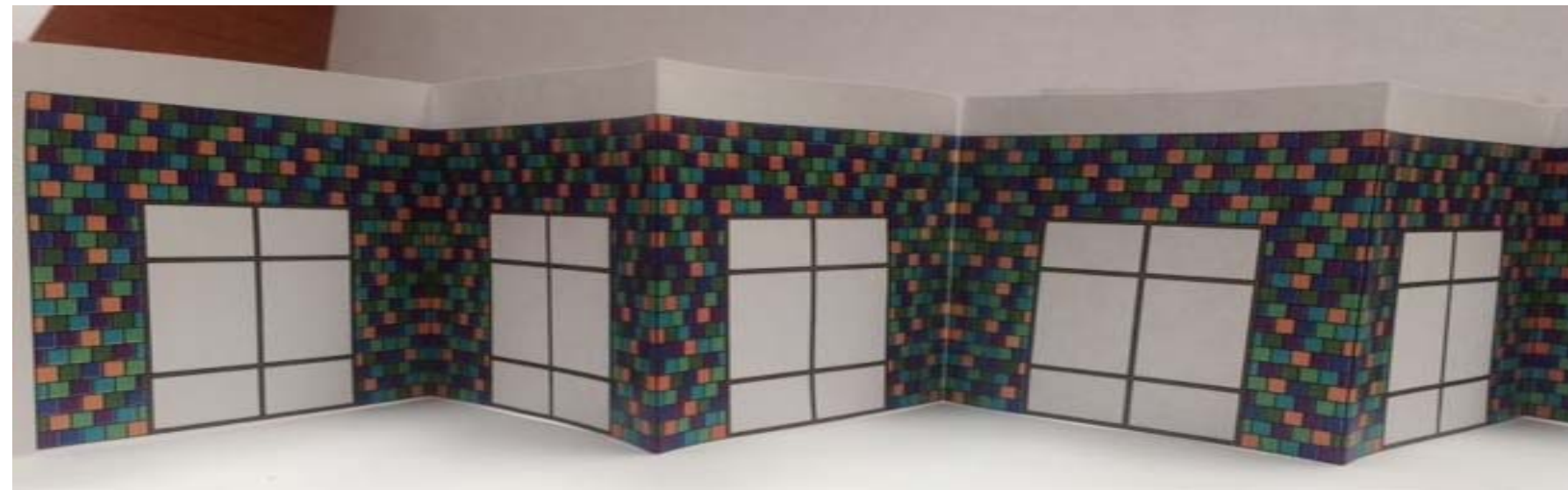


Existing West Elevation \* South Texas College \* Mid-Valley Campus Library





Proposed Ceramic Tile Colors for Exterior Walls based on the South Texas College logo and Workforce Development walls.



Ceramic Tile Wall Elevation Studies \* South Texas College \* Mid-Valley Campus Library



East Elevation \* Mid-Valley Campus Library Expansion



< East Elevation \* Existing Library < | > East Elevation \* Library Expansion >



< West Elevation \* Library Expansion < | > West Elevation \* Existing Library >







North Elevation \* Mid-Valley Campus Library Expansion



Existing South Elevation \* Mid-Valley Campus Library



East Elevation \* Mid-Valley Campus Library Expansion



< Proposed Renovation < | > Expansion >



Proposed Renovation @ Art Gallery



Proposed Renovation @ South Elevation







West Elevation \* Mid-Valley Campus Library Expansion



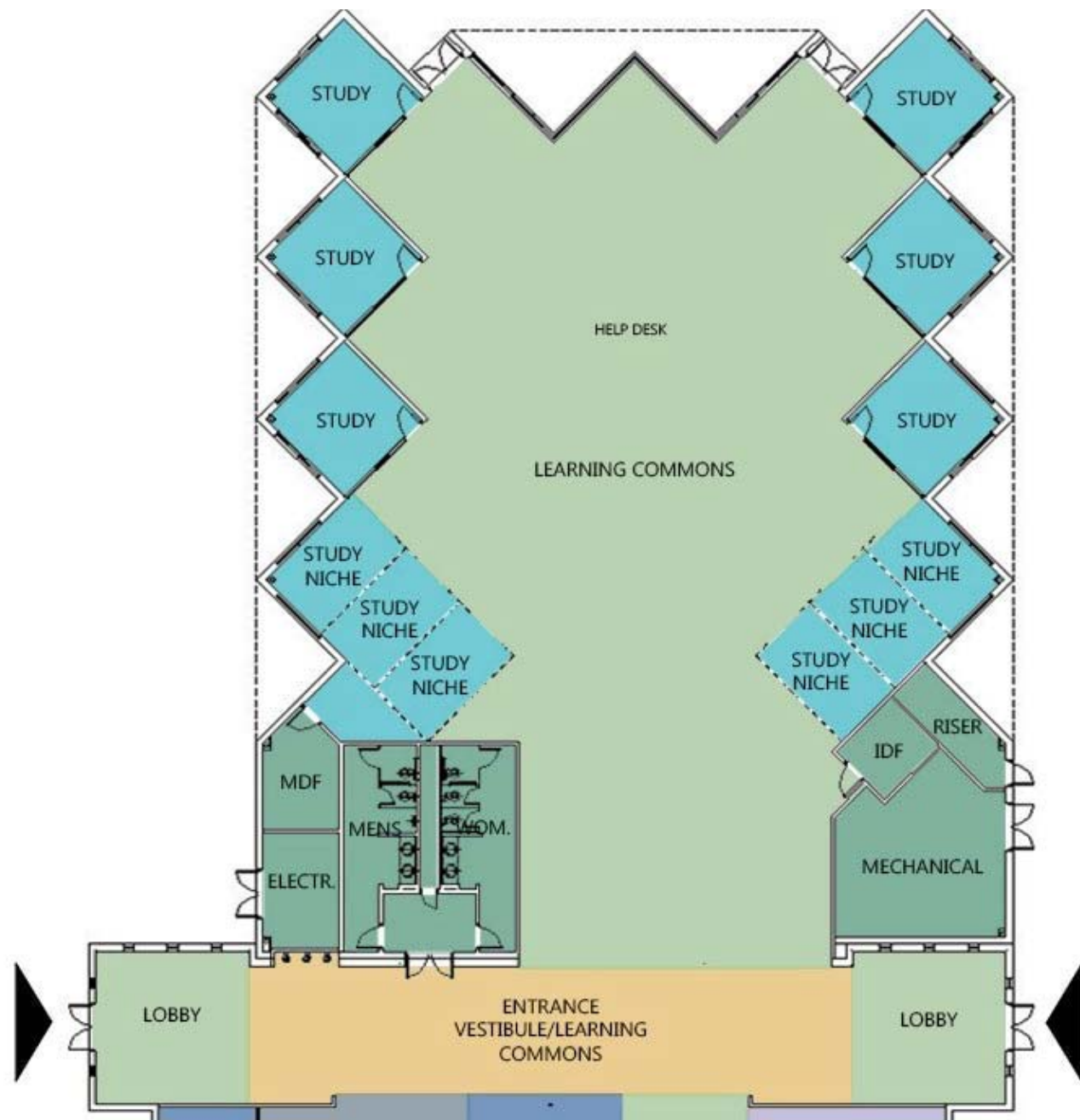




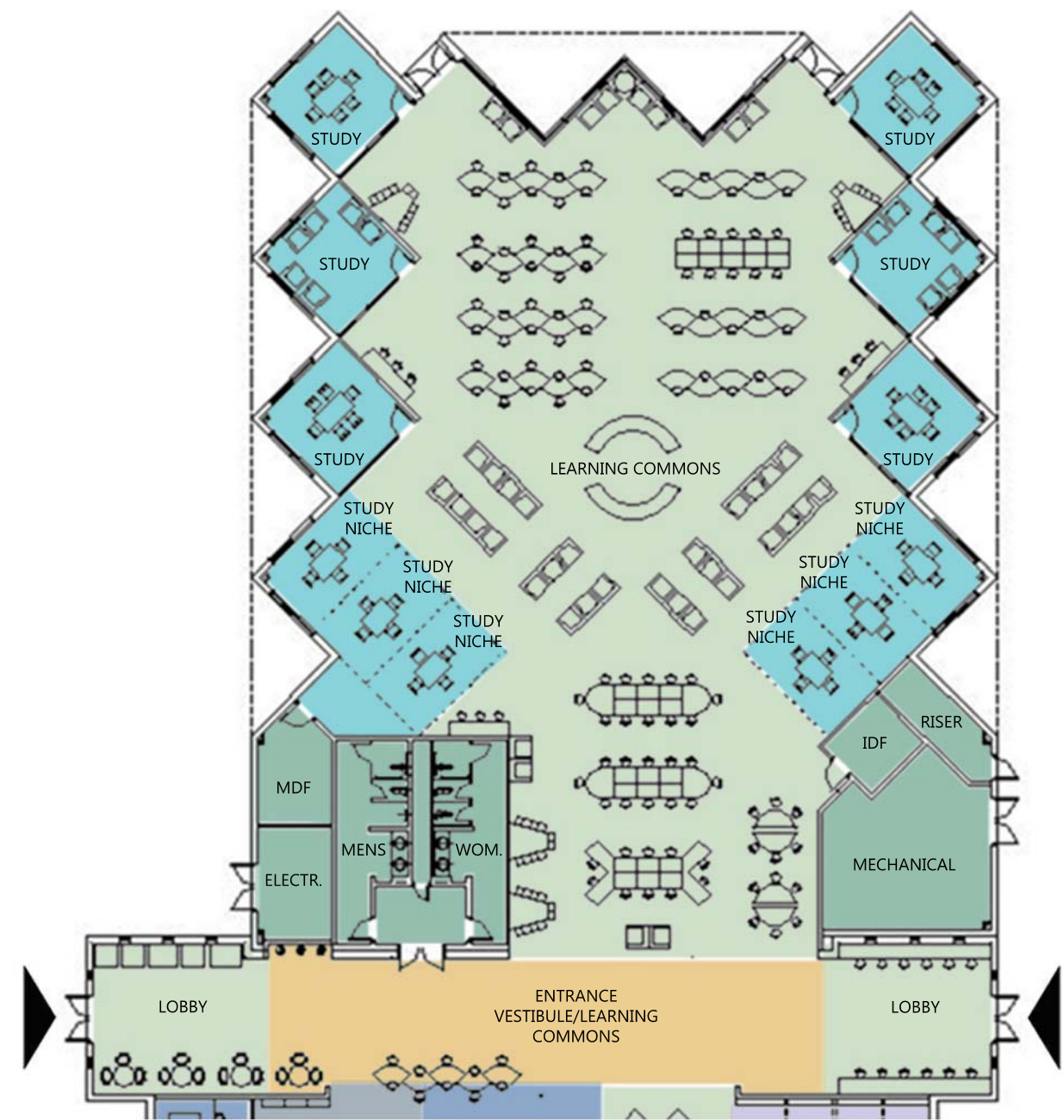
Northwest Elevation \* Mid-Valley Library Expansion







Floor Plan \* Proposed Library Expansion



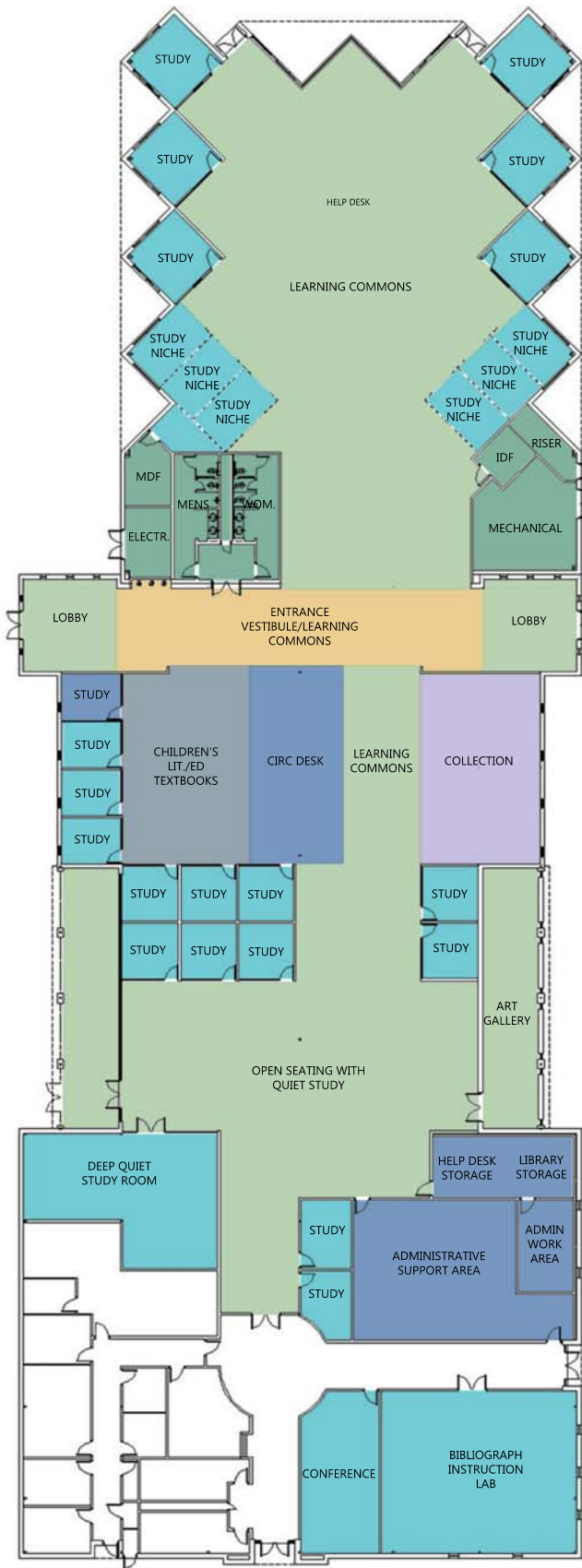
Furniture Test Fit \* Library Expansion

- Learning Commons  
& Lobby Areas
- Study Rooms and Study  
Niches (Moveable Walls)

- Commons, Vending  
& Distribution Areas
- Support Spaces



Commons  
 Study Rooms  
 Commons  
 Commons  
 Support Spaces  
 Service Area  
 Children's Collection  
 Book Collection

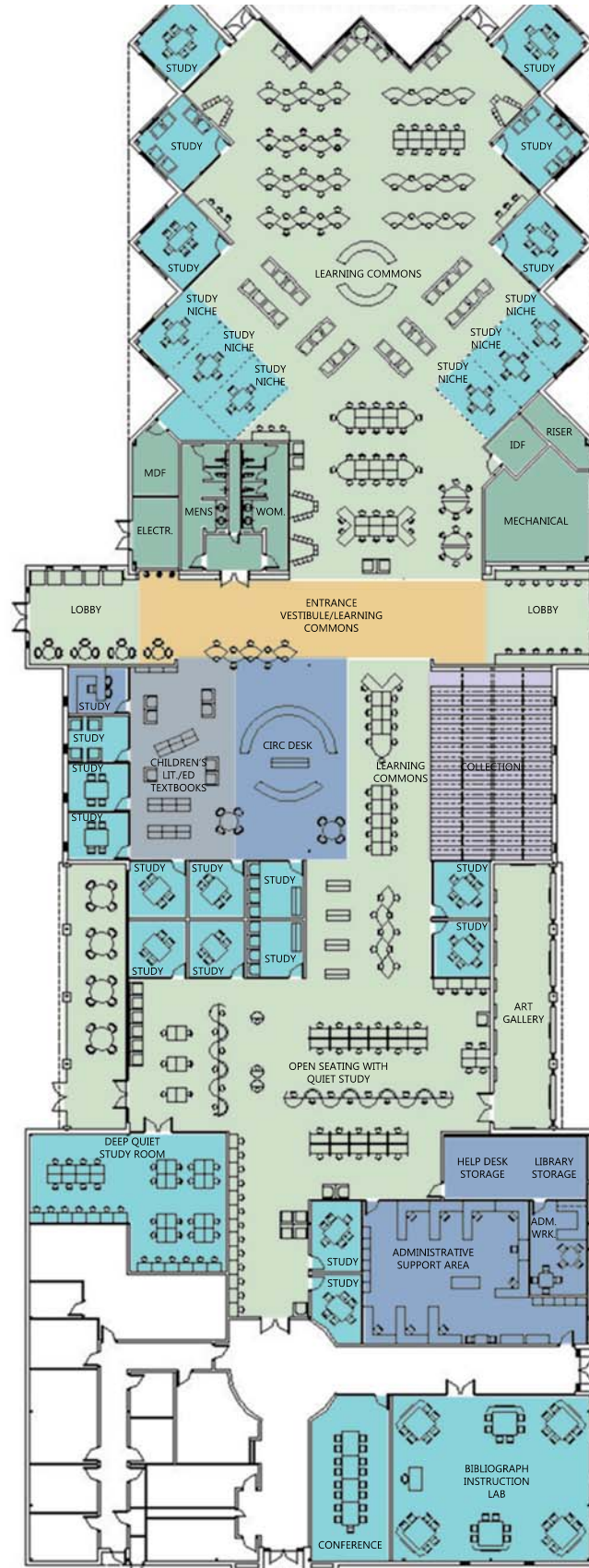


> Expansion >  
 < Renovation <

**Loud**  
 Collaborative Areas

**Quiet**  
 Service Areas

**Deep Quiet**  
 Individual Research



< Expansion <  
 > Renovation >

South Texas College \* Combined Existing/Expansion Floor Plans



## **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Student Activities Building Expansion**

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Starr County Campus Student Activities Building will be requested at the November 24, 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, Mata Garcia 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, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. At the August 11, 2105 Facilities Committee Meeting, a proposed schematic design was presented to the Committee and 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 design team has since then revised the scope and includes the following:

- **Architect**
  - Mata Garcia Architects
  
- **Construction Manager-at-Risk**
  - D. Wilson Construction
  
- **Construction Cost Limitation (CCL)**
  - \$850,000

- **Program Scope**
  - SQ FT – 4,150
  - 1 Floor
  
  - **Lobby**
  
  - **Student Event Center**
  
  - **Support Spaces**
    - Storage
    - Mechanical
    - Electrical
    - Fire Riser Room

### **Funding Source**

The current Construction Cost Limitation (CCL) is \$850,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

### **Reviewers**

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

### **Enclosed Documents**

Mata Garcia Architects has developed a revised schematic presentation describing the proposed design within the original scope and budget. Enclosed are drawings of the site plan, floor plans, and exterior views.

### **Presenters**

Representatives from Broaddus & Associates and Mata Garcia Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Starr County Campus Library as presented.

South Texas College  
Starr County Campus

# Student Activities Expansion







South Texas College  
Starr County Campus  
Building "H" \* Site Plan  
Student Activities Expansion



< South Elevation \* Existing < | > South Elevation \* Expansion >



< East Elevation \* Expansion >







Courtyard \* West Elevation | Lobby \* Cross-Section



< North Elevation \* Expansion < | > North Elevation \* Existing >





Starr County Campus \* South Elevation \* Student Activities Expansion







Starr County Campus \* North Elevation \* Student Activities Expansion

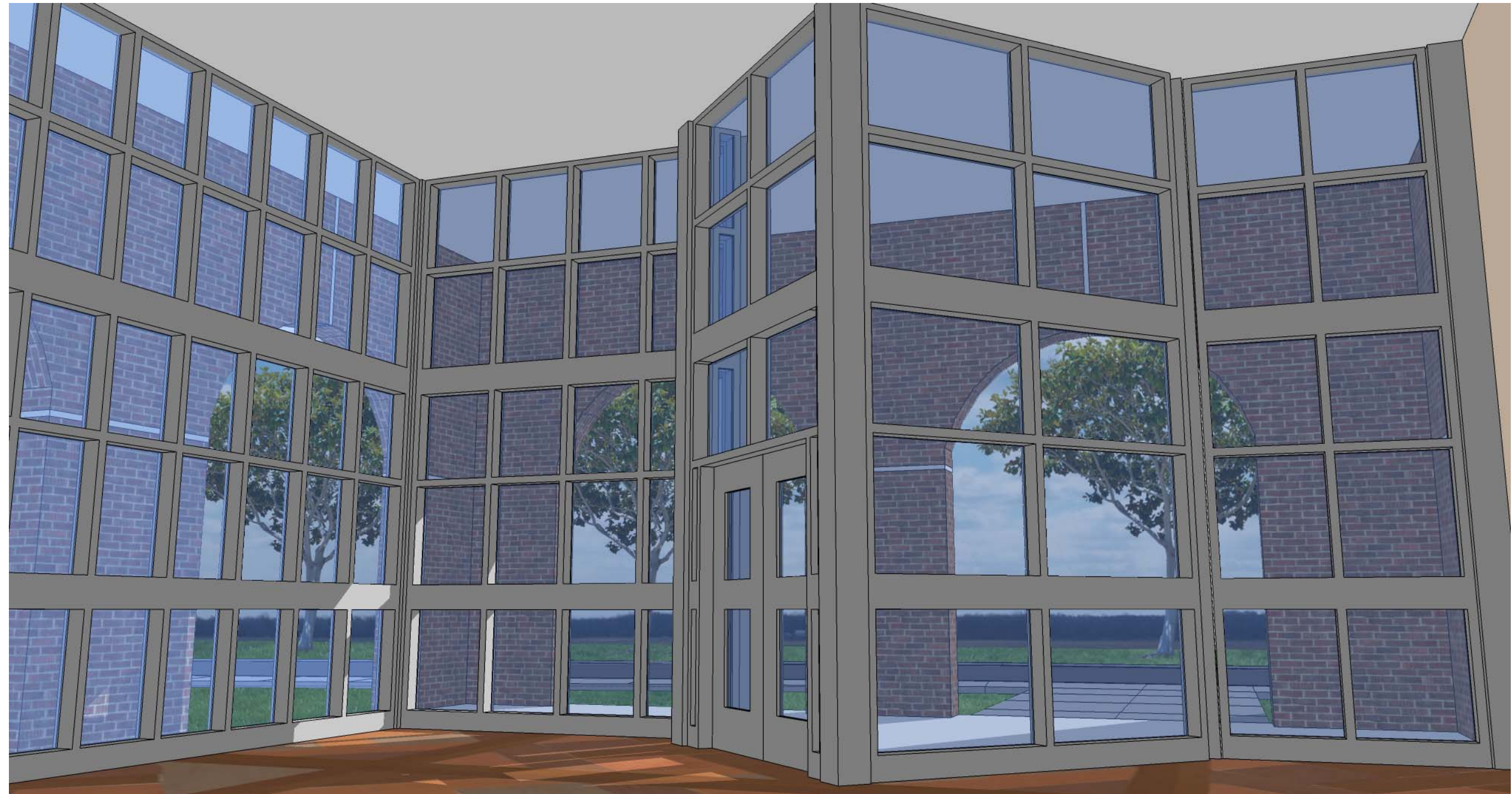




Starr County Campus \* Courtyard View \* Student Activities Expansion



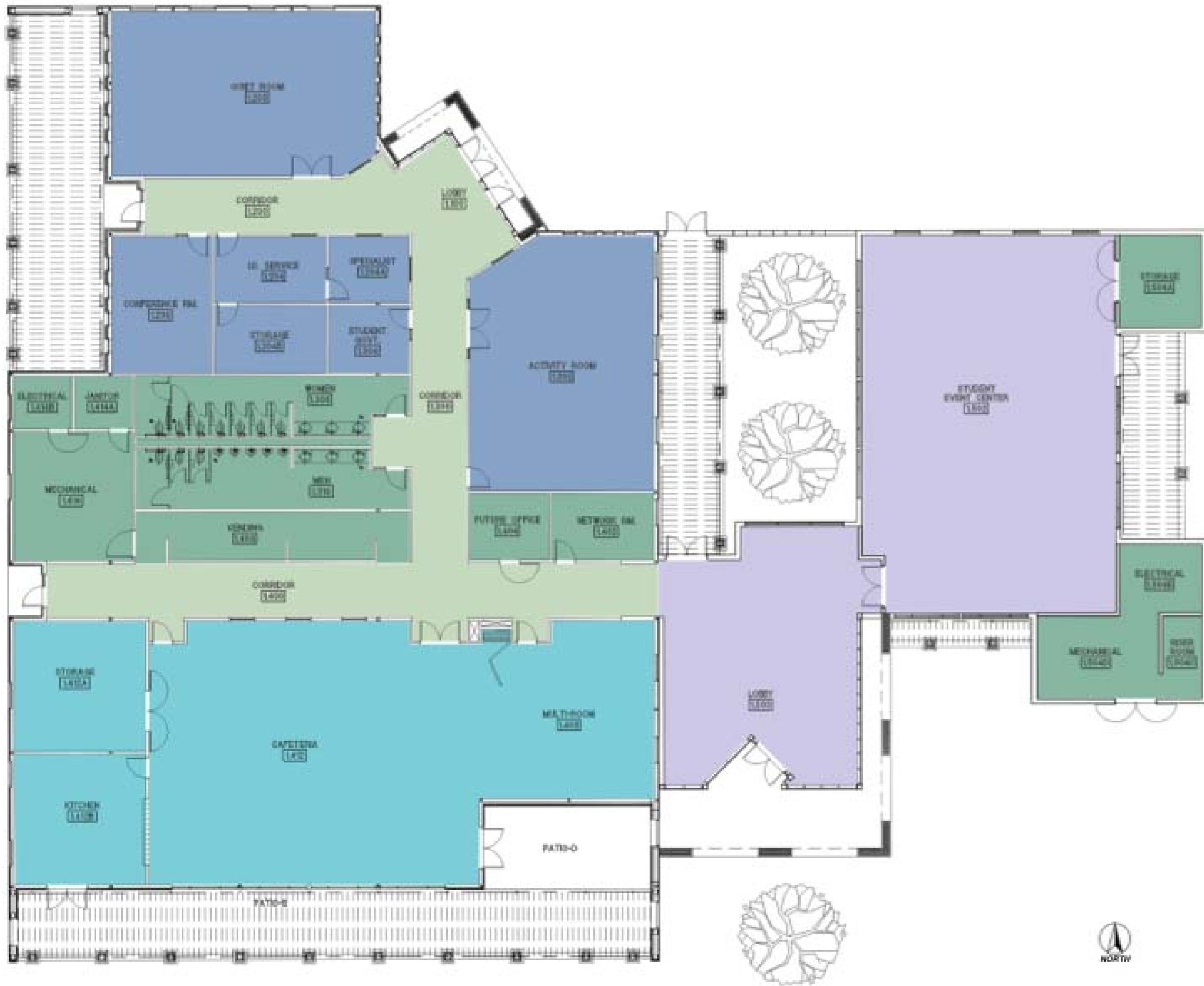




Interior of Lobby Looking South \* Student Activities Expansion

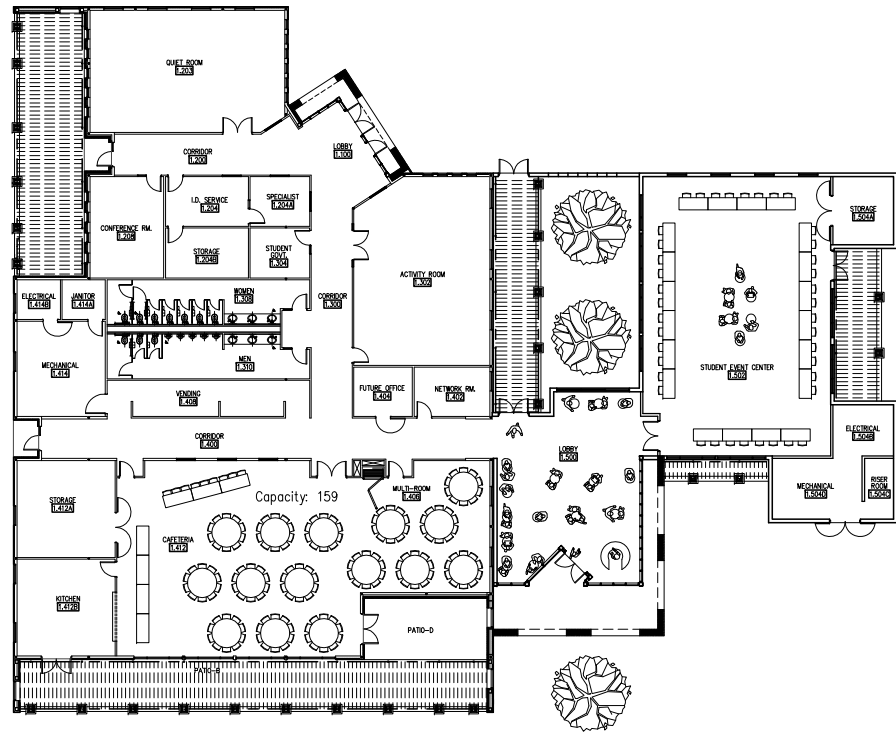


SOUTH TEXAS  
COLLEGE

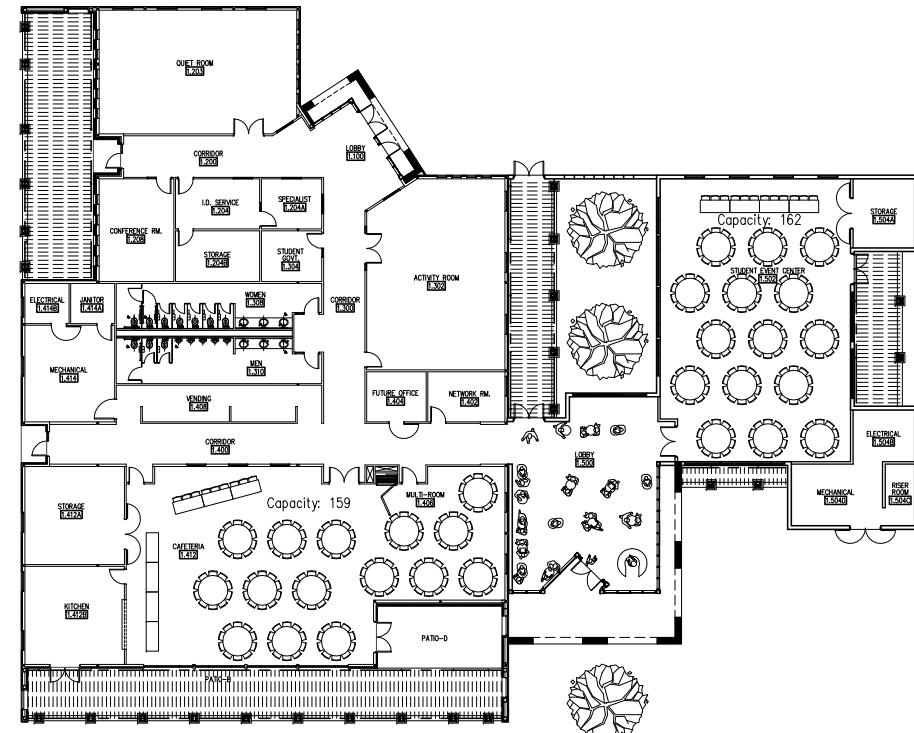


< Floor Plan \* Existing | Floor Plan \* Expansion >

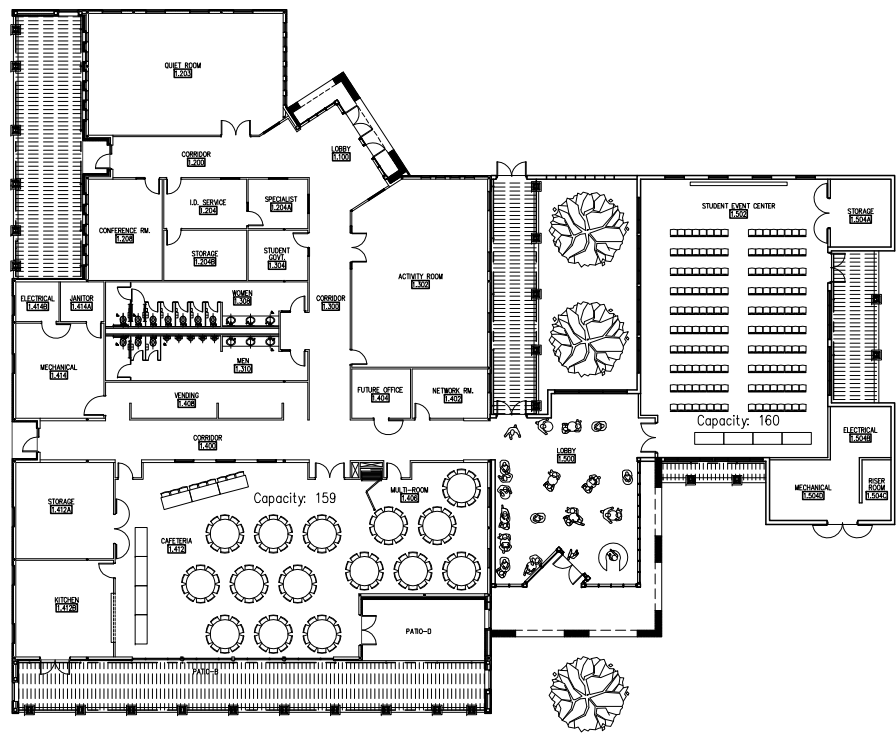




< Existing Facility | Proposed Expansion >  
**Floor Plan \* Arena Registration Layout**



< Existing Facility | Proposed Expansion >  
**Floor Plan \* Community Event Seating Layout**



< Existing Facility | Proposed Expansion >  
**Floor Plan \* Seminar / Movie Night Seating Layout**



**SOUTH TEXAS  
 COLLEGE**



**Review and Recommend Action on Solicitation of Request for Proposals (RFP) for Insurance Agent Services to establish an Owner-Controlled Insurance Program for the 2013 Bond Construction Program**

Approval to solicit for insurance agent services to establish an owner-controlled insurance program for the 2013 Bond Construction program will be requested at the November 24, 2015 Board meeting.

Background

An Owner-Controlled Insurance Program (OCIP) are insurance policies held by a property owner during the construction or renovation of a property, which is typically designed to cover virtually all liability and loss arising from the construction project. The policies solicited may include the following OCIP Insurance coverages:

- a. Worker's Compensation, including Employer's Liability
- b. Commercial General Liability
- c. Umbrella and/or Excess Liability
- d. Builder's Risk
- e. Environmental
- f. Other necessary or appropriate coverage

The OCIP will be designed to protect the District, its agents, contractors, and subcontractors of every tier from loss resulting from construction related activities. Coverage will not be extended to materials, dealers, delivery persons, and other who do not have employees working on the construction site.

The traditional method for insuring construction consists of each general contractor and sub-contractor obtaining their own insurance policies from any provider of their choosing. In turn, they build their policy premiums into their cost structure, which in turn becomes part of their bids. This means that by accepting a general contractor's successful bid, the property owner is indirectly paying for administrative overhead at dozens of separate insurance brokers and insurance companies.

In OCIP, all construction, materials, hazard, workers' compensation, terrorist, and other building-related insurance is purchased by the property owner as part of a single policy from a single insurer.

Description / Details

Under an Owner-Controller Insurance Program (OCIP), a policy would be purchased by the College as part of a single policy from one or more insurers. South Texas College would purchase coverage exclusively for the entire bond project. It may include other lines of coverage such as Worker's Compensation.

Benefits of using an OCIP

1. The Policy would be purchased at one (1) policy premium versus several spread among contractors and subcontractors.

2. The College gains direct control over premiums and coverage terms by working directly with an intergovernmental risk pool or an insurance agent.
3. The College chooses its insurance limits and policy terms and conditions.
4. The completed operations portion follows the state statute of repose. Assuming the course of the construction is three (3) years, the policy period and the extended completed operations period would be thirteen (13) years (3+10=13).
5. Litigation – the College would deal with one set of policies as opposed to the contractor and sub-contractor carriers.
6. Allows for maximizing local participation by including subcontractors which might not otherwise have access to meeting insurance requirements
7. Savings will be realized implementing this program

The proposed timeline is as follows:

#	Process	Date
1	Request for Proposals (RFP) Advertised	November 25, 2015 December 2, 2015
2	RFP Issued to Prospective Bidders	November 25, 2015
3	Proposals Due	December 15, 2015
4	Evaluation of Proposals	January 4, 2016
5	Facilities Committee Review	January 12, 2016
6	Board Approval to Award Contract	January 26, 2016
7	Negotiate the Contract with the Awarded Agent	January 27-29, 2016
8	Agent will Solicit Insurance Coverage Proposals	February 1-19, 2016
9	Agent will Evaluate Insurance Proposals	February 22-25, 2016
10	Agent will provide Insurance Information with recommendations to South Texas College	February 26, 2016
11	Insurance Proposals Summary will be on March Facilities Committee agenda for consideration	March 8, 2016
12	Facilities Committee will provide a recommendation at the March Board Meeting for the purchase of insurance coverage	March 29, 2016

**Presenters**

Raul Cabaza, the college’s risk management consultant, will review with the Committee the Owner-Controlled Insurance Program and will be available to address related questions.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, to solicit for insurance agent services to establish an owner-controlled insurance program for the 2013 Bond Construction program as presented.

# OWNER CONTROLLED INSURANCE PROGRAM

## (OCIP)

- ▣ Insurance policy held by property owner
- ▣ To cover liability and loss arising from the construction project



# Policies solicited may include

- a. Worker's Compensation, including Employer's Liability
- b. Commercial General Liability
- c. Umbrella and/or Excess Liability
- d. Builders Risk
- e. Environmental
- f. Other Necessary or appropriate coverage

## Benefits:

- ▣ Rates and Coverage terms are controlled by South Texas College
- ▣ Policy is modified by making changes to exclusions
- ▣ More contractors to bid
- ▣ Reduces the cost of the project
- ▣ 13 year policy period

# Estimated Cost

- ▣ Rule of thumb
- ▣ Estimated premiums - 1% of the hard cost

# Administration Cost

- ▣ Wrap administrator - Estimated \$30,000
- ▣ Enrolls all subcontractors
- ▣ Collects - maintains certificates

# OCIP Process

- ▣ Used by, large university systems, school districts
- ▣ Timeline is in your board packet



## **Review and Recommend Action on Additional Services with Broaddus and Associates for a Wage Scale Determination Survey for the 2013 Bond Construction Program**

Approval of Additional Services with Broaddus & Associates for a Wage Scale Determination Survey for the 2013 Bond Construction Program will be requested at the November 24, 2015 Board meeting.

### **Purpose**

A Wage Scale Determination Survey is needed to establish legitimate prevailing wages associated with the various construction worker classifications.

### **Background**

The requirement to enforce Prevailing Wages is detailed in Texas Government Code, Title 10, Chapter 2258 – Prevailing Wage Rates (referenced in Article III of STC's UGCs). In summary, the Code mandates that localities pay prevailing wage rates for public construction projects or face monetary penalty. The Code defines the method for determining prevailing wages as either by a survey or adoption of the Davis-Bacon (DB) Act determined rates. Many states throughout the US conduct Prevailing Wage Determining Surveys annually, however, Texas does not.

The consequences of relying on DB wage determinations (common practice in the Valley) are severe, but most notably to owners is the cost impact. Locally applied DB wage rates are, on average, **36%** higher than the mean wage data for identical trades, as collected by the Texas Workforce Commission for the Rio Grande Valley. The range of disparity when using DB is significant and just a few key examples of the higher rates are; Masons 23% higher, Carpenters 17% higher, Electricians 46% higher, and Plumbers 180% higher.

Broaddus & Associates has successfully conducted or assisted with similar studies at two other higher education in Texas and has the knowledge and available resources to produce a comprehensive survey. The proposal anticipates completion of the survey within four (4) months from initiation.

### **Enclosed Documents**

A proposal dated October 23, 2015 from Broaddus and Associates is enclosed.

### **Presenters**

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to address any questions related to the wage scale determination survey.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, additional services with Broaddus & Associates in the amount of \$89,088, which includes reimbursable expenses, for a Wage Scale Determination Survey for the 2013 Bond Construction Program as presented.



October 23, 2015

Ms. Maria G. Elizondo  
Vice President for Finance and Administrative Services  
South Texas College  
Pecan Campus, Bldg. N, Suite 179  
3200 W. Pecan Blvd.  
McAllen, TX 78501

Re: Prevailing Wage Determination Survey

Dear Ms. Elizondo:

Broaddus & Associates is pleased to submit our proposal to conduct a Prevailing Wage Determination Survey of the Rio Grande Valley for South Texas College. In our role as STC's trusted advisor, we will work together to address your concerns regarding currently available Prevailing Wages in the Valley.

The purpose of this initiative is to establish legitimate prevailing wages associated with the various construction worker classifications. The requirement to employ Prevailing Wages is detailed in Texas Government Code, Title 10, Chapter 2258 – Prevailing Wage Rates. In summary, the Code mandates that localities (which may include a municipality, county or district) pay prevailing wage rates for public construction projects or face monetary penalty. The Code defines the method for determining prevailing wages as either by a survey or adoption of the Davis-Bacon (DB) Act determined rates. Many states throughout the US conduct Prevailing Wage Determining Surveys annually – Texas does not.

The consequences of relying on DB wage determinations (common practice in the Valley) are severe, but most notably to owners is the cost impact. Locally applied DB wage rates are, on average, **36%** higher than the mean wage data for identical trades collected by the Texas Workforce Commission for the Rio Grande Valley. The range of disparity when using DB is significant and just a few key examples of the higher rates are; Masons 23% higher, Carpenters 17% higher, Electricians 46% higher, and Plumbers 180% higher.

Consider your \$120M Bond Program to fully appreciate the value of having accurate Prevailing Wages.

**\$120M Capital Improvement Projects (construction costs only)**

Labor is typically **35-40%** of construction costs, or **\$42-48M** of your \$120M Bond Program. If DB wages are only **20%** higher, you'll pay an additional **\$8.4-9.6M** for the same scope of work. You could save **7-8%** of the total construction costs on every project by simply using appropriate wage rates.

The Texas Workforce Commission, the Rio Grande Valley Chapter of the AGC, and the local contracting community support this survey initiative and are prepared to share information and resources aimed at completing our goal. The City of McAllen attempted to conduct a wage rate survey earlier this year, but failed to complete and publish a final report. After sending more than 350 solicitations for information to individual contractors the City received only four responses. They didn't commit the resources to 'pull' information and follow-up on their initial effort and consequently abandoned the survey.



Broaddus & Associates successfully conducted a similar study for the UT System in the early 2000's and our proposed Project Lead, Hugh Cronin, assisted with a Wage Determination survey for the Texas Tech System in Lubbock, TX in 2010. We have the knowledge and available resources to produce a comprehensive survey.

Our proposal anticipates completion of the survey within four (4) months from initiation and assumes the following resources;

- Program Executive – approx. 3 hours/month for four months – DEC 2015 thru MAR 2016  
(\$255 X 12hrs = \$3,060)
- Sr. Project Manager – approx. 65 hours/month for four months – DEC 2015 thru MAR 2016  
(\$191 X 260hrs = \$49,660)
- Sr. Cost Estimator – approx. 56 hours/month for four months – DEC 2015 thru MAR 2016  
(\$157 X 224hrs = \$35,168)

Reimbursable expenses are a lump sum amount of \$1,200, which includes travel, postage, reproduction, etc.

Our proposed total fee is \$89,088 or \$22,272/month which includes reimbursable expenses. This is a lump sum amount that will not include mark-up. Invoices will be billed on a monthly basis for the duration of the engagement.

We feel that we have provided a highly experienced team to complete this survey and our firm is committed to its success. Experience and qualifications are nothing without commitment from the top of the company. Our clients are our first priority and we are personally available at all times and especially when needed most.

I hope this meets your approval and please let me know if you have any questions or require additional information.

Respectfully,

Broaddus & Associates, Inc.

Gilbert Gallegos, AIA

## **Scope of Work / Schedule**

### **Data Solicitation (Month 1)**

- Develop Questionnaire / Response Form
- Compile List of Relevant Projects
- Compile List of GCs and Subcontractors (not currently associated w/ Bond Program)
- Phone Contact w/ GCs and Subcontractors
- Kick-off Event to Explain Process / Share Projects with Contractors
- Email / Mail to all Contractors with Data Request

### **Data Collection (Months 2 & 3)**

- Follow-up Reminder Phone Calls / Emails to Contractors
- Sort / Classify Received Data
- Evaluate Relevancy of Data

### **Data Analysis (Month 4)**

- Review / Analyze Data
- Identify Gaps
- Present Data
- Review Project Progress

### **Final Report (Month 4)**

- Compile Draft Report
- Issue Final Report
- Presentation / Approval by Board of Trustees



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

Approval of the Final Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus Thermal Plant will be requested at the November 24, 2015 Board meeting.

### **Purpose**

Authorization is being requested to approve the final GMP for the Pecan Campus Thermal Plant Expansion.

### **Justification**

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.

### **Background**

On September 10<sup>th</sup>, 2015, the Board approved the Partial GMP for the Pecan Campus Thermal Plant in the amount of \$318,139. The approval of a partial GMP was necessary at that time to meet the scheduled date of completion for this project. Since then, the Construction Manager-at-Risk (CMR) has received the necessary construction documents from the Engineer to develop the final GMP for a total of \$3,437,000.

### **Funding Source**

Funds for these expenditures are budgeted in the 2013 Bond construction budget for FY 2015-2016.

### **Reviewers**

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

### **Enclosed Documents**

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

### **Presenters**

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

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the final guaranteed maximum price (GMP) in the amount of \$3,437,000 for the 2013 Bond Construction Pecan Campus Thermal Plant as presented.



**South Texas College – Pecan Campus  
75% CD/GMP Thermal Plant Expansion  
Guaranteed Maximum Price**

**November 5, 2015**

Mr. Rolando Garcia  
Senior Project Manager  
1100 East Jasmine, Suite #102  
McAllen, TX 78501

RE: STC Thermal Plant Expansion  
South Texas College - Pecan Campus  
3201 West Pecan  
McAllen, TX 78501  
Guaranteed Maximum Price

Dear Mr. Garcia:

D. Wilson Construction Company (DWC) is pleased to submit a Guaranteed Maximum Price (GMP) for the above referenced project. We are submitting a proposal which includes GMP Form Exhibit C, GMP Proposal Basis, GMP Construction Documents & Revisions Legend, GMP Schedule of Values, DWC Division Assumptions and Clarifications, and a Project Schedule for the referenced property site improvements.

The proposed construction team for this project is comprised of Claudio Velasco, Project Manager; Pilar Anzaldúa Garza, Assistant Project Manager; and Larry Quintanilla, Superintendent. We have included the team's resume detailing their experience and training for your review.

D Wilson Construction recommends a meeting to review the GMP proposal basis and to verify all document inclusions and exclusions prior to accepting the final GMP proposal.

Sincerely,

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

**Bill Wilson, President  
D. WILSON CONSTRUCTION CO.**

General Construction | Design Build | Construction Management

P.O. Box 3455 • 1209 East Pecan • McAllen, Texas 78502-3455 • 956-686-9573 • Fax 956-686-3270

[www.dwilsonconstruction.com](http://www.dwilsonconstruction.com)



South Texas College – Pecan Campus  
75% CD/GMP Thermal Plant Expansion  
Guaranteed Maximum Price

November 5, 2015

### GMP Proposal Basis

Our Guaranteed Maximum Price (GMP) proposal is based on the construction documents listed as South Texas College, Thermal Plant Expansion, 75% CD/GMP SET by Halff Associates and dated August 10, 2015. The Construction Documents consultants include Halff Associates for MEP engineering, Wrightson/Johnson/Haddon/Williams, WJHW for architectural, and Chanin Engineering LLC for structural engineering. Construction Documents used for this GMP cost amount are listed in detail in Tab 2 of this proposal as the Construction Documents Legend.

The GMP cost amount is detailed in Tab 4 and has some Assumptions and Clarifications which will detail the scope of work that has been included as base bid. We hereby propose a price of **Three Million, Four Hundred Thirty Seven Thousand Dollars (\$3,437,000)**, this amount is with the D Wilson Construction listed Division Assumptions and Clarifications.

We have developed a milestone schedule which will meet the agreed upon project schedule objectives:

August 10, 2015	Issued 75% CD GMP Pricing Set
August 26, 2015	Advertise GMP Bids for September 16, 2015
November 5, 2015	Submit GMP Proposal to Broaddus & Associates
November 10, 2015	Facilities Board Review & Recommendations
November 24, 2015	Board Approval
December 1, 2015	Start Construction for Switch over Target Date
December 22, 2015	Main Electrical Power Switch Over
September 30, 2016	Substantial Completion

Once approved, all documents in this proposal shall become part of the final GMP Contract.

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P.O. Box 3455 • 1209 East Pecan • McAllen, Texas 78502-3455 • 956-686-9573 • Fax 956-686-3270

[www.dwilsonconstruction.com](http://www.dwilsonconstruction.com)

**EXHIBIT C**  
**GUARANTEED MAXIMUM PRICE PROPOSAL**

We hereby submit to the South Texas College District D("STC") pursuant to the provisions of Article V of the CMR-At-Risk Contract by and between STC and **D Wilson Construction Company (CMR)** da **November 05, 2015** (the "Contract"), a **Guaranteed Maximum Price** for th **STC Pecan Campus Thermal Plant Expansion** Project, \_\_\_\_\_ project number, (as defined in the Contract) based on the Contract Documents (as defined by the Contract) development for the Project, as follows:

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

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

\$ 2,981,000

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

\$ 184,000

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

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

\$ 100,000



- 4. Total of CMR's Construction Phase Fees pursuant to the Contract \$ 122,000
  
- 5. A construction contingency allowance the Owner will provide. This is a lump sum amount from which changes are to be paid in accordance with the Uniform General Conditions and the Supplementary General Conditions. Any unused amount will be deducted from the Guaranteed Maximum Price by Change Order. \$ 50,000
  
- 6. TOTAL OF 1 THROUGH 5 \$ 3,437,000

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

Corporations/LLC's: Attest



Corporate Secretary  
 or:  
 Other business forms: Witness:

\_\_\_\_\_  
 Seal:

D.Wilson Construction Company

By: 

Name: Bill Wilson (print or type)

Title: President

Date of Signature 11-5-2015.

Accepted and Agreed  
South Texas College District

By: \_\_\_\_\_  
 (original signature)

Name:  
 Title:  
 Date: \_\_\_\_\_



McAllen • San Antonio

JOB:	STC Pecan - Thermal Plant Expansion	Addendum:	3
DATE:	Wednesday, November 04, 2015	Alternates:	2
Completion:	August 3, 2016	Contract docs:	AIA
Duration:	303 Days	Liquidated damages:	\$ 1,000.00
	10 Months	Sub list required:	Yes
Due:	September 16, 2015 12:00 AM	Square Feet:	13,560

CSI Section		Base Bid Amount	Alt. #01 Enclosure Structure	Alt. #02 Add Center Framing to Enclosure
<b>Pecan TPE GMP Schedule of Values</b>				
01-0000	GENERAL CONDITIONS	263,405	41,311	9,844
02-0000	EXISTING CONDITIONS	36,793		
03-0000	CONCRETE	126,803	30,186	
04-0000	MASONRY	76,908	28,126	
05-0000	STRUCTURAL STEEL	74,800	405,485	125,844
06-0000	CARPENTRY	8,380		
07-0000	MOISTURE PROTECTION	74,719	72,705	
08-0000	DOORS & WINDOWS	58,470		
09-0000	FINISHES	43,919		
10-0000	SPECIALTIES	1,177		
11-0000	EQUIPMENT	—		
12-0000	FURNISHINGS	—		
13-0000	SPECIAL CONSTRUCTION	—		
14-0000	CONVEYANCE SYSTEMS	—		
22-0000	PLUMBING	133,669		
23-0000	MECHANICAL	1,705,062		
26-0000	ELECTRICAL	435,000	5,000	
31-0000	SITE CONSTRUCTION	125,738		
	CONTRACTOR DESIGN CONTINGENCY	100,000	10,000	
	CONSTRUCTION PHASE FEE	122,000	23,000	5,100
	OWNER'S CONSTRUCTION CONTINGENCY	50,000		
	SUBTOTALS:	3,436,843	615,813	140,788
	SERVICES GMP TOTAL:	\$3,437,000	\$616,000	\$141,000

**Review and Recommend Action on Renewal of Classroom Lease Agreement with the City of Hidalgo**

Approval of the classroom lease agreement with the City of Hidalgo for use of the Hidalgo Border Security Training Center by South Texas College will be requested at the November 24, 2015 Board meeting.

**Purpose**

Authorization is being requested to renew the current classroom lease agreement to continue providing space for use by the Continuing Education and Criminal Justice Department.

**Justification**

The continuation of the lease of this facility is needed to accommodate programs with specific needs for continuing education and criminal justice courses being offered.

**Background**

The City of Hidalgo was awarded a federal Economic Development Administration grant for the construction of a Border Security Training Center which was built in the City of Hidalgo. Additionally, Senator Hinojosa secured \$500,000 in funding to help South Texas College lease and equip the designated instructional space. At the July 25, 2011 Board meeting, the Board approved the initial classroom lease agreement with the City of Hidalgo for the use of this training center. The Board has since then approved a new lease agreement with the City of Hidalgo at the January 29, 2013 Board meeting for the lease of this facility for the period of January 1, 2013 to December 31, 2015 with renewal options of six successive periods of one academic semester each. The Continuing Education staff would like continue to use this space. Staff recommends approval to renew this classroom lease agreement for use starting January 1, 2016 to May 31, 2016

Facility	Renewals in Contract	Renewal Requested	Lease Cost
City of Hidalgo	6 academic semesters	1st January 1, 2016 to May 31, 2016	\$1,333 per month

**Funding Source**

The balance of \$92,036.92 of the state appropriation is available and budgeted in the City of Hidalgo Lease fund for FY15-16.

It is requested that the Facilities Committee recommend Board approval at the November 24, 2015 Board meeting, the renewal of the current facility lease agreement with the City of Hidalgo for use of the Hidalgo Border Security Training Center by South Texas College for the period of January 1, 2016 to May 31, 2016 as presented.

## **Review and Recommend Action on Testing and Balancing Engineering Services for District-Wide Non-Bond Construction Projects**

Approval of testing and balancing engineering services for district-wide non-bond construction projects will be requested at the November 24, 2015 Board meeting.

### **Purpose**

Authorization is being requested to approve a pool of testing and balancing engineering firms for the non-bond construction projects for a period of one year with two one-year options to renew.

### **Justification**

Testing and balancing engineering services are necessary to certify that all heating, ventilation, and air conditioning (HVAC) equipment and systems are operating at the required design capacities as specified in the construction documents for each building. Some of the anticipated engineering services which may be provided are as follows:

- Confirm HVAC system controls function as specified
- Confirm HVAC system air flow and volume meet specifications
- Confirm HVAC system equipment function as specified
- Make recommendations on adjustment to HVAC system to maximize performance and minimize energy consumption
- Prepare reports identifying deficiencies in the system so contractor can make corrections prior to final acceptance of construction work

### **Background**

Solicitation for Request for Proposals for these services began on September 28, 2015. A total of two (2) proposals were received on October 13, 2015.

<b>Timeline for Solicitation for Request for Proposals</b>	
September 28, 2015	Solicitation for Request for Proposals began.
October 13, 2015	Two (2) proposals were received.

### **Reviewers**

The proposals have been reviewed by staff from the Facilities Planning & Construction, Operations & Maintenance, and Purchasing departments.

### **Enclosed Documents**

Staff evaluated these proposals and prepared the enclosed proposal and ranking for review by the Facilities Committee.

It is requested that the Facilities Committee recommend Board approval at the November 24, 2015 Board meeting, testing and balancing engineering services for the district-wide non-bond construction projects with Engineered Air Balance and National Precisionnaire from November 25, 2015 to November 25, 2016 with two one-year options to renew as presented.



**SOUTH TEXAS COLLEGE  
TESTING & BALANCING FOR HVAC SYSTEMS - ON CALL SERVICES  
PROJECT NO. 15-16-1027**

<b>VENDOR</b>	Engineered Air Balance Co, Inc.		National Precisionaire, LLC.					
<b>ADDRESS</b>	4400 Piedras Dr S, Ste 150		21321 Inverness Forest Blvd					
<b>CITY/STATE/ZIP</b>	San Antonio, TX 78228		Houston, TX 77073					
<b>PHONE</b>	210-736-9494		281-449-0961					
<b>FAX</b>	210-736-9595		281-449-1925					
<b>CONTACT</b>	Gary L. Miller		Felix M. Garza					
<b>#</b>	<b>Description</b>	<b>Proposed</b>			<b>Proposed</b>			
		<b>Project Manager</b>	<b>Project Leader</b>	<b>Technician</b>	<b>Support (Office)</b>	<b>Adm (Office)</b>	<b>All-Inclusive</b>	
							<b>TAB Crew Rate**</b>	<b>Project Mgmt</b>
1	Base Rate (No Travel) Non-Onsite Hourly Rates	\$125.00	\$100.00	\$90.00	\$80.00	\$65.00	\$160.00	\$175.00
2	All-Inclusive 5-day Trip (Includes Travel)	\$165.00	\$140.00	\$130.00	\$80.00	\$65.00		
3	All-Inclusive 3-day Trip (Includes Travel)	\$205.00	\$180.00	\$170.00	\$80.00	\$65.00		
4	All-Inclusive 2-day Trip (Includes Travel)	\$265.00	\$240.00	\$230.00	\$80.00	\$65.00		
5	All-Inclusive 1-day Trip (Includes Travel)	\$370.00	\$345.00	\$335.00	\$80.00	\$65.00		
6	2nd Year Escalation	0%					2%	
7	3rd Year Escalation	0%					2%	
<b>TOTAL EVALUATION POINTS</b>		82.80					89.80	
<b>RANKING</b>		2					1	

\*\*TAB - Technician and Apprentice

**SOUTH TEXAS COLLEGE  
TESTING & BALANCING SERVICES FOR HVAC SYSTEMS-ON CALL SERVICES  
PROJECT NO. 15-16-1027  
EVALUATION FORM**

<b>VENDOR</b>		Engineered Air Balance Co, Inc.		National Precisionaire, LLC.	
<b>STREET</b>		4400 Piedras Drive S Ste 150		21321 Inverness Forest Blvd	
<b>STATE/ZIP</b>		San Antonio, TX 78228		Houston, TX 77073	
<b>PHONE</b>		210-736-9494		281-449-0961	
<b>FAX</b>		210-736-9595		281-449-1925	
<b>CONTACT</b>		Gary L. Miller		Felix M. Garza	
1	The purchase price. (up to 40 points)	31	31	40	40
		31		40	
		31		40	
		31		40	
		31		40	
2	The reputation of the vendor and the vendor's goods and/or services. (up to 18 points)	17	16.2	16	15.6
		17		15	
		17		16	
		16		15	
		14		16	
3	The quality of the vendor's goods and/or services. (up to 18 points)	17	15.6	16	15.4
		15		15	
		17		17	
		15		14	
		14		15	
4	The extent to which the vendor's goods and/or services meet the College's needs. (up to 15 points)	14	12.6	14	12.6
		12		13	
		14		14	
		12		11	
		11		11	
5	The vendor's past relationship with the College. (up to 3 points)	3	2.8	3	2.8
		2.5		2	
		3		3	
		2.5		3	
		3		3	
6	The impact on the ability of the College to comply with laws and rules relating to Historically Underutilized Business. (up to 1 point)	0	0	0	0
		0		0	
		0		0	
		0		0	
		0		0	
7	The total long-term cost to the College to acquire the vendor's goods or services. (up to 5 points)	5	4.6	3	3.4
		5		4	
		5		4	
		4		3	
		4		3	
<b>TOTAL EVALUATION POINTS</b>		82.80		89.80	
<b>RANKING</b>		2		1	

## **Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Removal of Existing Trees**

Approval to contract construction services for the Non-Bond Pecan Campus Removal of Existing Trees project will be requested at the November 24, 2015 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the Non-Bond Pecan Campus Removal of Existing Trees.

### **Justification**

Removal of trees on the Pecan Campus is necessary to avoid conflict with the 2013 Bond Construction South Academic Building.

### **Background**

Previously, trees on the Pecan Campus had been removed to avoid conflict with the construction of buildings, parking, site improvements, and landscaping for the 2013 Bond Construction program. Due to the revised locations of the future non-bond Library and 2013 Bond South Academic Building, additional trees need to be removed. The City of McAllen requires that new trees be installed to replace trees that are removed. Landscape plans will be developed so that sufficient trees are provided in beneficial locations.

STC staff has issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on September 8, 2015. A total of three (3) proposals were received on September 23, 2015.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
September 8, 2015	Solicitation of competitive sealed proposals began.
September 23, 2015	Three (3) proposals were received.

### **Funding Source**

As part of the FY 2015-2016 non-bond construction budget, funds in the amount of \$21,000 were budgeted for this project.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Highest Ranked Proposal Maldonado Nursery &amp; Landscape, Inc.</b>
Non-Bond Construction	\$21,000	\$7,150

### **Reviewers**

The proposals have been reviewed by staff from the Facilities Planning & Construction, Operations & Maintenance, and Purchasing departments.

**Enclosed Documents**

Staff evaluated these proposals and prepared the enclosed proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. The enclosed site plan shows the trees identified for removal.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, to contract construction services with Maldonado Nursery & Landscape, Inc. in the amount of \$7,150 for the Non-Bond Pecan Campus Tree Removal project as presented.

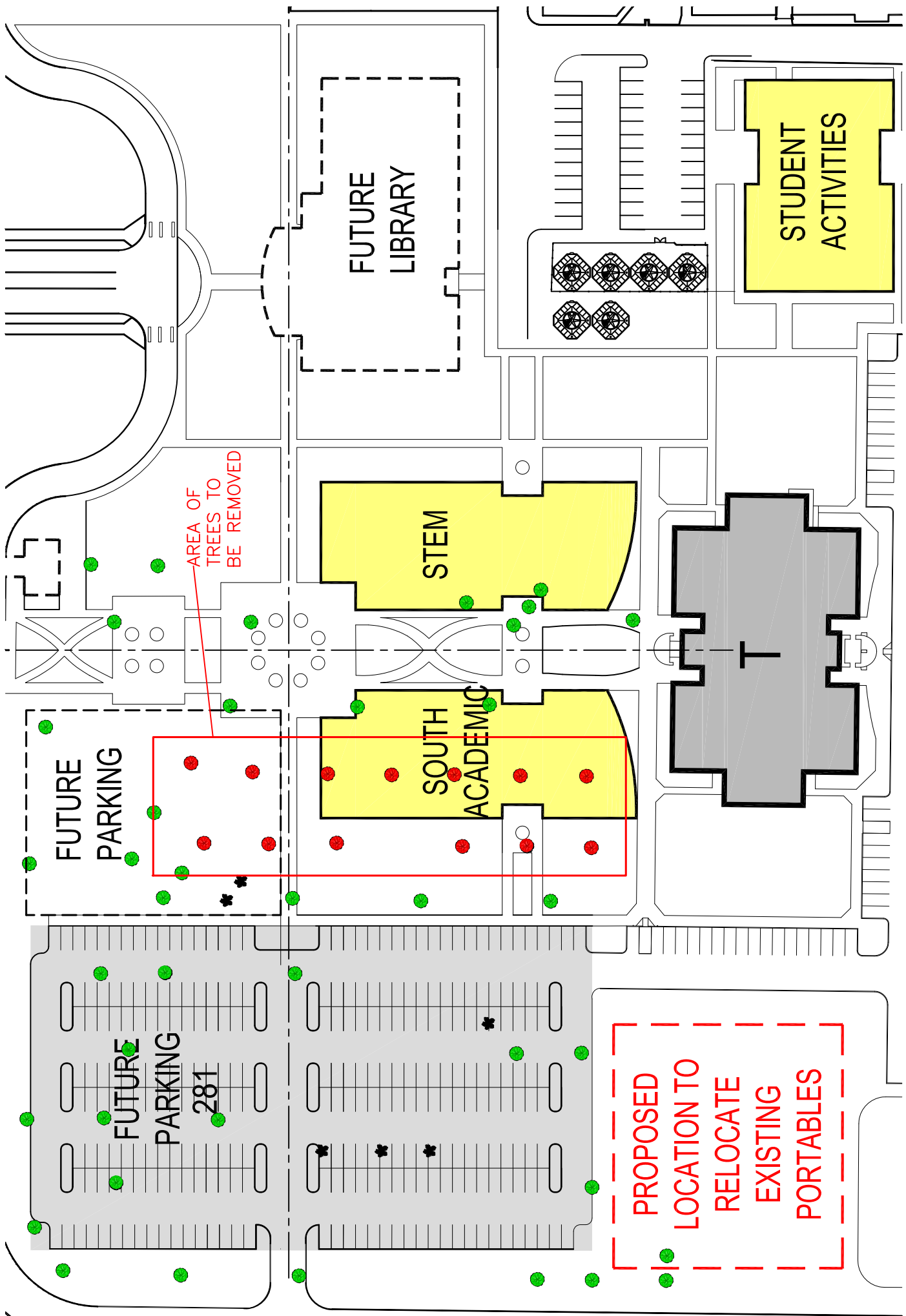


**SOUTH TEXAS COLLEGE  
PECAN CAMPUS TREE REMOVAL  
PROJECT NO. 15-16-1022**

<b>VENDOR</b>		Maldonado Nursery & Landscape, Inc.	RG Enterprises, LLC./ dba G & G Contractors	Valley Garden Center/ dba Southern Landscapes
<b>ADDRESS</b>		509 Beddoes Rd	5125 S Hwy 281	821 E Beech Ave
<b>CITY/STATE/ZIP</b>		La Feria, TX 78559	Edinburg, TX 78539	McAllen, TX 78501
<b>PHONE</b>		956-277-0264	956-929-1567	956-618-1899
<b>FAX</b>		956-277-0263	956-283-7040	956-618-0850
<b>CONTACT</b>		Martin Salazar	Rene Garza	Jon Klement
<b>#</b>	<b>Qty</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
1	1	Project Proposed: Pecan Campus Tree Removal Quantity: 13	\$ 7,150.00	\$ 9,400.00
			\$ 9,850.00	
2		Begin Work Within	14 Working Days	10 Working Days
3		Completion of Work Within	7 Calendar Days	30 Calendar Days
4		Bid Bond	Yes	Yes
<b>TOTAL PROPOSAL AMOUNT</b>			\$ 7,150.00	\$ 9,400.00
<b>TOTAL EVALUATION POINTS</b>			94.3	76.6
<b>RANKING</b>			1	3
				2

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS TREE REMOVAL  
PROJECT NO. 15-16-1022**

<b>VENDOR</b>		Maldonado Nursery & Landscape, Inc.	RG Enterprises, LLC./ dba G & G Contractors	Valley Garden Center/ dba Southern Landscapes	
<b>ADDRESS</b>		509 Beddoes Road	5125 S Hwy 281	821 E Beech Ave	
<b>CITY/STATE/ZIP</b>		La Feria, TX 78559	Edinburg, TX 78539	McAllen, TX 78501	
<b>PHONE</b>		956-277-0264	956-929-1567	956-618-1899	
<b>FAX</b>		956-277-0263	956-283-7040	956-618-0850	
<b>CONTACT</b>		Martin Salazar	Rene Garza	Jon Klement	
1	The Respondent's price proposal. (up to 45 points)	45	34.2	32.9	32.9
		45	34.2	32.9	
		45	34.2	32.9	
		45	34.2	32.9	
		45	34.2	32.9	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.5	9	8.8
		10	10	10	
		8	7	8	
		9	8.5	9	
		9.5	7	8	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8	9	8.5
		9	6	9	
		8	7	8	
		9	9	8.5	
		9	8.5	8	
4	The Respondent's safety record (up to 5 points)	4.5	3	4.5	4.4
		5	3	5	
		4	3	4	
		4	4	4	
		4	3	4.5	
5	The Respondent's proposed personal. (up to 8 points)	7	6	7	6.5
		8	6	6	
		7	5	6	
		6.5	7	6	
		7	7	7.5	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7.5	7	8	7.9
		9	8	8	
		8	7	8	
		6	7.5	7.5	
		8	7.5	8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.5	4	4.3
		6	4	6	
		6	4	3	
		5	5.5	5	
		5	5	3.5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	4.9	5.3	5.3
		7	4.9	5.3	
		7	4.9	5.3	
		7	4.9	5.3	
		7	4.9	5.3	
<b>TOTAL EVALUATION POINTS</b>		94.3	76.6	78.6	
<b>RANKING</b>		1	3	2	



PARTIAL SITE PLAN FOR TREE REMOVAL



**Existing Trees to be Removed**



**Review and Recommend Action on Construction Services for the Non-Bond District-Wide Building to Building ADA Compliance Phase II**

Approval to contract construction services for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project will be requested at the November 24, 2015 Board meeting.

**Purpose**

The procurement of a contractor will provide for construction services necessary for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project.

**Background**

Phase I of the District-Wide Building to Building ADA Compliance project was completed on May 2014. On August 2014, the Board of Trustees authorized Dannenbaum Engineering to prepare plans and specifications for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project. As a result, the design team at Dannenbaum Engineering worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

College staff has issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on September 8, 2015. A total of two (2) proposals were received on September 24, 2015.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
September 8, 2015	Solicitation of competitive sealed proposals began.
September 24, 2015	Two (2) proposals were received.

**Justification**

Construction of American Disabilities Act (ADA) improvements are necessary to meet current ADA standards. This is the final phase of the District-Wide ADA Improvements which will bring the existing college facilities up to ADA compliance.

**Funding Source**

As part of the FY 2015-2016 non-bond construction budget, funds in the amount of \$400,000 were budgeted for this project. Additional funds are available in the non-bond construction budget.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Highest Ranked Proposal 5 Star Construction</b>
Non-Bond Construction	\$400,000	\$466,112.03

**Reviewers**

The proposals have been reviewed by staff from the Facilities Planning & Construction, Operations & Maintenance, and Purchasing departments.

**Enclosed Documents**

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, to contract construction services with Maldonado Nursery & Landscape, Inc. in the amount of \$466,112.03 for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project as presented.

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE ADA IMPROVEMENTS FOR BUILDING TO BUILDING ACCESS  
PHASE II  
PROJECT NO. 15-16-1018**

<b>VENDOR</b>		5 Star Construction	RG Enterprises, LLC./ dba G & G Contractors
<b>ADDRESS</b>		3209 Melody Ln	5125 S Hwy 281
<b>CITY/STATE/ZIP</b>		Mission, TX 78574	Edinburg, TX 78539
<b>PHONE</b>		956-867-5040	956-929-1567
<b>FAX</b>		956-599-9055	956-283-7040
<b>CONTACT</b>		Alan Oakley	Rene Garza
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
<b>District Wide ADA Improvements for Building to Building Access - Phase II</b>			
1	Starr County Campus	\$ 82,573.51	\$ 80,304.00
2	Pecan Campus	\$ 115,290.27	\$ 92,397.00
3	Pecan Plaza	\$ 28,659.46	\$ 25,715.00
4	Technology Campus	\$ 134,578.71	\$ 103,968.00
5	Nursing and Allied Health Campus	\$ 30,248.33	\$ 33,070.00
6	Mid-Valley Campus	\$ 74,761.75	\$ 79,028.00
<b>Project Total</b>		\$ 466,112.03	\$ 414,482.00
7	Begin Work within	15 Working Days	14 Working Days
8	Completion of Work within	90 Calendar Days	180 Calendar Days
9	Bid Bond	Yes	Yes
<b>TOTAL PROPOSAL AMOUNT</b>		\$ 466,112.03	\$ 414,482.00
<b>TOTAL EVALUATION POINTS</b>		88.76	85.66
<b>RANKING</b>		1	2

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE ADA IMPROVEMENTS FOR BUILDING TO BUILDING ACCESS  
PHASE II  
PROJECT NO. 15-16-1018**

<b>VENDOR</b>		5 Star Construction	RG Enterprises, LLC./ dba G & G Contractors		
<b>ADDRESS</b>		3209 Melody Ln	5126 S Hwy 281		
<b>CITY/STATE</b>		Mission, TX 78574	Edinburg, TX 78540		
<b>PHONE/FAX</b>		956-867-5040	956-929-1568		
<b>FAX</b>		956-599-9055	956-283-7041		
<b>CONTACT</b>		Alan Oakley	Rene Garza		
1	The Respondent's price proposal. (up to 45 points)	40.1	40.1	45	45
		40.1		45	
		40.1		45	
		40.1		45	
		40.1		45	
2	The Respondent's experience and reputation. (up to 10 points)	9.5	9.1	8.5	7.8
		9		8	
		9		6	
		9		8.5	
		9		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	9	8.5	7.7
		9		8	
		9		8	
		9.5		7.5	
		8.5		6.5	
4	The Respondent's safety record (up to 5 points)	4	3.76	3	3.46
		4		4	
		3.5		3.5	
		3.8		3	
		3.5		3.8	
5	The Respondent's proposed personal. (up to 8 points)	7	7.2	7	6.56
		7		6	
		7.5		7	
		7		7	
		7.5		5.8	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8	7.8	7	6.74
		8		6	
		7.5		7	
		8		7.5	
		7.5		6.2	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.8	5.5	4.9
		5		4	
		5.5		5	
		5.5		5.5	
		3		4.5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	3.5	3.5
		7		3.5	
		7		3.5	
		7		3.5	
		7		3.5	
<b>TOTAL EVALUATION POINTS</b>		88.76		85.66	
<b>RANKING</b>		1		2	



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

Approval of final completion for the following projects will be requested at the November 24, 2015 Board meeting:

	<b>Projects</b>	<b>Substantial Completion</b>	<b>Final Completion</b>	<b>Documents Attached</b>
1.	Pecan Campus Art Building Existing Ceramic Arts Interior Renovations  Architect: EGV Architects Contractor: Herrcon	Approved August 2015	Recommended	Final Completion Letter
2.	Nursing & Allied Health Campus Irrigation System Upgrade  Engineer: SSP Design Contractor: Southern Landscapes	Approved October 2015	Recommended	Final Completion Letter
3.	District Wide Parking Lot Lighting Upgrades  Engineer: DBR Engineering Contractor: Metro Electric	Approved September 2015	Recommended	Final Completion Letter

**1. Pecan Campus Art Building Existing Ceramic Arts Interior Renovations**

It is recommended that final completion and release of final payment for this project with Herrcon be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Herrcon be approved. The original cost approved for this project was in the amount of \$109,209.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$325,000	\$109,209	\$0	\$109,209	\$103,748.55	\$5,460.45

On October 15, 2015, STC Planning & Construction Department staff along with EGV Architects inspected the site to confirm that all punch list items were completed. Attached

is a letter from EGV Architects acknowledging all work is complete and recommending release of final payment.

**2. Nursing & Allied Health Campus Irrigation System Upgrade**

It is recommended that final completion and release of final payment for this project with Southern Landscapes be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Southern Landscapes be approved. The original cost approved for this project was in the amount of \$37,767.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$30,000	\$37,767	\$0	\$37,767	\$26,412.36	\$1,888.37

On September 23, 2015, STC Planning & Construction Department staff along with SSP Design inspected the site to confirm that all punch list items were completed. Attached is a letter from SSP Design acknowledging all work is complete and recommending release of final payment.

**3. District-Wide Parking Lot Lighting Upgrades**

It is recommended that final completion and release of final payment for this project with Metro Electric be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Metro Electric be approved. The original cost approved for this project was in the amount of \$50,691.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$100,000	\$50,691	\$0	\$50,691	\$48,156.45	\$2,534.55

On September 30, 2015, STC Planning & Construction Department staff along with DBR Engineering inspected the site to confirm that all punch list items were completed. Attached is a letter from DBR Engineering acknowledging all work is complete and recommending release of final payment.

It is recommended that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the completion and release of retainage of the projects as presented.



November 6, 2015

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

Re: STC PECAN CAMPUS BUILDING B CERAMIC & ART LABS RENOVATION  
RFP #14-15-1067

Dear Mr. R. Cuellar,

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

Herrcon, LLC has completed the punch list items and submitted their closing documents.

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

Sincerely,

A blue ink handwritten signature, appearing to be 'Eduardo G. Vela', is written over a horizontal line.

Eduardo G. Vela, Architect

XC: Ricardo de la Garza



October 13, 2015

Mr. John De La Garza, Project Manager  
South Texas College  
3200 W. Pecan Blvd. Building N, Suite 145  
McAllen, Texas 78501

**RE: Letter of Final Acceptance**  
STC Nursing and Allied Health Campus Irrigation Improvements  
RFP: 14-15-1080

Dear Mr. De La Garza:

Please accept this letter as written notice that Valley Garden Center DBA Southern Landscapes has completed the work as specified in the contract documents and punch list established at Substantial Completion dated September 23, 2015. At this time, we recommend final approval and acceptance of the project.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Scott Pajeski".

S. Scott Pajeski, Director  
SSP Design, LLC





200 South 10th Street  
Suite 901  
McAllen, TX 78501  
v 956.683.1640  
f 956.683.1903  
www.dbrinc.com

October 27, 2015

South Texas College  
Robert Cuellar  
Facilities Planning and Construction  
3201 W. Pecan Blvd  
McAllen, Texas 78501

Re: South Texas College – DW Lighting Upgrades  
RFP 14-15-1052

Dear Mr. Cuellar,

DBR Engineering Consultants, Inc. recommends Final Completion of the South Texas College – DW Lighting Upgrades project. We recommend release of final payment to Metro Electric for the above referenced project.

Metro Electric, has completed the punch list items and submitted their closing documents.

If you have any questions feel free to contact our office at (956) 683-1640.

Sincerely,

A handwritten signature in blue ink that reads 'Edward Puentes'.

Edward Puentes, PE  
Partner | Operations Manager

### **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.

#### **Non-Bond Technology Campus Cooling Tower Replacement Project**

At the September 22, 2015 board meeting, staff was authorized to negotiate the final completion and close out of the Technology Campus Cooling Tower Replacement with Pro Tech Mechanical. A delay in the completion of this project may result in possible liquidated damages being incurred. The contractor has been working on completing all pending items needed to close out the project but a new concern has surfaced. This item could also affect the liquidated damages provision in the contract. Staff is working with Half Associates on resolving this issue. Therefore, a recommendation is not being provided at this time but an appropriate recommendation will be provided at a subsequent Facilities Committee meeting

**CONSTRUCTION PROJECTS PROGRESS REPORT - November 2015**

Project number	PROJECT DESCRIPTION	Project Development				Design Phase				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%
<b>Pecan Campus and Pecan Plaza</b>																	
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns														Robert	EGV Architects	Holchemont Ltd.
15-1-002b	Pecan - Interior Renovation for Ceramic Arts														Robert	EGV Architects	Herron
15-1-006	Pecan - Library Study Rooms Additions														Robert	Boullinghouse Simpson Gates Architects	TBD
15-1-007	Pecan - Student Activities Sports Field Lighting														John	DBR Engineering	Zitro Electric
15-1-012	Pecan - Infrastructure for Relocation of Portable Buildings														John	Melden & Hunt	Celso Construction
15-1-013	Pecan - Relocation of Electrical Power Lines														Robert	Sigma Engineering	Metro Electric
15-1-017	Pecan - Building K Enrollment Center														Rick	Boullinghouse Simpson Gates Architects	TBD
15-1-020	Pecan - AECHS Service Drive and Sidewalk														John	R. Gutierrez Engineering	Roh Excavation
16-1-041	Pecan - Removal of Existing Trees	N/A	N/A												John	TBD	TBD
16-1-001	Pecan - Building A Sign Replacement (RR)																
15-1-003	Pecan Plaza - Emergency Generator and Wiring														Rick	TBD	TBD
15-1-004	Pecan Plaza - Resurfacing Back Side of Building B (RR)														Victor	Half Associates	5 Star Construction
16-1-016	Pecan Plaza - Parking Area for Police Vehicles														John	TBD	TBD
<b>Mid Valley Campus</b>																	
16-2-007	MV - Childcare Center Play Ground Flooring (RR)	N/A	N/A												Victor	N/A	TBD
<b>Technology Campus</b>																	
15-3-004	TC - Building B Doors and Frame Replacement														Robert	ROFA	TBD
15-3-014	TC - Workforce Building Conference Room														Robert	ROFA	TBD
13-3-R002	TC - West Academic Building Re-Roofing (RR)														Robert	Amtech Building Sciences	Rio Roofing
14-3-R004	TC - Cooling Tower Replacement (RR)														Rick	Half Associates	Pro-Tech
<b>Nursing and Allied Health Campus</b>																	
14-4-R004	NAH - Irrigation System Upgrade (RR)	N/A	N/A												John	SSP Design	???
16-4-004	NAH - Thermal Plant																
<b>Starr County Campus</b>																	
15-5-005	Starr - Building E & J Crisis Mgt Center Generator																
<b>District Wide Improvements</b>																	
14-6-010	DW - Building to Building ADA Compliance Ph II														Robert	Dannenbaum Engineering	TBD
14-6-R012	DW - Lighting Upgrades for Parking Lots (RR)														Robert	DBR Engineering	Metro Electric
15-6-001	DW - Outdoor Furniture	N/A	N/A												Rick	N/A	TBD
15-6-002	DW - Directional Signage	N/A	N/A												Rick	N/A	TBD

For FY 2015-2016, 24 non-bond projects are currently in progress, 1 has been completed and 47 pending start up - 72 Total

## Status of Non-Bond Construction Projects in Progress November 2015

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>Pecan Campus</b>							
Covered Area for Ceramic Arts Kilns	30%	October 2015	1. Construction Phase 2. Construction in progress	\$325,000	\$339,259	\$53,445.10	\$285,813.90
Interior Renovation for Ceramic Arts	100%	August 2015	1. Construction Phase 2. Substantial Completion	\$325,000	\$109,209	\$103,748.55	\$5,460.45
Library Additional Study Rooms	15%	June 2015	1. Design Phase 2. Design on hold	\$54,000	TBD	\$0	TBD
Sports Fields Lighting	75%	December 2015	1. Construction Phase 2. Construction in progress	\$200,000	\$228,000	\$173,289.50	\$55,210.50
Infrastructure for Relocation of Portable Buildings	50%	December 2015	1. Construction Phase 2. Construction in progress	\$350,000	\$414,759.06	\$125,481.66	\$289,277.44
Relocation of Electrical Power Lines	50%	December 2015	1. Construction Phase 2. Construction in progress	\$220,000	\$210,478	\$0	\$210,478
Student Services Building K Enrollment Center	5%	October 2015	3. Design Development Phase 3. Design in progress	\$30,000	\$23,125	\$4,990	\$18,135
AECHS Service Drive and Sidewalk Relocation	100%	August 2015	1. Construction Phase 2. Final Completion	\$60,000	\$49,472	\$46,998.40	\$2,473.60
Removal of Trees for Bond Construction	95%	January 2016	1. Design Phase 2. Bids in progress	\$21,000	TBD	\$0	TBD
Building A Sign Replacement	0%	February 2016	1. Project Development 2. Design in progress	\$10,000	TBD	\$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Plaza Police Department Emergency Generator	0%	May 2016	1. Project Development 2. Work in progress	\$400,000	TBD	\$0	TBD
Pecan Plaza Asphalt Resurfacing on Alley Side	90%	November 2015	1. Construction Phase 2. Construction in progress	\$30,000	\$58,000	\$0	\$58,000
Pecan Plaza Parking Area for Police Vehicles	0%	May 2016	1. Design Phase 2. Contract Negotiations	\$250,000	TBD	\$0	TBD
<b>Mid Valley Campus</b>							
Childcare Center Play Ground Flooring	5%	December 2015	1. Construction Phase 2. Materials on order	\$31,000	\$29,690.00	\$0	\$29,690.00
<b>Technology Campus</b>							
West Academic Building Re-roofing	75%	December 2015	1. Construction Phase 2. Construction in progress	\$1,698,900	\$1,296,000	\$929,575.00	\$366,425
HVAC Cooling Tower Replacement	95%	October 2015	1. Construction Phase 2. Construction in progress	\$415,000	\$396,000	\$361,000	\$35,000
Building B Main Door and Frame Replacement	10%	March 2016	1. Design Phase 2. Design in progress	\$7,500	\$3,750	\$0	\$3,750
Building C Conference Room Addition	10%	March 2016	1. Design Phase 2. Design in progress	\$9,600	\$4,500	\$0	\$4,500



Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>Nursing and Allied Health Campus</b>							
Irrigation System upgrades	100%	October 2015	1. Construction Phase 2. Substantial Completion	\$30,000	\$37,767	\$35,878.63	\$1,888.37
Thermal Plant	0%	March 2016	1. Design Phase 2. Contract Negotiations	\$2,650,000	TBD	\$0	TBD
<b>Starr County Campus</b>							
Bldg E & J Crisis Management Center with Generator	0%	March 2016	1. Project Development 2. Work in progress	\$400,000	TBD	\$0	\$400,000
<b>District Wide</b>							
Building to Building ADA Accessibility Improvements Phase II	95%	October 2015	1. Design Phase 2. Solicitation of proposals	\$60,000	\$83,389.03	\$71,655.22	\$11,734.01
Parking Lots Lighting Upgrades to LED	100%	August 2015	1. Construction Phase 2. Substantial Completion	\$100,000	\$50,691	\$48,156.45	\$2,534.55
Directional Signage Updates	10%	December 2015	1. Project Development 2. Work in progress	\$50,000	TBD	\$0	TBD
Outdoor Furniture	5%	November 2015	1. Construction Phase 2. Material on order	\$25,000	TBD	\$0	TBD
<b>For FY 2014-2015, 24 non-bond projects are currently in progress, 1 has been completed and 47 pending startup - 72 Total</b>							

## **Discussion and Recommendation of District-Wide Building Names**

Administration is requesting the discussion and recommendation of proposed names for new bond program buildings and the proposed renaming of certain existing buildings at the November 24, 2015 Board meeting.

### **Purpose**

This discussion is requested in order for the board to provide direction to the college administration regarding the proposed naming of the new bond program buildings and on the renaming of some existing buildings.

### **Justification**

The naming of buildings is necessary in order that each building may be specifically identified for students, faculty, staff, and the public. As bond construction buildings near final completion, new building plaques and signage must be ordered to properly identify each new building. In addition, the names of certain of the existing buildings need to be identified appropriately.

### **Background**

The current construction of the Bond buildings requires the naming of the new buildings and renaming of certain of the existing buildings to clearly identify the appropriate function of each building. The proposed names for the new buildings is consistent with the existing scheme based on their function.

### **Enclosed Documents**

Enclosed is a listing of the buildings and the recommended name for each building. Also included are the campus site maps.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the naming of the new bond program buildings and the renaming of certain existing buildings at all campuses as presented.

**SOUTH TEXAS COLLEGE**  
Proposed Building Names

**PECAN CAMPUS**

Name	
A	ADMINISTRATION
B	ART
C	SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE
E	PHYSICAL PLANT
F	LIBRARY
G	<b>ARTS and SCIENCES (currently named North Academic)</b>
H	STUDENT ACTIVITIES CENTER
J	SOUTH ACADEMIC
K	STUDENT SERVICES
L	COOPER CENTER FOR COMMUNICATION ARTS
M	INFORMATION TECHNOLOGY
N	INSTITUTIONAL SUPPORT SERVICES
P	<b>NORTH ACADEMIC (2013 Bond-North Academic)</b>
Q	FUTURE
R	FUTURE
S	FUTURE
T	WEST ACADEMIC
U	<b>STUDENT UNION (2013 Bond-Student Activities Cafeteria)</b>
V	<b>STEM (2013 Bond - STEM)</b>
W	FUTURE
X	ANN RICHARDS ADMINISTRATION
Y	<b>GENERAL ACADEMIC (2013 Bond-South Academic)</b>
Z	FUTURE LIBRARY

**TECHNOLOGY CAMPUS**

Name	
A	EAST
B	<b>WEST I (currently West)</b>
C	<b>WEST II (currently named Workforce Center)</b>
D	SHIPPING AND RECEIVING
E	<b>WORKFORCE CENTER (2013 Bond-Renovation)</b>

**DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS**

Name	
EAST	
WEST	<b>WEST (2013 Bond-Nursing Allied Health Addition)</b>

**STARR COUNTY CAMPUS**

Name	
A	ADMINISTRATION/BOOKSTORE
B	CENTER FOR LEARNING EXCELLENCE
C	NORTH ACADEMIC
D	WORKFORCE CENTER
E	SOUTH ACADEMIC
F	<b>CULTURAL ARTS CENTER (currently Library)</b>
G	STUDENT ACTIVITIES CENTER
H	STUDENT SERVICES
J	MANUEL BENAVIDES RURAL TECHNOLOGY CENTER
K	<b>LIBRARY (2013 Bond-Library)</b>
L	<b>HEALTH PROFESSIONS AND SCIENCES (2013 Bond-Health Prof. &amp; Science)</b>
M	FUTURE
N	FUTURE
P	<b>PHYSICAL PLANT (2013 Bond-Thermal Plant)</b>

**MID VALLEY CAMPUS**

Name	
A	CENTER FOR LEARNING EXCELLENCE
B	NURSING ALLIED HEALTH
C	WELLNESS CENTER
D	WORKFORCE CENTER
E	LIBRARY
F	STUDENT UNION
G	NORTH ACADEMIC
H	SOUTH ACADEMIC
J	<b>PHYSICAL PLANT (2013 Bond-Thermal Plant)</b>
K	<b>HEALTH AND SCIENCE (2013 Bond-Health Professions and Science)</b>
L	CHILDCARE
M	FUTURE
N	FUTURE
P	FUTURE
Q	FUTURE

**Discussion and Action as Necessary Regarding Contracts for Geotechnical and Construction Materials Testing Services for the 2013 Bond Construction Program**

The Facilities Committee is asked to discuss and recommend action as necessary regarding the contracts for geotechnical and construction materials testing services for the 2013 Bond Construction program.

The Board of Trustees authorized at the April 28, 2015 Board meeting, contracting with four firms for the following campuses:

1. Pecan Campus
2. Technology Campus
3. Nursing & Allied Health Campus
4. Mid Valley Campus
5. Starr County Campus
6. La Joya Teaching Center
7. Pharr Regional for Public Safety Excellence

It is requested that any recommended action be presented for consideration by the South Texas College Board of Trustees at the November 24, 2015 Regular Board Meeting.