

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, February 16, 2016  
@ 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 January 12, 2016 Facilities Committee Meeting Minutes**

The Minutes for the Facilities Committee meeting of January 12, 2016 are presented for Committee approval.

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, January 12, 2016 @ 4:00 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, January 12, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:05 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Raul Cabaza, III, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Ramiro Gutierrez, Mr. Michael Hovar, and Mr. Andrew Fish

**Approval of December 8, 2015 Facilities Committee Meeting Minutes**

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Minutes for the Facilities Committee meeting of December 8, 2015 were approved as written. The motion carried.

**Update on Pecan Campus Electrical Shutdown during the Winter Break**

The Facilities Planning and Construction, Facilities Operations and Maintenance, and the College's Department of Public Safety staff successfully coordinated the electrical shut down of the Pecan Campus facilities during Winter Break. Mr. George McCaleb, Director of Facilities Maintenance and Operations, presented an update of the electrical shut down at the Pecan Campus at the January 12, 2016 Facilities Committee meeting.

The electrical shut down was necessary to remove the aerial power lines located in the area between the existing buildings and new 2013 Bond buildings. The aerial power lines were relocated underground for safety and aesthetic purposes and the relocation was part of the master plan to integrate the Pecan West 20 acres with the existing campus.

This critical and complex operation could be attributed to the successful cooperation, dedication, and hard work of all the parties involved which included staff from the College, architects, engineers, construction contractors, subcontractors, service providers, program managers, and City of McAllen's building department. Kudos to all individual and entities for diligently working and completing this project especially during the Winter Break.

The Pecan Campus Relocation of the Electrical Power Line project was under the planning stage since August 2013. The aerial power lines could not be placed below ground without completely shutting down electrical power for all the buildings on the south side of Pecan Campus. This type of major and crucial construction operation had never been performed on any of the college's campuses. It required hours of planning and coordination with college staff, various project architects, engineers, contractors, and various service providers. It was determined during the spring of 2015 that the only time frame long enough to perform the work would be during the Winter Break in 2015. Metro Electric is the general contractor for the project and provided the electrical infrastructure in order for AEP, electrical service company, to install the new underground service. New underground conduit, conductors, transformers, and switches were all part of the project.

The electrical system shut down was coordinated with staff from the following College departments:

- Facilities Operations and Maintenance for electrical, mechanical, and fire alarm and suppression systems
- IS&P for the data and phone equipment
- Department of Public Safety (formerly Police Department) for the 24/7 hour fire watch of all buildings
- Facilities Planning and Construction (FPC) for the coordination and observation of the project construction with the 2013 Bond program manager, architects, engineers, contractors, and service providers. FPC also coordinated notifying the college district of the shut down and its return to operation.

Along with the Relocation of Electrical Power Lines project, other currently on-going construction projects were also affected due to the electrical shut down, as follows:

- The new 2013 Bond Pecan Thermal Plant required the electrical system to be shut off, which in turn required the chilled water system to be turned off for the entire Pecan Campus. Electrical panels and controls, chilled water piping and the emergency generator had to be relocated along with new equipment installed during this time period. The following actions were necessary in order to make this possible:
  - A Partial GMP was approved in September 2015 to allow for the electrical equipment to be purchased and ordered in time to be installed during this period.
  - D. Wilson Construction and their subcontractors worked diligently to ensure that the chiller system was back on line for the re-opening of the college by January 4, 2016.



- Maintenance staff was involved with the existing chiller system shut down and its returning to operation.
- Maintenance staff also had to coordinate the fire alarm system shut down and replacement of all fire alarm panel back up batteries.
- The Pecan Campus Building B Covered Area for Ceramic Art Kilns project was under construction during this time. Holchemont, LTD. worked with its subcontractors with the use of portable generators and worked with D. Wilson for coordinated access to the construction site that minimized construction delays.
- The Pecan Campus Relocation of the Portable Buildings project was also under construction. Celso Construction and Zuniga's Movers continued their construction operations without delays while working in the area adjacent to D. Wilson and Metro Electric construction sites.

The Relocation of the Electrical Power Lines shut down started on December 17, 2015 and the electrical power was re-energized on December 30, 2015 without incident. This project took a tremendous amount of time and effort with all parties involved.

South Texas College thanked all those involved for their participation, cooperation, and hard work to accomplish this work in the short time allotted to complete.

Below is a list of individuals and entities involved:

Program Manager

- Broaddus & Associates
  - Tim Weldon
  - Rolando Garcia

Project Architects and Engineers

- Sigma HN Engineers
  - Tony Nicanor
- Halff Associates
  - Trey Murray
- EGV Architects
  - Eduardo G. Vela
- Meldon and Hunt Engineers
  - Mario Reyna

Project Contractors

- Metro Electric
- D. Wilson Construction
- Holchemont LTD.
- Celso Construction
- Zuniga's Movers

Service Providers

- AEP-5 teams

- Juan Ramos
- John Olague
- Jesse Cedillo
- Fire Alarm (Fire Suppression Systems)
  - Allied Fire Protection
  - EI Fire and Safety

#### Municipal Entity

- City of McAllen Building and Permit Department

#### South Texas College Staff

- Luis Ornelas-Maintenance
- Eloy Flores-Maintenance
- Rick Sunday-Maintenance
- George McCaleb-O&M Director
- Joe Galindo-IS&P
- Edgar Espinosa-IS&P
- David Cazares-IS&P
- Robert Cuellar-FPC Project Manager
- Victor Gonzalez-FPC Project Manager
- Rick de la Garza-FPC Senior Project Manager

#### **Presenters**

Mary Elizondo, Rick de la Garza, and George McCaleb attended the meeting to respond to questions and address concerns of the committee.

No action was required from the committee. This item was presented for information and feedback to staff.

### **Update on Status of 2013 Bond Construction Program**

The packet included a copy of the presentation prepared by Broaddus and Associates as an update on the status of the 2013 Bond Construction Program. Mr. Gilbert Gallegos, Broaddus and Associates, provided the update.

### **Review and Recommend Action on Approval of Interlocal and Lease Agreements with the City of Pharr and Pharr San Juan Alamo ISD**

The Facilities Committee was asked to recommend Board approval of the proposed Interlocal Agreement with Pharr San Juan Alamo ISD and the City of Pharr and the proposed Lease Agreement with Pharr San Juan Alamo ISD.

Pharr San Juan Alamo ISD (PSJA ISD) and the City of Pharr each approved an Interlocal agreement that would support the development of the South Texas College Regional Center for Public Safety Excellence in Pharr, Texas.

The proposed Interlocal agreement between the College (South Texas College), the City (City of Pharr), and the District (PSJA ISD) included commitments from each signatory to the Regional Center for Public Safety Excellence, as outlined below.

### **Purpose**

The proposed agreements would allow for the construction of the Regional Center for Public Safety Excellence with commitments from the College, the City, and the District.

### **Justification**

In 2011, The Texas Workforce Commission projected an estimated 22 percent increase in police officer employment in the South Texas region over the next 10 years. Currently, some 1,751 law enforcement officers are employed in Hidalgo and Starr Counties. However, currently only four police academies in the counties of Hidalgo and Starr offer basic police officer courses certified by the Texas Commission on Law Enforcement ("TCOLE"). Overall, local law enforcement officers in the Rio Grande Valley usually have to travel to College Station or San Antonio for specialized training or continuing education courses at the expense of local police department's agencies in South Texas. Twenty-eight South Texas law enforcement entities lack police academies. Hence, there is a lack of sufficient training opportunities in South Texas to which law enforcement officers have reasonable access.

HB 1887 of the 84<sup>th</sup> Legislative Session led to statutory authority for the College to undertake the development of regional law enforcement training.

South Texas College Regional Center for Public Safety Excellence would provide the additional benefit to local law enforcement agencies of direct coordination and responsiveness to community needs, reducing the need for pre-hire training processes by local agencies.

### **Project Scope**

The Regional Center for Public Safety Excellence would consist of an estimated 21,800 square-foot facility. The Project would include classroom facilities, vehicle driving range, outdoor shooting range, firearms simulator, mobile firearms simulator/live firing range, driving simulator, obstacle course, fitness rooms, and administrative offices.

The estimated initial construction cost was \$6.782M, which included \$4.2M from the College's Series 2013 Bond Issuance, \$1.5M provided by the Texas Department of Public Safety, and \$1M provided by the District.

### **Obligations of the District**

The District would contribute \$1,370,532.00, which included its \$1M monetary contribution and 10 acres of real property.

## **Obligations of the City**

The City would contribute approximately fifty-nine (59) acres of real property at an estimated value of \$2.5M.

The City was also reviewing the following obligations, and the College was awaiting clarification. The City was unable to fully commit to the requirements due to the uncertainty whether the proposed land will be available for acquisition:

- Within two years, the City shall acquire and transfer an additional 32.24 acres along El Rancho Blanco Road.
- Within five years, the City shall acquire and transfer an additional 12.55 acres along El Rancho Blanco Road.
- Upon conveyance of the additional real property in two- and in five-years by the City, the College would expand the Regional Center for Public Safety Excellence to include a Fire Science program and/or other programs as appropriate.

## **Obligations of the College**

### Design and Construction

The College would be solely responsible for the design and construction of the Regional Center for Public Safety Excellence, but would invite designated officials of the City and the District to review and comment on the schematic design during that phase of the project.

### Land

The College would take legal title to and possession of approximately fifty-nine (59) acres of property from the City and an additional ten (10) acres from the District for initial construction.

### Curriculum and Programs

The College would develop and provide instructional programs and course curriculum to satisfy the requirements established by the Texas Commission on Law Enforcement for the Basic Peace Officer Certification and continuing education programs and will operate as a TCOLE approved training provider.

The College would permit annual enrollment of up to 110 full-time equivalent (FTE) eligible District students in dual enrollment programs leading to an Associate of Arts Degree in Criminal Justice and/or Early College classes in related fields of study.

The College intended to partner with the City's Police Academy, though the College reserved the right to become an independent TCOLE authorized academy at a future date.

### Continued Operation

The College agreed to design, construct, maintain and operate the facility continuously for a minimum period of twenty years, commencing from the date of substantial completion of the project.

Funds and resources were available through the College's 2013 Bond Series issuance, the Texas Department of Public Safety, and commitments from the City of Pharr and the Pharr San Juan Alamo ISD.

### **Presenters**

Dr. Shirley Reed, President, and Mr. Jesus Ramirez, Legal Counsel, were available to respond to questions.

Upon approval of the proposed agreements by the South Texas College Board of Trustees, the College would be able to accept transfer of the initial properties and financial contributions and would be able to begin the design and construction process.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the proposed Interlocal Agreement with Pharr San Juan Alamo ISD and the City of Pharr and the proposed Lease Agreement with Pharr San Juan Alamo ISD, and further authorization for the College President to make further changes to the agreements, insofar as those changes are not material. The motion carried.

### **Review and Recommend Action on Contracting Architectural Design Services for the 2013 Bond Construction Regional Center for Public Safety Excellence**

Approval to contract architect design services to prepare plans for the 2013 Bond Construction Regional Center for Public Safety Excellence project would be requested at the January 26, 2016 Board meeting.

### **Purpose**

Architectural design services were necessary for design and construction administration services for the 2013 Bond Construction Regional Center for Public Safety Excellence project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

### **Justification**

The proposed Regional Center for Public Safety Excellence was needed in response to the critical need for public safety and law enforcement professionals in South Texas. The facility would be a world class instructional space with the latest technologies to educate and train law enforcement professionals.

The proposed Regional Center for Public Safety Excellence project would include:

- Office and Administrative Spaces

- Classrooms
- Computer Labs
- Lecture Hall
- Support Spaces

### **Background**

On November 30, 2015, South Texas College began soliciting for architectural design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Regional Center for Public Safety Excellence. A total of thirty-seven (37) firms received a copy of the RFQ and a total of eight (8) firms submitted their responses on December 16, 2015.

### **Funding Source**

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

### **Reviewers**

The Requests for Qualifications were reviewed by staff from Broaddus and Associates, Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

### **Enclosed Documents**

A site plan indicating the location of the proposed Regional Center for Public Safety Excellence was included in the packet. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

There was discussion regarding the evaluation committee's recommendation. Legal counsel advised that the Board could either accept the evaluation committee's rankings or reject the submitted qualifications entirely and begin the solicitation process with new evaluation criteria, within the constraints of state procurement code.

Toward that end, legal counsel advised that the Facilities Committee could recommend Board approval of the top ranked firm or could recommend Board approval to reject the submitted qualifications.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to contract architectural design services with PBK Architects, Inc. for preparation of plans and specifications for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented. The motion carried, with three votes in favor and two opposed.

## **Review and Recommend Action on Contracting Civil Engineering Services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements**

Approval to contract civil engineering services to prepare plans for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project would be requested at the January 26, 2016 Board meeting.

### **Purpose**

Civil engineering services were necessary for design and construction administration services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

### **Justification**

The proposed Regional Center for Public Safety Excellence Parking and Site Improvements were needed in response to the critical need for public safety and law enforcement professionals in South Texas. The facility would be a world class instructional space with the latest technologies to educate and train law enforcement professionals.

The proposed Regional Center for Public Safety Excellence Parking and Site Improvements project would include:

- Parking Lot
- Drives, Sidewalks
- Infrastructure Improvements
- Landscaping and Irrigation
- Grading and Drainage
- Vehicle Driving Range
- Shooting Range

### **Background**

On November 30, 2015, South Texas College began soliciting for civil engineering services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Regional Center for Public Safety Excellence Parking and Site Improvements project. A total of twenty-one (21) firms received a copy of the RFQ and a total of ten (10) firms submitted their responses on December 16, 2015.

### **Funding Source**

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

## **Reviewers**

The Requests for Qualifications ere reviewed by staff from Broaddus and Associates, Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

## **Enclosed Documents**

A site plan indicating the location of the proposed Regional Center for Public Safety Excellence Parking and Site Improvements was included in the packet. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract civil engineering services with Dannenbaum Engineering Company for preparation of plans and specifications for the Regional Center for Public Safety Excellence Parking and Site Improvements project as presented. The motion carried.

## **Review and Recommend Action on Amendment to the Agreement with EGV Architects to Increase Design Services to Include the Re-Design of Existing Buildings for the 2013 Bond Construction Workforce Expansion Projects at the Starr County and Mid Valley Campuses**

Approval to amend the agreement with EGV Architects to increase design services to include the re-design of existing buildings for the 2013 Bond Construction Workforce Expansion projects at the Starr County and Mid Valley Campuses, would be requested at the January 26, 2016 Board meeting.

## **Purpose**

Authorization was requested to increase design services for EGV Architects to include the re-design of the restrooms and classroom entrances at the existing workforce buildings at Starr County and Mid Valley Campuses. These services would also include designing a visual connection between the new Starr County Workforce Training Building Expansion and the existing Workforce Building as requested by the Board.

## **Justification**

Re-designing the entrances to the restrooms and classrooms at the existing workforce buildings would allow for access to these spaces from the interior of the buildings. The relocation of the entrances to the restrooms would require existing restroom fixtures to be rearranged to accommodate the new entrances. The Committee also asked that the architect design a strong aesthetic integration to tie the new Starr County Workforce Training Building Expansion and the existing Workforce Building together at the Starr County Campus.

## **Background**

As previously authorized by the Board of Trustees, EGV Architects began working with Broaddus & Associates, Facilities Planning & Construction, and college staff to develop



the schematic design for the 2013 Bond Construction Workforce Expansion projects at the Starr County and Mid Valley Campuses. On September 10, 2015, the Board approved the schematic designs of the Workforce Expansion projects but requested that EGV Architects include alternates to make the restrooms accessible from inside the buildings.

Broaddus and Associates negotiated with EGV Architects and submitted proposals for this increased scope. EGV Architects submitted a proposal in the amount of \$8,000 plus \$2,000 of reimbursable expenses for the Mid Valley Campus Workforce Training Center Expansion and \$13,200 plus \$4,000 of reimbursable expenses for the Starr County Campus Workforce Training Center for the increased design services.

### **Funding Source**

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

### **Enclosed Documents**

The packet included proposals and an amendment to EGV Architects current agreement.

### **Presenters**

Representatives from Broaddus & Associates and EGV Architects attended the Facilities Committee meeting to respond to questions related to this recommendation.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of an amendment to the agreement with EGV Architects to increase design services to include the re-design of existing buildings for the 2013 Bond Construction Workforce Expansion projects at the Starr County and Mid Valley Campuses as presented. The motion carried.

## **Review and Recommend Action on an Amendment to the Agreements for Additional Services with Civil Engineering Firms for Landscape and Irrigation Design Consultants for the 2013 Bond Construction Mid Valley, Technology, and Nursing and Allied Health Campuses Parking and Site Improvements**

Approval to amend the agreements for additional services with civil engineering firms for landscape and irrigation design consultants for the 2013 Bond Construction Mid Valley, Technology, and Nursing and Allied Health Campuses Parking and Site Improvements would be requested at the January 26, 2016 Board meeting.

### **Purpose**

Authorization was requested to approve additional services with civil engineering firms for the design of landscape and irrigation at the Mid Valley, Technology, and Nursing & Allied Health Campuses for the 2013 Bond Construction program.

### **Justification**

Landscape and irrigation was necessary to meet building codes and ordinances as required by the City.

## Background

At the March 31, 2015 Board meeting, the Board approved fees for the civil engineering firms assigned to the various 2013 Bond Construction projects. Landscape and irrigation design services were not included as part of basic services and are considered additional services if needed and approved by the owner under the project engineer's contract. Additional services with civil engineering firms for landscape and irrigation were recommended for the 2013 Bond Construction Parking and Site Improvements projects at the Pecan, Mid Valley, Technology, and Nursing and Allied Health Campuses. Additional services for the remaining Bond Construction projects would be requested at a later date.

The proposed additional services fees were identified as follows:

Project	Engineer	Sub-Consultant's Proposed Fee	Engineer's Coordination Fee	Reimbursable Expenses	Total
Mid Valley Campus	Halff Associates	\$17,000	\$0	\$1,000	\$18,000
Technology Campus	Hinojosa Engineering	\$11,622	\$1,162.20	\$0	\$12,784.20
Nursing & Allied Health Campus	R. Gutierrez Engineering	\$7,176	\$718	\$0	\$7,894

## Funding Source

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

## Reviewers

The proposals were reviewed by Broaddus and Associates and staff from the Facilities Planning and Construction department.

## Enclosed Documents

Proposals from the civil engineers were provided in the packet.

## Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to address any questions by the committee related to this recommendation.

The Committee noted that one of the engineers, Halff Associates, did not include a coordination fee, and Broaddus & Associates confirmed that this engineer would be completing the required work in-house, and no coordination with a third party would be required.

The Committee then pointed out that the table above should not list a "sub-consultant's" proposed fee for work that the engineer would complete in house, and asked that

Broaddus & Associates correct the documentation prior to presenting it to the Board. Mr. Gilbert Gallegos agreed to review and correct the documentation.

No action was taken, and staff was asked to present the corrected information to the Board of Trustees for action as necessary.

### **Review and Recommend Action to Award Proposal for Owner Procurement of Thermal Energy Plant Chillers for the 2013 Bond Construction Program**

Approval to award proposals for owner procurement of thermal energy plant chillers for the 2013 Bond Construction program would be requested at the January 26, 2016 Board meeting.

#### **Purpose**

Authorization was requested to award proposals for the procurement of thermal energy plant chillers for the Pecan, Mid Valley, Nursing and Allied Health, and Starr County Campuses for the 2013 Bond Construction program.

#### **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.

#### **Background**

On October 27, 2015, the Board authorized to solicit Request for Proposals for Owner Procurement of Thermal Energy Plant Chillers for the 2013 Bond Construction program. It was determined that each campus required the number of chillers as listed below:

- Pecan Campus – 2 chillers
- Mid Valley Campus – 3 chillers
- Nursing and Allied Health Campus – 2 chillers
- Starr County Campus – 3 chillers

Solicitation for Request for Proposals for these services began on November 30, 2015. A total of four (4) firms received a copy of the RFP and a total of three (3) firms submitted their responses on January 5, 2016.

<b>Timeline for Solicitation for Request for Proposals</b>	
November 30, 2015	Solicitation for Request for Proposals began.
January 5, 2016	Three (3) proposals were received. (Two (2) proposals were evaluated – see attached)

Based on the evaluations, the highest ranked firm was Johnson Controls, Inc. in the amount of \$2,209,711.01.

### **Funding Source**

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

### **Reviewers**

The proposals were reviewed by staff from Broaddus and Associates, Halff Associates, Sigma HN Engineers, DBR Engineering, Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

### **Enclosed Documents**

The packet included the summaries of scoring and ranking for review by the Facilities Committee.

Broaddus & Associates noted that the vendor might be amenable to further negotiation of its price based upon the College's ability and willingness to agree to payment terms. The Committee instructed Broaddus & Associates to negotiate any savings possible based on payment terms.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to award the proposal for owner procurement of thermal energy plant chillers for the 2013 Bond Construction program to Johnson Controls, Inc. in the amount of \$2,209,711.01 as presented, subject to Broaddus & Associates being able to negotiate an adjustment to the payment terms to allow the College some discount on that total. The motion carried.

## **Review and Recommend Action on Contracting Insurance Agent Services to establish an Owner-Controlled Insurance Program for the 2013 Bond Construction Program**

Approval to award proposals for insurance agent services to establish an Owner-Controlled insurance program for the 2013 Bond Construction program would be requested at the January 26, 2016 Board meeting.

### **Purpose**

Authorization was requested to award proposals for the procurement of insurance agent services to establish an Owner-Controlled insurance program for the 2013 Bond Construction program.

### **Justification**

At the December 15, 2015 Board meeting, the benefits of using an Owner-Controlled insurance program for the 2013 Bond Construction program were presented and the use of this program was approved.

### **Background**

Solicitation for Request for Proposals for these services began on December 21, 2015. A total of eleven (11) firms received a copy of the RFP and a total of two (2) firms submitted their responses on January 5, 2016.

<b>Timeline for Solicitation for Request for Proposals</b>	
December 21, 2015.	Solicitation for Request for Proposals began.
January 5, 2016	Two (2) proposals were received.

Based on the evaluations, the highest ranked firm was Carlisle Insurance Agency, Inc. The exact cost would be determined once all Guaranteed Maximum Prices (GMP's) were received from the Construction Manager-at-Risk firms. The cost range provided by the insurance agent was within the range of \$67,500 to \$97,500 which was covered by the insurance carriers.

### **Funding Source**

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

### **Reviewers**

The proposals were reviewed by Broaddus and Associates, Risk Management Consultant, and staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

### **Enclosed Documents**

The evaluation team including college staff and Broaddus and Associates provided a summary of scoring and ranking for review by the Facilities Committee.

During the meeting, it was pointed out that the documentation stated that the top-ranked firm would not provide all of the coverages requested by the College, and Mr. Raul Cabaza reported that this documentation was incorrect.

The Committee instructed staff to correct the documentation prior to presentation to the Board of Trustees.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to award proposals for insurance agent services to Carlisle Insurance Agency, Inc. to establish an Owner-Controlled insurance program for the 2013 Bond Construction as presented. The motion carried.

## **Review and Update of Exterior Lighting at South Texas College Campuses**

As a response to an incident reported by a student, that occurred at the Pecan Campus on December 2, 2015, the College staff conducted a physical walk-through of each South Texas College campus to assess exterior lighting to strengthen procedures in place, as applicable. An update regarding associated actions and proposed future measures was presented at the January 12, 2016 Facilities Committee meeting.

The students' safety is of the utmost importance and a top priority for the College. Proper outdoor lighting contributes to safety in parking lots and around buildings and enhances the surveillance camera video quality that assists the Department of Public Safety (formerly Police Department) in day-to-day monitoring of activities and in conducting investigations of specific incidents.

Staff from the Department of Public Safety, Facilities Operations and Maintenance Department, and the Facilities Planning and Construction Department, conducted a physical walk-through of each South Texas College campus, assessed the exterior lighting conditions, and took the following actions:

- Replaced burned out light bulbs.
- Ordered additional building wall packs primarily to place on portable buildings
- Ensured all exterior light systems are programmed considering the seasoned time of the year.
- Ensured that monthly preventive maintenance inspections be continued by the Facilities Operations and Maintenance Department at all campuses.
- Identified areas requiring continuous or periodic attention and prepared an action plan to address each area identified.
- Identified areas where exterior lighting may be negatively affected during the bond program construction and identified possible measures such as temporary lights, to mitigate impact. These areas will be fenced off as construction sites once construction commences.

In addition, staff proposed the following future measures:

- Continue the upgrade to energy efficient light-emitting diode (LED) bulbs at all campuses. LED bulbs use less power (watts) relative to the amount of light generated (lumens) and also help to reduce greenhouse gas emissions by saving energy. The College would experience cost savings and maintenance costs would be lowered due to the LEDs longer expected life. LED lighting was installed at the following locations:
  - Starr Campus Parking Lot 1
  - Starr Campus East and South Loop
  - Pecan Plaza Parking Lot
- Secure an engineer to conduct a new exterior light study. This study would implement the foot candle standard. Foot-candle was the United States unit of measurement on how much light is emitted from a light source. A limited exterior lighting study was last conducted in December 2007.

Mary Elizondo, Vice President for Finance and Administrative Services, presented this information and responded to questions and address concerns of the committee.

No action was required from the committee. This item was presented for information and feedback to staff.

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

Approval of substantial or final completion for the following non-bond construction projects would be requested at the January 26, 2016 Board Meeting:

	<b>Projects</b>	<b>Substantial Completion</b>	<b>Final Completion</b>	<b>Documents Attached</b>
1.	Technology Campus West Academic Building Re-Roofing  Architect: Amtech Building Sciences, Inc. Contractor: Rio Roofing, Inc.	Recommended	Estimated February 2016	Substantial Completion
2.	Pecan Campus Relocation of Electrical Power Lines  Engineer: Sigma HN Engineers Contractor: Metro Electric	Recommended	Estimated February 2016	Substantial Completion
3.	Pecan Campus Sports Field Lighting  Engineer: DBR Engineering Contractor: Zitro Electric, LLC	Recommended	Estimated February 2016	Substantial Completion
4.	Pecan Plaza Asphalt Resurfacing along Alley Side of Building B  Engineer: Half Associates Contractor: 5 Star Construction	Approved December 2015	Recommended	Final Completion Letter

**1. Technology Campus West Academic Building Re-Roofing**

It was recommended that substantial completion for this project with Rio Roofing, Inc. be approved.

Amtech Building Sciences, Inc. and college 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 December 14, 2015. Substantial Completion was accomplished within the time allowed in the

Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

Contractor Rio Roofing, Inc. 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 February 2016 Board meeting.

## ***2. Pecan Campus Relocation of Electrical Power Lines***

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

Sigma HN Engineers and college 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 January 4, 2016. 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 Metro Electric 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 February 2016 Board meeting.

## ***3. Pecan Campus Sports Field Lighting***

It was recommended that substantial completion for this project with Zitro Electric, LLC be approved.

DBR Engineering and college 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 December 9, 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 Zitro Electric, LLC 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 February 2016 Board meeting.

## ***4. Pecan Plaza Asphalt Resurfacing along Alley Side of Building B***

It was recommended that final completion and release of final payment for this project with 5 Star Construction be approved.



Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with 5 Star Construction be approved. The original cost approved for this project was in the amount of \$115,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$75,000	\$115,000	\$3,140	\$118,140	\$112,233	\$5,907

On January 4, 2016, STC Planning & Construction Department staff along with Halff Associates inspected the site to confirm that all punch list items were completed. The packet included a certificate of construction completion from Halff Associates acknowledging all work was complete and recommending release of final payment to 5 Star Construction in the amount of \$5,907.

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

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

The Facilities Planning and Construction staff prepared 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.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:40 p.m.

I certify that the foregoing are the true and correct minutes of the January 12, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair

**Update on Status of 2013 Bond Construction Program**

Enclosed is a copy of the presentation prepared by Broaddus and Associates as an update on the status of the 2013 Bond Construction Program. A representative from Broaddus and Associates will be present at the February 16, 2016 Board Facilities Committee meeting to provide the update.

# **SOUTH TEXAS COLLEGE**

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

Facilities Committee Meeting

February 18, 2016



**BROADDUS  
& ASSOCIATES**

# BOARD APPROVAL ITEMS

**South Texas College  
2013 Bond Construction Program  
Upcoming Timeline – 02/18/16**

December '15      January '16      February '16      March '16      April '16

Board Approval					
	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
1	Update (No Action)	Chiller Procurement Award	B&A Use of Contingency Funds		GMP Approvals – First Group, See Attached
2	Schematic Design Approval				
3	FF&E Recommendation	EGV Additional Services – Starr & Mid-Valley	Starr County Site & Parking SD Approval		
4		AE Selection – Pharr Center for Public Safety Excellence	Additional Services – Landscape & Irrigation, Pecan		
5		OCIP (Owner Controlled Insurance Program) Agent	CM@R Increased Scope – NA&H Thermal Plant		
6		Civil Engineering Selection – Pharr Center for Public Safety Excellence	AE Selection – Pharr Center for Public Safety Excellence		
			GMP Schedule		

# OPERATIONAL ITEMS

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

December '15      January '16      February '16      March '16      April '16

	December '15	January '16	February '16	March '16	April '16
1	Center for Public Safety RFQ's	Center for Public Safety Civil Engineering	Chiller Procurement	Construction Document Completion – 60%	
2	Chiller RFP Solicitation	Ongoing Pecan Campus Thermal Plant Construction	AV/IT Coordination		
3	Pharr Center for Public Excellence A/E RFQ		Library Consultant Meetings		
4	OCIP Agent RFP		Furniture, Fixtures & Fixture Design		
5	Pecan Campus Shutdown		Wage Scale Survey		
6					
7					
8					
9					
10					
<b>Operational</b>					

# INFORMATION & PRESENTATION ITEMS

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

December '15      January '16      February '16      March '16      April '16

	December '15	January '16	February '16	March '16	April '16
1	OCIP Presentation		Volume Procurement Strategies		
2			GMP Schedule		
3					
4					
5					
6					
7					
8					
9					
10					

Informational/Presentations

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - February 18, 2016

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%
<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 Discussion of Proposed Guaranteed Maximum Price (GMP) Timeline for the 2013 Bond Construction Program**

The Guaranteed Maximum Price (GMP) timeline for the 2013 Bond Construction program will be reviewed and discussed at the February 23, 2016 Board meeting.

#### **Purpose**

The Board will be informed of the upcoming requests to approve the Guaranteed Maximum Prices (GMP's) for the 2013 Bond Construction program projects.

#### **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. The proposed timeline schedule will inform the Board of the upcoming requests to approve the GMP's.

#### **Funding Source**

Funds for these expenditures are budgeted in the 2013 Bond construction budget.

#### **Enclosed Documents**

Enclosed is a Guaranteed Maximum Price Timeline provided by Broaddus and Associates showing the anticipated dates when the GMP's will be ready for Board approval.

#### **Presenters**

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to present Guaranteed Maximum Price Timeline.

This item is for the Committee's review and discussion only. No action is requested.



**Facilities Committee Board Approval of GMPs  
2013 Bond Construction Program**

<u>Project</u>	<u>Facilities Committee GMP Recommendation</u>	<u>Board Approval GMP</u>
Pecan Campus Thermal Plant Expansion	11/10/15	11/24/15
Nursing and Allied Health Campus Expansion	04/12/16	04/26/16
Starr County Student Services Building Expansion	04/12/16	04/26/16
Technology Campus Southwest Building Renovation	04/12/16	04/26/16
Starr County Thermal Plant	04/12/16	04/26/16
Mid Valley Thermal Plant	04/12/16	04/26/16
Pecan Campus Parking and Site Improvements	04/12/16	04/26/16
Starr County Student Activities Building Expansion	04/12/16	04/26/16
Nursing and Allied Health Campus Parking and Site Improvements	04/12/16	04/26/16
Mid Valley Student Services Building Expansion	05/10/16	05/24/16
Mid Valley Health Professions and Science Building	05/10/16	05/24/16
Pecan Campus North Academic Building	05/10/16	05/24/16
Mid Valley Workforce Training Center Expansion	05/10/16	05/24/16
Technology Campus Parking and Site Improvements	05/10/16	05/24/16
Mid Valley Campus Parking and Site Improvements	05/10/16	05/24/16
Starr Campus Parking and Site Improvements	05/10/16	05/24/16
Starr County Health Professions and Science Building	06/14/16	06/28/16
Pecan Campus South Academic Building	06/14/16	06/28/16
Starr County Workforce Training Center Expansion	06/14/16	06/28/16
Pecan Campus South Academic Building	06/14/16	06/28/16
Mid Valley Library Expansion	06/14/16	06/28/16
Pecan Campus STEM Building	07/12/16	07/26/16
Pecan Campus Student Activities Building and Cafeteria	07/12/16	07/26/16
Starr County Campus Library	07/12/16	07/26/16
La Joya Teaching Site	TBD	TBD
Regional Center for Public Safety - Pharr	TBD	TBD
Regional Center for Public Safety Parking and Site Improvements	TBD	TBD
Nursing and Allied Health Campus Thermal Plant	TBD	TBD

<b><i>Past Board of Trustee Approval</i></b>
<b><i>Regular Meeting Schedule</i></b>

## **Review and Recommend Action on Contracting Architectural Design Services for the 2013 Bond Construction Regional Center for Public Safety Excellence**

Approval to contract architect design services to prepare plans for the 2013 Bond Construction Regional Center for Public Safety Excellence project will be requested at the February 23, 2016 Board meeting.

### **Purpose**

Architectural design services are necessary for design and construction administration services for the 2013 Bond Construction Regional Center for Public Safety Excellence project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

### **Justification**

The proposed Regional Center for Public Safety Excellence is needed in response to the critical need for public safety and law enforcement professionals in South Texas. The facility would be a world class instructional space with the latest technologies to educate and train law enforcement professionals.

The proposed Regional Center for Public Safety Excellence project will include:

- Office and Administrative Spaces
- Classrooms
- Computer Labs
- Lecture Hall
- Support Spaces

### **Background**

On November 30, 2015, South Texas College began soliciting for architectural design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Regional Center for Public Safety Excellence. A total of thirty-seven (37) firms received a copy of the RFQ and a total of eight (8) firms submitted their responses on December 16, 2015.

At the Board meeting on January 26, 2016, the evaluation committee members were asked by the Board of Trustees to undertake an additional review of the evaluations for each firm. The request for qualifications responses were reviewed by the evaluation committee members on January 28, 2016 and there were no significant changes to the total evaluation points and ranking of the firms.

### **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.

**Reviewers**

The Requests for Qualifications have been reviewed by staff from Broaddus and Associates, Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

**Enclosed Documents**

A site plan indicating the location of the proposed Regional Center for Public Safety Excellence is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

It is requested that the Facilities Committee recommend for Board approval at the February 23, 2016 Board meeting, the contracting of architectural design services with PBK Architects, Inc. for preparation of plans and specifications for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented.

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE  
PROJECT NO. 15-16-1046**

VENDOR	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Mata+Garcia Architects, LLP.	Milnet Architectural Services	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	Rike Ogden Figueroa Alex Architects, Inc.	The Warren Group Architects, Inc.
ADDRESS	3301 N McColl Rd	3700 N 10th St	1314 Ivy Ave	608 S 12th St	11720 N IH 35	3900 N 10th St	1007 Walnut Ave	1801 S 2nd St Ste 330
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78503
PHONE	956-630-9494	956-686-0100	956-631-1945	956-688-5656	512-474-6526	210-854-0241	956-686-7771	956-994-1900
FAX	956-630-2058	956-662-7313	956-631-1968	956-687-9289	956-386-0613	956-687-1331	956-687-3433	956-994-1962
CONTACT	Danny Boultinghouse	Raymond Gignac	Hector Rene Garcia	Rodolfo R. Molina, Jr.	David Negrete	Cliff Whittingstall	Luis A. Figueroa	Laura Nasri Warran
<b>3.1 Statement of Interest</b>								
<b>3.1.1 Statement of Interest for Project</b>	Indicated their choice to remain a small firm by choice and are selective in projects they pursue. For that reason a project for STC will be priority. Pointed out their previous work for STC and their availability.	Pointed out their expertise with state-of-the-art educational spaces. Indicated that sustainable design is a regular practice for the firm.	Indicated that they only undertake an assignment if it can be given undivided attention. Stated that their on-time completion rate is 98% and their on-budget rate is 92%.	The company pointed out their experience in educational projects and their experience specifically in bond construction projects.	Stated that firm's work has been primarily for public institutions. Listed several projects firm has worked on that relate to public safety and education.	Mentioned the firm's significant experience in designing public safety training facilities. Also pointed out the addition of public safety design consultant as part of their team.	The firm cited the previous work they have provided for STC and stated their confidence in the ability to continue providing service.	Indicated that the firm and its team of consultants is ready to collaborate on the project. Indicated that the STC project will be the main focus for its team.
<b>3.1.2 History and Statistics of Firm</b>	- Firm established in 1990 - Has over 600 successful projects - Three registered architects - 8 total staff	- The principal has over 30 years of experience in architecture. - Offices in Corpus Christi, Harlingen and McAllen	- Firm originally established in 1981 - Identify themselves as medium-sized firm with two principals - Staff of 15	- Established in 2000 - Pointed out experience in educational design and bond projects. - pointed out the 30+ years experience of principal	- Firm established in 2003 - Offices in Austin and Edinburg - Principal has 30+ years experience	- Established in 1981 - 6 offices throughout Texas, including McAllen	- Established in 1947 in McAllen - Maintain offices in McAllen and Harlingen	- Established in 2004 - Offices in McAllen and Austin - Recognized as "Top 5 Small Businesses of 2013" by McAllen Chamber of Commerce
<b>3.1.3 Narrative on qualifications and specialized experience</b>	Pointed to the 40+ years of experience of the top two principals, over 600 successful projects and an 85% repeat client rate. Did not indicate any specialized experience.	Indicated that educational projects are their main focus. Added that they have experience with public safety projects.	Pointed out their previous experience providing services to South Texas College.	Pointed to experience in the following: - Bond experience - CMR experience - BIM experience - Cost sensitivity	Pointed to experience in wide range of buildings, including law enforcement operations and emergency centers for various entities.	Pointed to experience in academic and library buildings. Listed several public safety training facilities they and their specialty consultant have designed.	Listed several projects that indicate their experience with governmental entities.	Pointed to the firm's experience in Federal, Healthcare, Educational and Research facilities, which allows them to stay in touch with the latest technology.
<b>3.1.4 Statement of Availability and Commitment</b>	Indicated their availability and commitment to the project. Stated that two of their principals would be involved with the project until completed.	Pointed out their accessibility due to proximity of offices. Indicated that they will maintain the project schedule established at the beginning of project.	Indicated an ability for rapid response to STC's needs. Stated their commitment to timelines set by STC.	State that they do not pursue projects unless certain of capabilities to produce on or ahead of schedule. Indicated that staff are immediately available for the project.	Indicated that the firm will commit to having the staff available to perform the work.	Indicated that timing of project is ideal for their schedule. Stated their commitment of necessary time and resources for the project.	Indicated the immediate availability to provide services and the active participation by the key team members of the firm.	Indicated their commitment to allocate the best members of the staff to STC project.
<b>3.2 Prime Firm</b>								
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following: - Danny Boultinghouse, Principal Architect - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Architectural Design Manager - Carolyn James, Architect/Interior Designer - Nicholas Gignac, Associate AIA - Rogelio Hernandez, Project Manager - Juan Mujica, Project Manager - Sergio Lainez, Project Architect - Charlie Garcia, Project Architect - Ana Salas-Luksa, Architectural Associate	Included resumes for the following staff: - Hector R. Garcia, Coordinating Architect - Fernando Mata, Partner/Director of Administration - Rey Zamora, Architect Project Manager - Adolfo J. Vela, Construction Field Rep.	Included resumes for the following staff: - Rodolfo Molina, Jr. - President - Ramon Villalobos - Project Manager - Juan Martinez - Project Designer - Mirtha Uranga - Interiors	Included resumes for the following staff: - David Negrete, Architect Principal Partner - Diana G. Negrete, Principal Partner/Administration - Andres L. Mata, Jr., Architect Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Asst. Project Manager - Jason T. George, Project Architect - Fernando Perez, Project Production	Included resumes for the following staff: - Cliff Whittingstall - Principal, Director of Higher Education - Erasmo Eli Alvarado, III - Associate Principal - Andre F. de Mattos - Project Manager - Scott Adams - Design Leader - A. Todd Scrimpsheer - Director, PBK Operations-San Antonio	Included resumes for the following: - Luis A. Figueroa - Principal Architect - Micheal E. Alex - Architect Principal - Humberto Rodriguez - Architect Principal - Miguel A. Martinez - Associate Architect	Included resumes for the following staff: - Laura Nassri Warren - Architect Principal - Andrina De Anda - Associate Architect Director - Natanael Perez - Senior Project Manager - Amanda Gomez - Senior Project Manager
<b>3.2.2 Project Assignments and Lines of Authority</b>	Lines of authority and assignments within firm are shown in an organization chart that includes nine staff members.	Lines of authority were not addressed. Project Assignments were indicated on resumes. Time commitment was addressed for only one subconsultant.	Lines of authority and project assignments were shown in organization chart.	Duties and time assignments for each staff member were included in resumes.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Lines of authority and communication are indicated in an organization chart. A table is included that shows staff that will work on project and their time assignments.	Indicated duties and time assignments for the key team members.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Indicated their local presence and ability to respond to any planned or unexpected meetings. Pointed out their being just miles from any of the STC campuses.	Have three offices in South Texas with one in McAllen, Texas.	Located in McAllen, Texas.	Located in McAllen, Texas.	Located in Edinburg, Texas and would therefore be able to respond quickly to unexpected meetings.	Has an office in McAllen, Texas and can respond to unexpected meetings.	Located in McAllen, Texas.	Located in McAllen, Texas can quickly respond to unexpected meetings.
<b>3.2.4. Prime Firm's experience with BIM</b>	Did not address BIM.	Indicated that firm uses BIM and listed eight projects in which it has been used.	Stated that they have used BIM on several projects. Have obtained the services of a BIM consultant.	Indicated that they have been using BIM since 2011.	Indicated use of BIM for past eight years in a limited and incomplete manner.	Indicated how they will use BIM in projects for the college, but did not state their experience with it.	Stated that firm and its specialty consultants have moved to BIM in the last six years.	Indicated firm's use of BIM and listed three projects in which it has been used.
<b>3.2.5 Litigation that could affect firm's ability provide services</b>	Did not address question on litigation	Indicated that firm does not have any pending litigation or claims that would affect ability to provide services.	Indicated that they are not involved in litigation.	Pointed out that since its inception, firm has not been involved in litigation.	Pointed to a construction defect claim by one client.	Indicated there is no litigation.	Indicated that there is no pending litigation against the firm that would affect its ability to provide services to STC.	Indicated "Not Applicable" on the question concerning litigation.

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE  
PROJECT NO. 15-16-1046**

VENDOR	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Mata+Garcia Architects, LLP.	Milnet Architectural Services	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	Rike Ogden Figueroa Allex Architects, Inc.	The Warren Group Architects, Inc.
<b>3.3 Project Team</b>								
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Included organization chart which showed the following consultants: - Ethos Engineering - MEP - Chanin Engineering - Structural - Perez Consulting Engineers - Civil	Submitted organization chart showing prime firm and the following consultants: - G2 Solutions Group - Public Safety Consultant - DBR Engineering - MEP - Lopez Engineering Group - Structural Engineering - Perez Consulting Engineers - Civil Engineering/Surveying	Included organization chart with staff and the following consultants: - CLH Engineering - Structural Engineer - Hinojosa Engineering - Structural Engineer - Sigma HN Engineering, MEP	Organization chart is included that shows the following consultants: - DBR Engineering - MEP - Solorio & Associates - Structural Engineer	An organization chart is included which shows the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Organization chart is included which shows the following consultants: - DBR Engineering - MEP - Chanin Engineering - Structural - SSP Design - Landscape	Organization chart was included that showed the following consultants: - Hinojosa Engineering - Structural - DBR Engineering - MEP	Organization chart was included that included the following consultants: - Chanin Engineering - Structural - Half Associates - MEP
<b>3.3.2 Organization Chart with role of prime firm and specialized consultants</b>	Did not included any specialized services consultant.	Included organization chart with the following specialty consultant: - G2 Solutions Group - Public Safety Facilities	Included organization chart showing staff and the following specialty consultants: - SSP Design - Landscape - Treanor Architects - Allied Health Facilities - Sigma HN Engineers - Telecommunications	Firm indicated they do not foresee need for a specialized consultant.	Indicated this was not applicable. They stated that they would incorporate specialized consultant as needed.	Organization chart was included that showed the following specialty consultant: - G2 Solutions Group, Inc. - Public Safety Consultant	No specialty consultant was named.	No specialty consultants were shown.
<b>3.3.3 Project team's experience with BIM</b>	Ethos Engineering indicated they could provide BIM and Revit models.	Indicated BIM experience by consultants DEBR Engineering and Lopez Engineering Group.	Did not indicate BIM experience for the consultants.	Indicated that firm and its team have utilized BIM since 2011 on several projects.	Indicated their intent to move toward full use of BIM in the future. Indicated use of BIM by all of the named consultants.	Indicated that project team has extensive experience in BIM.	Indicated that the two consultants have done projects using BIM.	Showed BIM experience for the MEP consultant.
<b>3.4 Representative Projects</b>								
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- STC - Academic Building (\$6,092,000) - STC - Classroom Building - Pecan Campus (\$11,768,638) - STC - Information Technology Building (\$4,600,000) - UT-Pan American - Annex Building Renovation (\$2,727,000) - UT-Pan American - Haggard Building Renovation (\$2,200,000)	- City of Eagle Pass - Public Safety Complex (\$3.6 million) - La Joya ISD - Police Station & Training Facility - Corpus Christi ISD - Veterans Memorial High School & Career Technology (\$93,204,494) - La Joya ISD - Juarez Lincoln High School & C.A.T.E. Labs (\$57.3 million) - Pharr San-Juan Alamo ISD - Collegiate Academy (\$17 million)	- City of Mercedes - City of Mercedes Fire Department (\$2,616,015) - Weslaco ISD - Weslaco High Music Halls (\$3,832,000) - City of Mercedes - City of Mercedes Police Department (\$1,500,000) - Hidalgo County - Community Resource Center & Linn San Manuel Fire Station (\$2,500,000) - South Texas College - Starr County Campus (\$11,531,658)	- City of McAllen - McAllen Public Safety Building (\$3,550,000) - City of Raymondville - Raymondville Public Safety Building (\$2,500,000) - City of McAllen - Northwest Police Community Center (\$579,000) - Brooks County ISD - Junior High School (\$8,474,346) - PSJA ISD - Daniel Ramirez Elementary School-Demo and Rebuild (\$12,747,800)	- UT-Pan American - Marialice Shary Shivers Admiration Building Interior Renovations (\$2,345,000) - US General Services Administration - Weslaco Border Patrol (\$13,000,000) - Texas Department of Public Safety - Dept. of Public Safety - Rio Grande City Field Office (\$3,500,000) - Flat Creek Development - Federal Bureau of Investigation Office - Brownsville (\$3,500,000) - Edinburg CISD - Network Operating & Information Technology Training Center (3,750,000)	- Tarrant County College - Fire Technology Training Center (\$13,900,000) - City of Progreso - New Police/Fire Station (\$1,824,312) - Collin College - Public Safety Training Center (\$28,500,000) - City of San Juan - Public Safety Building (\$1,200,000) - Lone Star College - Campus Expansion (\$19,400,000)	- Harlingen ISD - Harlingen ISD School of Health Professions (\$15,319,400) - PSJA ISD - PSJA Southwest Early College High School (\$45,000,000) - Valley View ISD - Valley View Early College Campus (\$15,608,800) - PSJA ISD - Zeferino Farias Elementary School (\$10,358,911) - City of McAllen - McAllen Public Safety Facility (\$8,050,000) - City of McAllen - McAllen City Hall (\$4,000,000) - South Padre Island - South Padre Island Municipal Building (7,150,000)	- South Texas College - Student Activities and Cafeteria Building - City of McAllen - McAllen International Airport Renovations and Additions (\$21,000,000) - General Services Administration - U.S. General Services Administration Facility (\$3,500,000) - General Services Administration - Social Security Services Administration Facility (\$2,080,000) - City of Pharr - Pharr International Trade Center (\$2,700,000) - Mission EDC - CEED Mission Economic Development Corporation
<b>3.5 References</b>								
<b>3.5.1 References for five projects</b>	- University of Texas Pan American - McAllen ISD	- La Joya ISD - Corpus Christi ISD - Pharr San-Juan Alamo ISD - City of Eagle Pass	- San Benito CISD - Weslaco ISD - Hidalgo County Precinct No. 4 - Brownsville ISD - Hidalgo County Housing Authority	- Brooks County ISD - Edinburg CISD - Pharr-San Juan-Alamo ISD - City of McAllen - City of Raymondville	- UT-Pan American - Edinburg CISD - E.J.C. Incorporated - Texas Facilities Commission - Flat Creek Development	- Tarrant County College - City of Progreso - Collin College - City of San Juan - Lone Star College	-Harlingen ISD - PSJA ISD - Valley View ISD - City of McAllen	- McAllen International Airport - Mission EDC - City of Pharr - U.S. General Services Administration
<b>3.6 Project Execution</b>								
<b>3.6.1 Willingness and ability to expedite services. Ability to supplement production.</b>	Reiterated the availability of the firm's staff and their commitment of whatever resources needed to fulfill work obligations.	Did not specifically address ability to expedite services, but provided very detailed project approach process and part of it addresses timely completion of project.	Indicated that firm has associated with other architectural firms to provide services for other projects (other than STC) so that work will be concentrated on STC projects.	Stated their ability to complete projects on short timelines. Indicated their previous work with STC's construction program manager.	Indicated that firm is fully capable of undertaking the project. Added that staff will work longer hours to meet expedited schedules.	Indicated that McAllen office will be the primary contact, but that it will utilize the 300+ company-wide staff to meet schedule demands.	Indicated that firm is committed to immediate and thorough response to the project. Stated that in house staff in the Rio Grande Valley is able to provide all production.	Indicated their willingness and ability to expedite design and construction administration. Will supplement production capability if necessary.
<b>Total Evaluation Points</b>	537.87	556.19	545.41	553.19	550.3	566.19	543.54	534.75
<b>Ranking</b>	7	2	5	3	4	1	6	8

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES PROJECT NO. 15-16-1046 (REVIEWED)  
EVALUATION FORM**

CRITERIA	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Mata+Garcia Architects, LLP.	Milnet Architectural Services	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	Rike Ogden Figueroa Allex Architects, LLP.	The Warren Group Architects, Inc.
<b>3.1 Statement of Interest (up to 100 points)</b>								
3.1.1 Statement of interest on projects	95	95	95	95	95	95	95	95
3.1.2 Firm History and credentials	93	86	88	86	86	96	91	93
3.1.3 Narrative describing firm's qualifications and specialized design experience	98	98	98	98	98	98	98	98
3.1.4 Availability and commitment of firm, consultants, and key professionals	100	100	100	100	100	100	100	100
	94	90	87	93	95	95	85	84
	88	84	89	94	92	97	84	85
	95	95	95	95	95	95	95	95
	84	90	89	92	91	93	91	88
	95	92	93	92	92	92	90	92
	93.55	92.22	92.66	93.88	93.77	95.66	92.11	92.22
<b>3.2 Prime Firm (up to 100 points)</b>								
3.2.1 Experience and expertise of principles and key members, including resumes	85	90	90	90	95	95	95	85
3.2.2 Proposed project assignments, lines of authority, estimated time assignment of personnel	94	88	90	88	93	95	93	93
3.2.3 Firm's proximity to college and ability to respond to project needs	95	97	97	97	98	98	98	96
3.2.4 Firm's experience with Building Information Modeling	70	90	90	95	90	95	90	95
3.2.5 Litigation prime firm is involved in	93	91	93	98	91	99	91	89
	97	89	90	98	97	98	93	89
	85	90	90	90	95	95	95	85
	84	90	92	92	90	92	91	86
	90	95	95	95	90	95	95	94
	88.11	91.11	91.88	93.66	93.22	95.77	93.44	90.22
<b>3.3 Project Team (up to 100 points)</b>								
3.3.1 Organizational chart showing, the roles of the prime firm and basic services consultants	90	95	90	90	90	95	85	85
--Name Consultant and provide brief history	95	93	90	90	92	95	94	93
--Consultant's proposed role in project	98	99	98	98	98	99	97	97
--Projects Consultant and prime have worked together on in last 5 years	50	95	50	50	50	95	50	50
--Statement of Consultant's availability for this project	100	93	90	99	94	100	89	87
--Resumes showing experience and expertise of key individuals	90	95	90	90	90	98	90	93
3.3.2 Organizational chart showing roles of prime firm and specialized consultants	90	90	90	90	95	95	85	85
--Name Consultants and provide brief history	90	90	90	90	90	92	90	86
--Consultant's proposed role in project	92	95	90	90	90	92	90	95
--Three projects consultant has worked on during last 5 years	95	95	95	95	95	95	95	95
--Statement of Consultant's availability for the projects								
--Resumes of principles and key members of consultant assigned to projects								
3.3.3 Project team's experience with use of Building Information Modeling								
	88.88	94.44	87	88	88.22	96	86.11	85.66

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES PROJECT NO. 15-16-1046 (REVIEWED)  
EVALUATION FORM**

CRITERIA	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Mata+Garcia Architects, LLP.	Milnet Architectural Services	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	Rike Ogden Figueroa Allex Architects, LLP.	The Warren Group Architects, Inc.								
<b>3.4 Representative Projects (up to 100 points)</b>																
3.4.1 Specific data on 5 representative projects showing similarities --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise; Description of BIM processes and deliverable provided	85 92 95 60 83 90 87 88 95	86.11	95 93 99 100 83 87 92 88 95	92.44	90 90 97 60 80 87 90 92 96	86.88	95 94 99 60 87 98 92 92 95	90.22	90 91 97 60 83 98 90 92 95	88.44	90 96 98 80 92 93 90 95 96	92.22	85 94 95 40 88 93 85 92 95	85.22	85 92 94 40 81 90 82 85 93	82.44
<b>3.5 Five References (up to 100 points)</b>																
3.5.1 Name Owner and Owner's Representative and phone numbers	95 95 95 95 85 90 93 90 95	92.55	95 94 94 95 90 90 93 90 95	92.88	95 95 95 95 90 93 92 92 95	93.55	95 95 96 95 90 93 92 92 95	93.66	95 92 95 95 90 92 92 90 95	92.88	95 93 94 95 85 95 91 90 95	92.55	95 95 97 95 90 95 90 90 95	93.55	95 94 90 95 90 85 91 89 95	91.55
<b>3.6 Project Execution (up to 100 points)</b>																
3.6.1 Expedite design and construction administration. Production capability to meet schedule demands	95 94 98 100 70 90 95 88 90	91.11	95 96 98 100 70 88 95 95 99	92.88	95 92 98 100 75 93 95 90 98	92.88	95 93 98 100 85 93 95 90 95	93.77	95 96 98 100 85 90 95 90 95	93.77	95 95 98 100 85 93 95 90 94	93.88	95 95 98 100 75 92 95 93 95	93.11	95 95 98 100 80 90 95 88 93	92.66
<b>TOTAL EVALUATION POINTS</b>	540.31	555.97	544.85	553.19	550.3	566.08	543.54	534.75								
<b>RANKING</b>	7	2	5	3	4	1	6	8								



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

Approval of schematic design by Melden and Hunt for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project will be requested at the February 23, 2016 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, Melden and Hunt will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using college 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, Melden and Hunt began working with Broaddus and Associates, Facilities Planning and Construction, and college staff to develop parking and site plans. The proposed Starr County Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - Melden and Hunt
- **Construction Manager-at-Risk**
  - D. Wilson Construction Company
- **Construction Cost Limitation (CCL)**
  - \$1,000,000



- **Program Scope**
  - **148** Parking Spaces with a request to Rio Grande City for a variance to their 2008 Parking Ordinance
  - Drives, Sidewalks
  - Infrastructure Improvements
  - Grading and Drainage
  - Landscaping and Irrigation
  
- **Program Scope Alternates**
  - Exhibit 1
    - Addition of south entry drive to FM 3167
  - Exhibit 2
    - Provide **207** Parking Spaces
  - Exhibit 3
    - Construction of south loop drive (south of new library)
    - Repurpose to pedestrian use, a portion of the existing loop road (north of new library)

<b>Proposed Alternates and Estimated Costs</b>				
<b>Proposed Alternates</b>	<b>Exhibit 1</b>	<b>Exhibit 2</b>	<b>Exhibit 3</b>	<b>Exhibit 4</b>
South Entry Drive to FM 3167	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
207 Parking Spaces (59 add)		\$ 170,000	\$ 170,000	\$ 170,000
South Loop Drive			\$ 153,000	\$ 153,000
Repurpose of Existing Loop				\$ 85,000
<b>Total</b>	<b>\$ 65,000</b>	<b>\$ 235,000</b>	<b>\$ 388,000</b>	<b>\$ 473,000</b>

**Funding Source**

The current Construction Cost Limitation (CCL) is \$1,000,000 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. Funding for the proposed alternates presented may be determined once the GMPs are identified.

**Reviewers**

The proposed schematic design has been reviewed by Broaddus and Associates and staff from Facilities Planning and Construction, Operations and Maintenance, Administration, Technology Resources departments, and Campus Coordinator.

**Enclosed Documents**





Melden and Hunt has developed a schematic presentation describing the proposed design.

**Presenters**

Representatives from Broaddus and Associates and Melden and Hunt will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

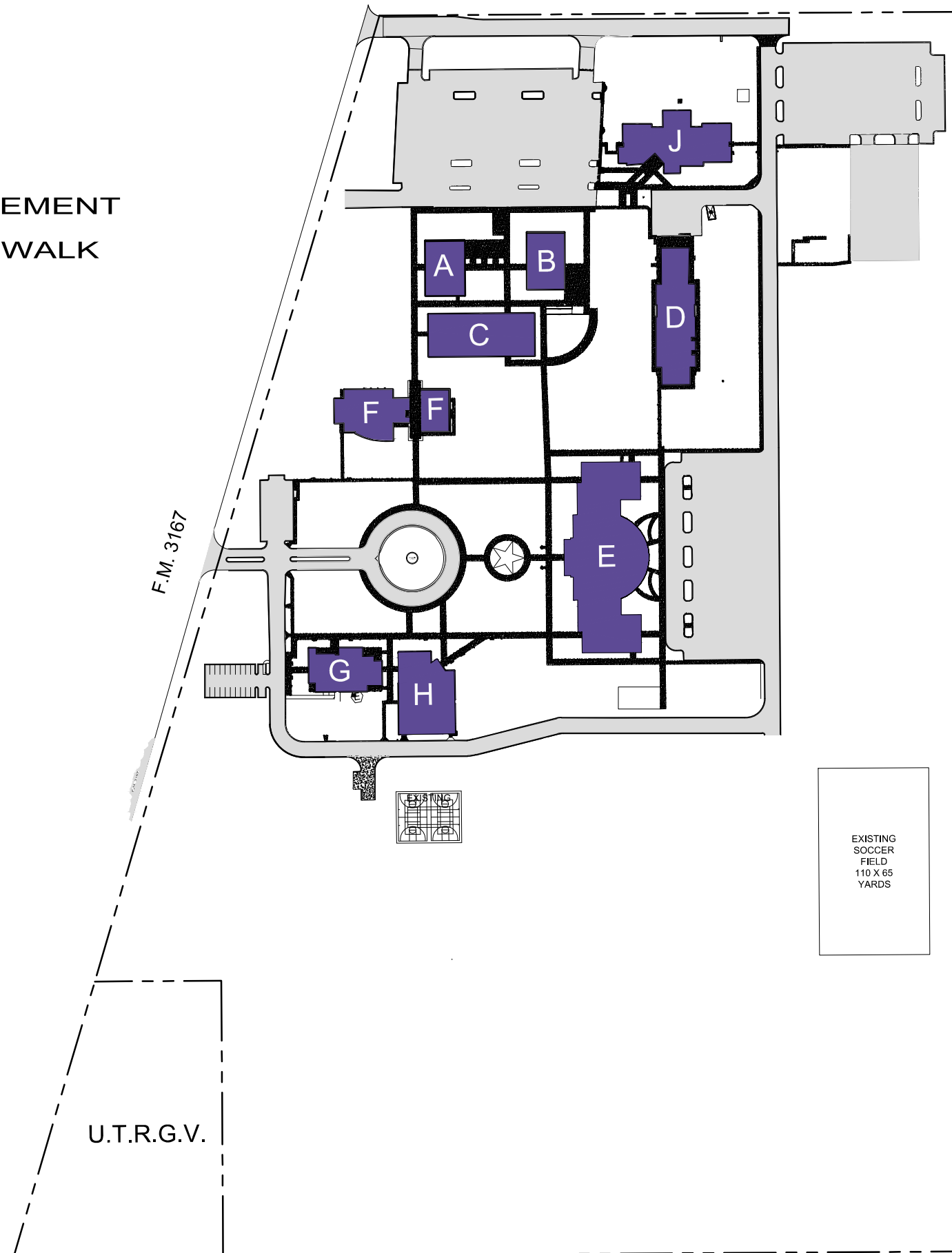
It is requested that the Facilities Committee recommend for Board approval at the February 23, 2016 Board meeting, the proposed schematic design by Melden and Hunt for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project as presented.

**LEGEND**

-  EXIST. BLDG.
-  EXIST. PAVEMENT
-  EXIST. CONC. PAVEMENT
-  EXIST. CONC. SIDEWALK



**SOUTH TEXAS COLLEGE  
STARR COUNTY CAMPUS  
SITE IMPROVEMENTS  
EXISTING CAMPUS**



  
 BEARING BASIS AS PER TEXAS STATE  
 PLANE GRID COORDINATE SYSTEM NAD 83  
 TEXAS SOUTH 4205  
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)  
 SCALE: N.T.S.

  
 TBPLS No. 10096900  
 TEXAS REGISTRATION F-1435  
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**LEGEND**

-  EXIST. BLDG.
-  EXIST. PAVEMENT
-  EXIST. CONC. PAVEMENT
-  EXIST CONC. SIDEWALK
-  PROP. PAVEMENT
-  PROP. SIDEWALK
-  PROP. LANDSCAPE
-  PROP. ALTERNATE
-  PROP. BUILDING



**SOUTH TEXAS COLLEGE  
 STARR COUNTY CAMPUS  
 SITE IMPROVEMENTS  
 OVERALL SITE  
 W/ APPROVED VARIANCE  
 (148 REDUCED PARKING SPACES)**



  
 BEARING BASIS AS PER TEXAS STATE  
 PLANE GRID COORDINATE SYSTEM NAD 83  
 TEXAS SOUTH 4205  
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)  
 SCALE: N.T.S.

EXISTING  
 SOCCER  
 FIELD  
 110 X 65  
 YARDS



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**LEGEND**

- EXIST. BLDG.
- EXIST. PAVEMENT
- EXIST. CONC. PAVEMENT
- EXIST CONC. SIDEWALK
- PROP. PAVEMENT
- PROP. SIDEWALK
- PROP. LANDSCAPE
- PROP. ALTERNATE
- PROP. BUILDING



**SOUTH TEXAS COLLEGE  
 STARR COUNTY CAMPUS  
 SITE IMPROVEMENTS  
 OVERALL SITE  
 W/ APPROVED VARIANCE  
 (148 REDUCED PARKING SPACES)**

BEARING BASIS AS PER TEXAS STATE  
 PLANE GRID COORDINATE SYSTEM NAD 83  
 TEXAS SOUTH 4205  
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)  
 SCALE: N.T.S.



EXISTING  
 SOCCER  
 FIELD  
 110 X 65  
 YARDS

**EXHIBIT 1**

M


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**LEGEND**

- EXIST. BLDG.
- EXIST. PAVEMENT
- EXIST. CONC. PAVEMENT
- EXIST. CONC. SIDEWALK
- PROP. PAVEMENT
- PROP. SIDEWALK
- PROP. LANDSCAPE
- PROP. ALTERNATE
- PROP. BUILDING

  
 BEARING BASIS AS PER TEXAS STATE  
 PLANE GRID COORDINATE SYSTEM NAD 83  
 TEXAS SOUTH 4205  
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)  
 SCALE: 1"=200'



**SOUTH TEXAS COLLEGE**  
**STARR COUNTY CAMPUS**  
**SITE IMPROVEMENTS**  
**OVERALL SITE PLAN**  
**(207 PARKING SPACES)**  
**W/ ALTERNATE EXIT**


**EXHIBIT 2**

  
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**LEGEND**

- EXIST. BLDG.
- EXIST. PAVEMENT
- EXIST. CONC. PAVEMENT
- EXIST. CONC. SIDEWALK
- PROP. PAVEMENT
- PROP. SIDEWALK
- PROP. LANDSCAPE
- PROP. ALTERNATE
- PROP. BUILDING


  
 BEARING BASIS AS PER TEXAS STATE
   
 PLANE GRID COORDINATE SYSTEM NAD 83
   
 TEXAS SOUTH 4205
   
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)
   
 SCALE: N.T.S.




**SOUTH TEXAS COLLEGE**  
**STARR COUNTY CAMPUS**  
**SITE IMPROVEMENTS**  
**OVERALL SITE PLAN**  
**W/ ALTERNATE LOOP**  
**(207 PARKING SPACES)**

**EXHIBIT 3**


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**LEGEND**

- EXIST. BLDG.
- EXIST. PAVEMENT
- EXIST. CONC. PAVEMENT
- EXIST CONC. SIDEWALK
- PROP. PAVEMENT
- PROP. SIDEWALK
- PROP. LANDSCAPE
- PROP. ALTERNATE
- PROP. BUILDING


  
 BEARING BASIS AS PER TEXAS STATE
   
 PLANE GRID COORDINATE SYSTEM NAD 83
   
 TEXAS SOUTH 4205
   
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)
   
 SCALE: N.T.S.



**SOUTH TEXAS COLLEGE**  
**STARR COUNTY CAMPUS**  
**SITE IMPROVEMENTS**  
**OVERALL SITE PLAN**  
**W/ REPURPOSED ROAD**

**EXHIBIT 4**

M

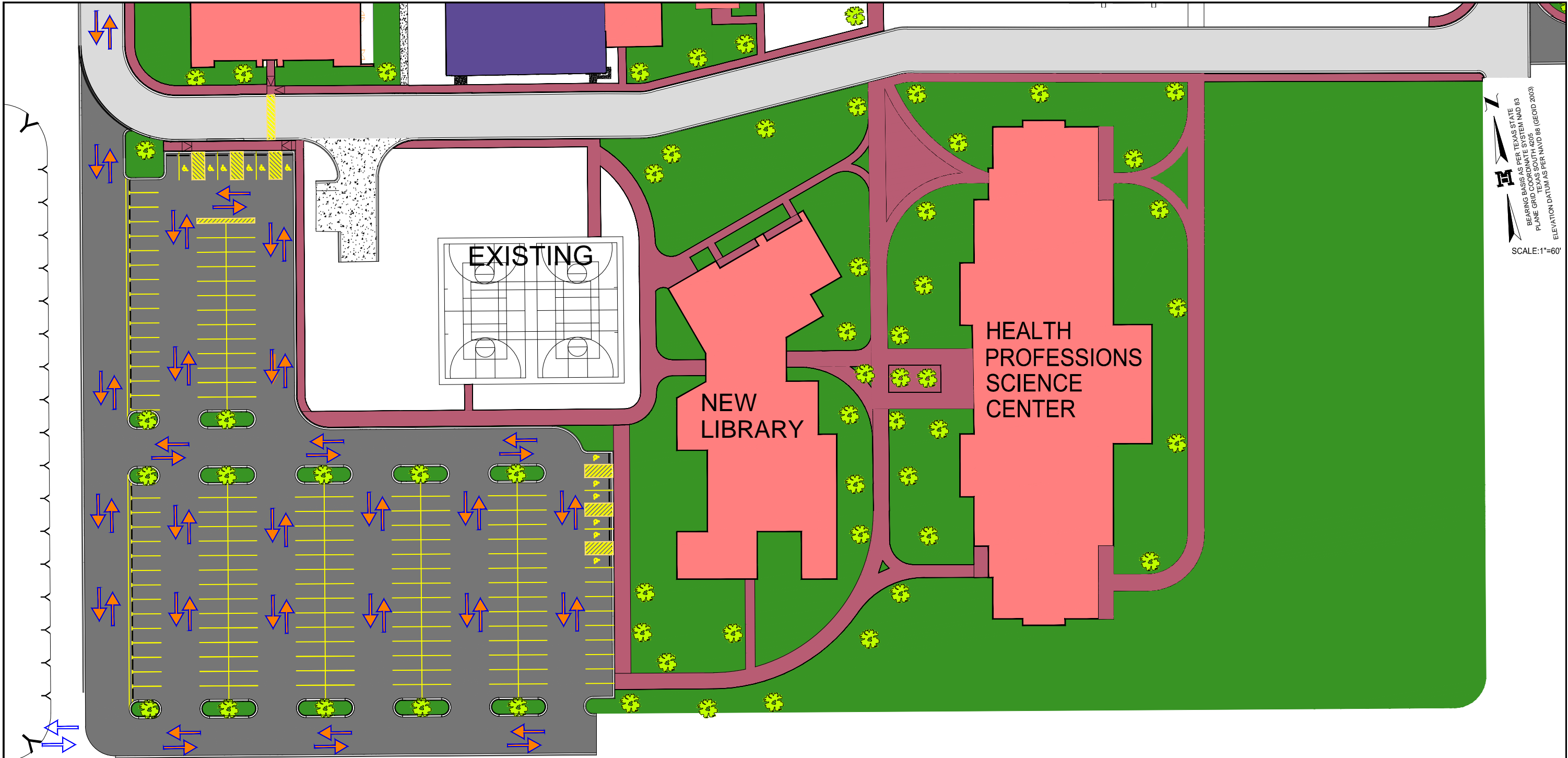
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


  
 BEARING BASED AS PER TEXAS STATE
   
 AND COORDINATE SYSTEM NAD 83
   
 PLANE GRID COXAS SOUTH 4405
   
 ELEVATION DATUM AS PER NAD 88 (GEOID 2003)
   
 SCALE: 1"=60'






**SOUTH TEXAS COLLEGE**  
**STARR COUNTY CAMPUS**  
**SITE IMPROVEMENTS**  
**(207 PKG. SPACES)**

 PROP. PAVEMENT

**LEGEND**

-  EXIST. BLDG.
-  EXIST. PAVEMENT
-  EXIST. CONC. PVMT.
-  EXIST CONC. SIDEWALK

-  PROP. SIDEWALK
-  PROP. LANDSCAPE
-  PROP. ALTERNATE
-  PROP. BUILDING

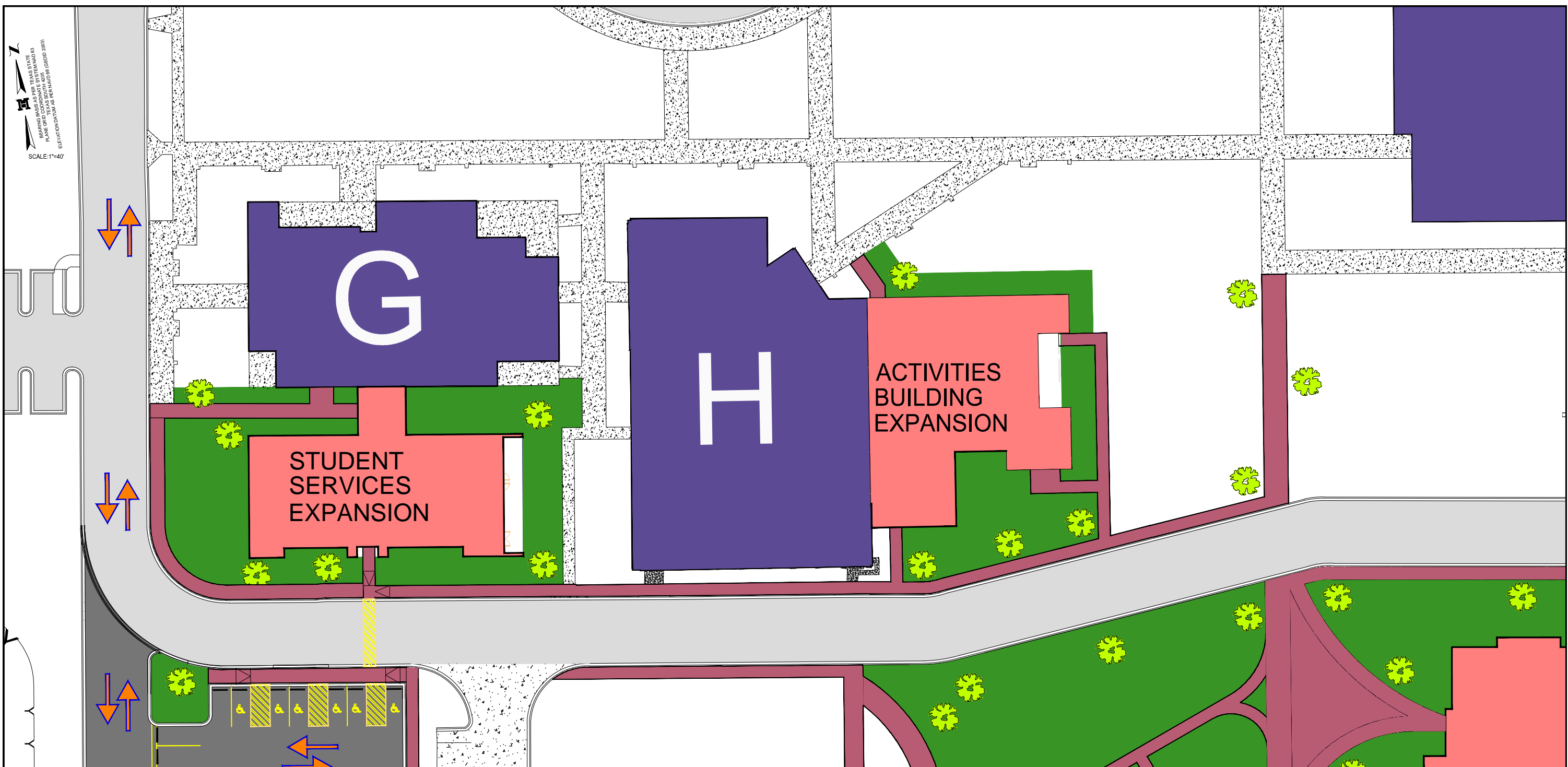
**NEW LIBRARY**  
**HEALTH PROFESSIONS**  
**SCIENCE CENTER**

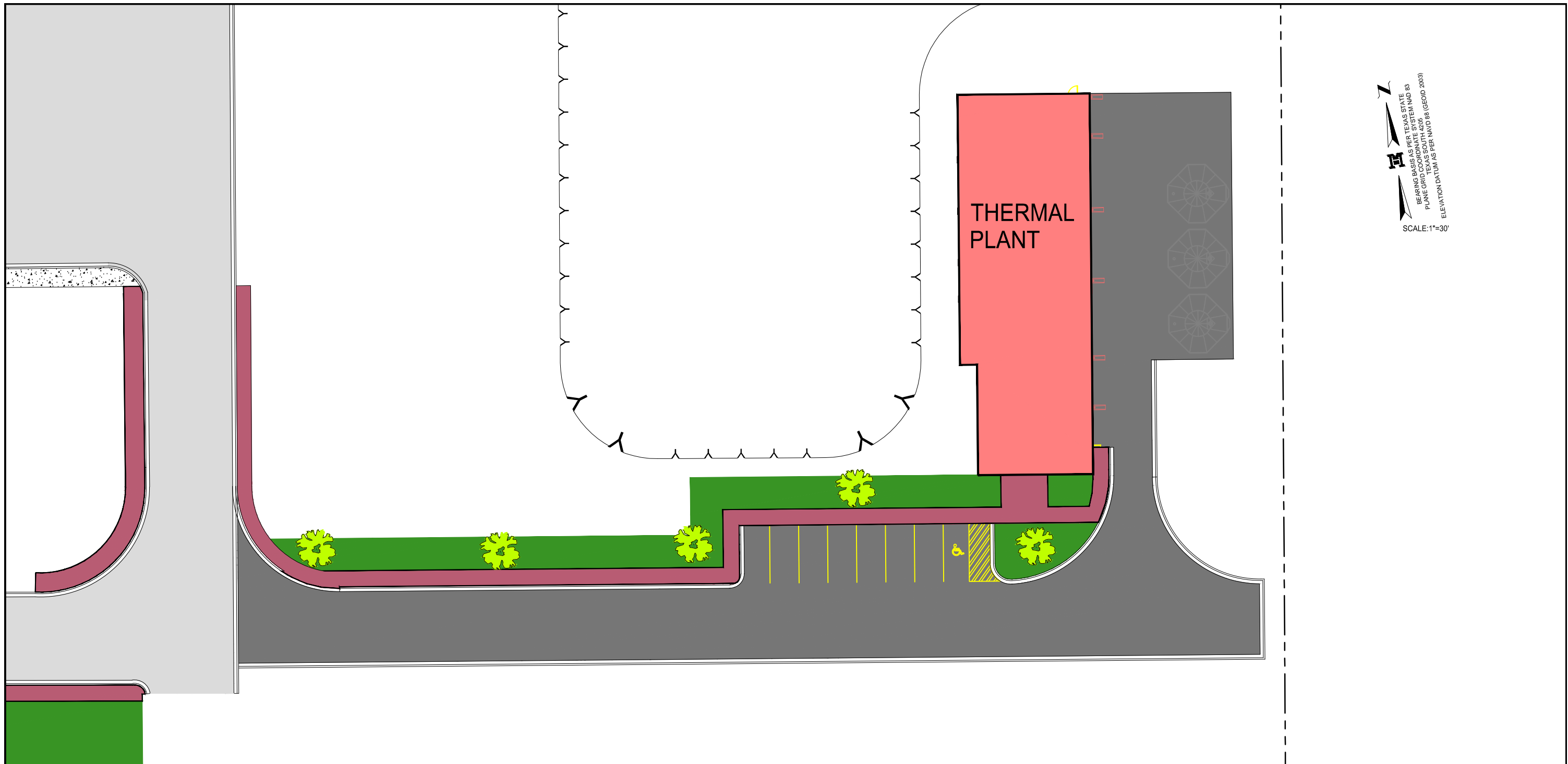



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







 BEARING BASIS AS PER TEXAS STATE  
 PLANE GRID COORDINATE SYSTEM NAD 83  
 TEXAS SOUTH 4205  
 ELEVATION DATUM AS PER NAVD 86 (GEOID 2003)  
 SCALE: 1"=30'



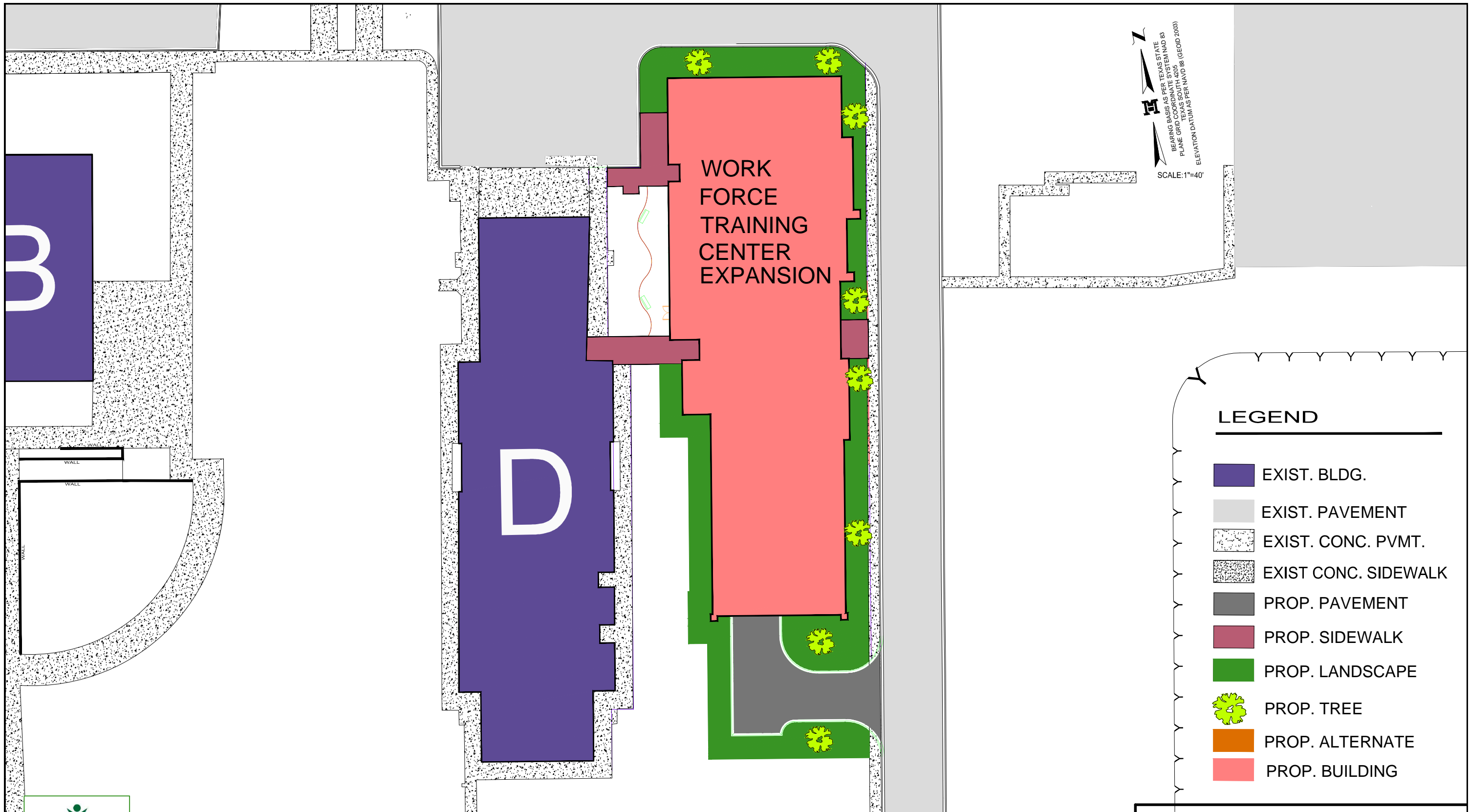
**SOUTH TEXAS COLLEGE**  
**STARR COUNTY CAMPUS**  
**SITE IMPROVEMENTS**

**LEGEND**

- |   |   |
|---|---|
|  EXIST. BLDG.          |  PROP. SIDEWALK  |
|  EXIST. PAVEMENT       |  PROP. LANDSCAPE |
|  EXIST. CONC. PVMT.    |  PROP. ALTERNATE |
|  EXIST. CONC. SIDEWALK |  PROP. BUILDING  |
|  PROP. PAVEMENT        |   |

**THERMAL PLANT**


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**LEGEND**

-  EXIST. BLDG.
-  EXIST. PAVEMENT
-  EXIST. CONC. PVMT.
-  EXIST CONC. SIDEWALK
-  PROP. PAVEMENT
-  PROP. SIDEWALK
-  PROP. LANDSCAPE
-  PROP. TREE
-  PROP. ALTERNATE
-  PROP. BUILDING



**SOUTH TEXAS COLLEGE  
STARR COUNTY CAMPUS  
SITE IMPROVEMENTS**

**WORK FORCE  
TRAINING CENTER**



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**Review and Recommend Action on an Amendment to the Agreement for Additional Services with Civil Engineering Firm for Landscape and Irrigation Design Consultants for the 2013 Bond Construction Pecan Campus Parking and Site Improvements**

Approval to amend the agreement for additional services with the civil engineering firm for landscape and irrigation design consultants for the 2013 Bond Construction Pecan Campus Parking and Site Improvements will be requested at the February 23, 2016 Board meeting.

**Purpose**

Authorization is being requested to approve additional services with civil engineering firms for the design of landscape and irrigation at the Pecan Campus for the 2013 Bond Construction program.

**Justification**

Landscape and irrigation is necessary to meet building codes and ordinances as required by the City.

**Background**

At the March 31, 2015 Board meeting, the Board approved fees for the civil engineering firms assigned to the various 2013 Bond Construction projects. Landscape and irrigation design services are not included as part of basic services and are considered additional services if needed and approved by the owner under the project engineer’s contract. Additional services with civil engineering firms for landscape and irrigation with sub-consultant SSP Design is recommended for the 2013 Bond Construction Parking and Site Improvements projects at the Pecan Campus. Additional services for the remaining Bond Construction projects will be requested at a later date.

The proposed additional services fees are as follows:

<b>Project</b>	<b>Engineer</b>	<b>Additional Service Proposed Fee*</b>	<b>Engineer’s Coordination Fee</b>	<b>Reimbursable Expenses</b>	<b>Total</b>
Pecan Campus	Perez Consulting Engineers	\$18,000	\$1,800	\$0	\$19,800

\*Landscape and Irrigation Design Consultants – SSP Design

**Funding Source**

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

**Reviewers**

The proposals have been reviewed by Broaddus and Associates and staff from the Facilities Planning and Construction department.

**Enclosed Documents**

A proposal from Perez Consulting Engineers is enclosed.

**Presenters**

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to address any questions by the committee related to this recommendation.

It is requested that the Facilities Committee recommend for Board approval at the February 23, 2016 Board meeting, an amendment to the agreement for additional services with Perez Consulting Engineering for landscape and irrigation design consultants in the amount of \$19,800 for the 2013 Bond Construction Pecan Campus Parking and Site Improvements as presented.





**EXHIBIT "H"**  
**ADDITIONAL SERVICES PROPOSAL FORM #02**

**Project**

2013 Construction Bond Program  
Pecan Campus - Parking & Site Improvements  
McAllen, Texas

**Scope of Services**

South Texas College is in the process of multiple Bond Projects at the Pecan Campus. This property is located at 3201 West Pecan in McAllen, Texas.

Additional services will include tree identification/protection/relocation plans, schematic plans, detailed landscape plans, irrigation plans, specifications, and construction administration for the limits as described in Engineering Contract and indicated in Exhibit "B".

*A. Schematic Landscape Design*

1. Site plan review/options for compliance with local code/ordinance
2. Schematic landscape plan indicating site landscape and overall landscape character
3. Review meetings with Owner/design team

*B. Tree Preservation, Protection & Relocation*

1. On site review of existing trees
2. Preparation of tree survey/preservation/relocation plans
3. Preparation of details, specifications, notes

*C. Detail Planting (Softscape) Design*

1. Preparation of detailed planting plans
2. Preparation of landscape schedules and details
3. Preparation of construction specifications
4. Review meeting with owner and design team

*D. Detail Irrigation Design*

1. Preparation of detailed irrigation plans
2. Preparation of irrigation details and construction specifications
3. Review meeting with owner and design team

*E. Construction Administration*

1. Bidding, negotiation, and contractor selection
2. Submittal reviews
3. Construction observation and punch lists

**Proposed Fee**

The proposed fee will not exceed Nineteen Thousand Eight Hundred Dollars (\$19,800.00). The amount includes an Administrative Fee of \$1,800.00 per Article 8.2.2 of the Contract. See Exhibit "A".



## Exhibit "A"

### DESIGN FEES

Design fees are based on scope of work and landscape construction costs. The following is a breakdown of estimated fees:

#### North Academic Building

(\$75,000 Softscape Estimated Cost)

Schematic Landscape Design	\$ 750
Detail Softscape Design	\$ 2,000
Detail Irrigation Design	\$ 1,000
Construction Administration	\$ 750
<b>Total Estimated Design Fees</b>	<b>\$ 4,500</b>

#### South Parking Lot

(\$125,000 Softscape Estimated Cost)

Schematic Landscape Design	\$ 1,250
Tree Preservation/Protection/Relocation	\$ 500
Detail Softscape Design	\$ 2,500
Detail Irrigation Design	\$ 1,500
Construction Administration	\$ 1,750
<b>Total Estimated Design Fees</b>	<b>\$ 7,500</b>

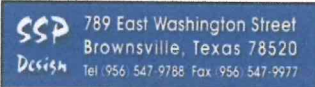
#### South Academic, Student Services & STEM Buildings/Common Areas

(\$100,000 Softscape Estimated Cost)

Schematic Landscape Design	\$ 1,000
Tree Preservation/Protection/Relocation	\$ 500
Detail Softscape Design	\$ 2,000
Detail Irrigation Design	\$ 1,250
Construction Administration	\$ 1,250
<b>Total Estimated Design Fees</b>	<b>\$6,000</b>

SSP Design hourly rates are as follows:

Principal/Partner	\$125.00/hr
Project Director/Manager	\$ 85.00/hr
Project Designer-I	\$ 75.00/hr
Project Designer-II	\$ 65.00/hr
Drafting	\$ 45.00/hr
Administrative	\$ 35.00/hr





**Review and Recommend Action on Increased Scope to Construction Manager-at-Risk Contract with D. Wilson Construction to Include the Non-Bond Construction Nursing and Allied Health Campus Thermal Energy Plant Project**

Approval to increase the scope to the Construction Manager-at-Risk contract with D. Wilson Construction to include the non-bond Nursing and Allied Health Campus Thermal Energy Plant project, will be requested at the February 23, 2016 Board meeting.

**Purpose**

Authorization is being requested to increase the scope of the 2013 Bond Construction Nursing and Allied Health Campus Expansion to the Construction Manager-at-Risk (CMR) with D. Wilson Construction to include the non-bond Nursing and Allied Health Campus Thermal Energy Plant project.

**Justification**

As with the other campuses, one CMR per campus is being used to construct the 2013 Bond Construction projects. Including the non-bond Thermal Energy Plant project with the current Bond 2013 Nursing and Allied Health Campus construction scope will allow the current CMR to coordinate the construction of the entire campus expansion effectively. The CMR can properly schedule the projects to meet the proposed completion dates and ensure that the building materials and products are consistent for all the projects. The use of one CMR could also provide potential cost savings in contractor general conditions and mobilization fees.

**Background**

On October 27, 2015, the Board of Trustees authorized contracting mechanical, engineering, and plumbing (MEP) engineering services with Halff Associates to design the Nursing and Allied Health Campus Thermal Plant. As the CMR for the Nursing and Allied Health Campus Expansion project, D. Wilson Construction has been working with Broaddus & Associates, Facilities Planning & Construction, college staff, and ERO Architects by providing preconstruction services.

**Funding Source**

The current Construction Cost Limitations (CCL) is \$2,650,000 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. Funds have been budgeted in the non-bond construction budget for FY 2015-2016. Additional funding may be identified from the Bond Construction budget.

**Enclosed Documents**

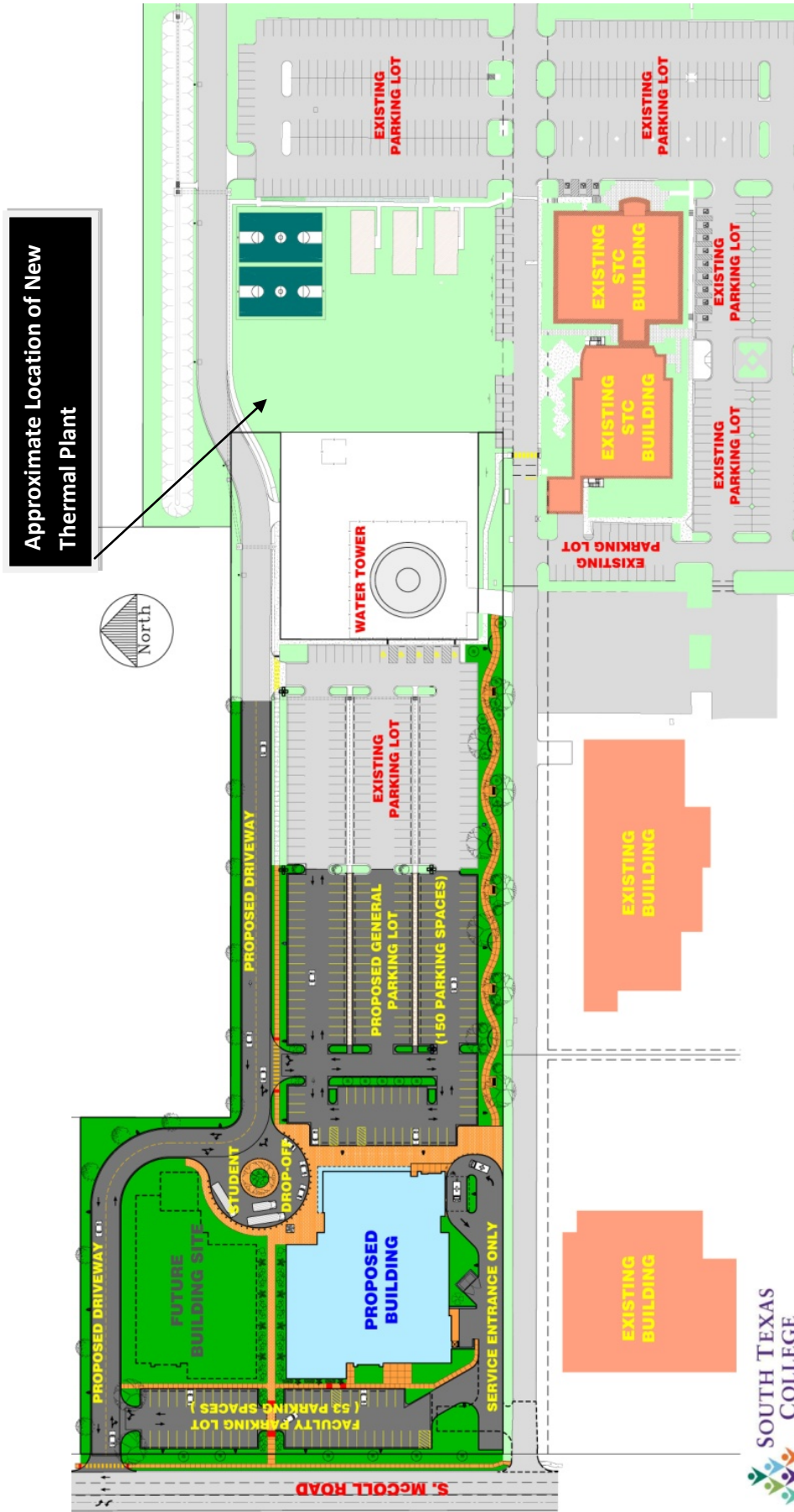
Enclosed is a plan indicating the proposed location of the thermal plant at the Nursing and Allied Health Campus.

**Presenters**

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

It is requested that the Facilities Committee recommend for Board approval at the February 23, 2016 Board meeting, to increase the scope to the Construction Manager-at-Risk contract with D. Wilson Construction to include the non-bond Nursing and Allied Health Campus Thermal Energy Plant project as presented.

# Nursing and Allied Health Campus - Thermal Plant



Nursing and Allied Health Thermal Plant Proposed Location

**Review and Recommend Action on Authorization of Use of Construction Contingency Fund by Broaddus and Associates for the 2013 Bond Construction Program**

Approval to authorize the use of construction contingency fund by Broaddus and Associates for the 2013 Bond Construction program will be requested at the February 23, 2016 Board meeting.

**Purpose**

Authorization is being requested to allow Program Managers, Broaddus and Associates, to use the construction contingency funds for the 2013 Bond Construction projects.

**Justification**

In anticipation of construction and management of the overall Bond Construction program, Broaddus and Associates has recommended streamlining the existing process for the use of the construction contingency funds. Upcoming construction activity will create a significant amount of information processing which includes the tracking of potential changes within the Guaranteed Maximum Price (GMP). The intent is to maintain project completion milestones by quick decision-making and to delegate the management of the project process.

**Background**

Construction contingency allowance (CCA) is a predetermined sum of money designated for a yet to be determined issue that can change the scope of the work during the actual construction of a project. As per the Construction Manager-at-Risk contract, the CCA is controlled solely by the Owner and must be modified by Change Order issued by the Program Manager and approved by the owner. The amount estimated for contingencies is \$ 1,742,000 per the enclosed table. Expenditures from the CCA will occur within the GMP and will not change the total Contract Price.

Use of the construction contingency by Broaddus and Associates will be for necessary changes up to \$10,000 per item but will not exceed a combined total of \$25,000 per month. The proposed multi-level change approval process is as follows:

Level	Approved By	Change Amounts		Aggregate for Month
		From	To	
Level One	Broaddus & Associates	\$.01	\$10,000.00	\$25,000.00
Level Two	Vice President FAS & President	\$10,000.01	\$25,000.00	\$25,000.00
Level Three	Board of Trustees	\$25,000.01	Above \$25,000.01	N/A

Broaddus and Associates will also provide a contingency expenditure update to the Facilities Committee and Board of Trustees as part of their monthly update. In addition to the construction contingency update, any associated time related to weather or unforeseen conditions will be provided as part of the monthly update.

**Enclosed Documents**

Enclosed is a spreadsheet outlining the construction contingency funds for the 2013 Bond Construction projects. Also included is a sample change order document to be used for this purpose.

**Presenters**

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to respond to questions related to this recommendation.

It is requested that the Facilities Committee recommend for Board approval at the February 23, 2016 Board meeting, to delegate the approval of Change Orders from use of construction contingencies as part of the 2013 Construction Bond Program as presented.

### Project CCL and Proposed Construction Contingency Breakdown

Construction Project Description	Construction Cost Limitation (CCL)	Construction Contingency @ 1.5% (Rounded)
<i>Pecan Campus</i>		
Construct new north academic building with classrooms, computer labs, and support space	\$10,500,000	\$150,000
Construct new south academic building with classrooms, computer labs, and support space	\$6,800,000	\$100,000
STEM (Science, Technology, Engineering, and Math) building	\$8,500,000	\$125,000
Multi-purpose space for student support services and activities	\$5,700,000	\$85,000
Thermal Plant Expansion	\$4,144,000	\$50,000
Parking and Site Improvements	\$2,000,000	\$30,000
<b>Subtotal</b>	<b>37,644,000</b>	<b>\$540,000</b>
<i>Nursing &amp; Allied Health Campus</i>		
Major campus expansion for new and expanded nursing and allied health training programs, hospital simulation center, and library	\$16,600,000	\$250,000
Campus Parking and Site Improvements	\$1,100,000	\$16,000
<b>Subtotal</b>	<b>\$17,700,000</b>	<b>\$266,000</b>
<i>Technology Campus</i>		
Expansion for technical and workforce training programs	\$12,000,000	\$175,000
Campus Parking and Site Improvements	\$650,000	\$10,000
<b>Subtotal</b>	<b>\$12,650,000</b>	<b>\$185,000</b>
<i>Mid Valley Campus</i>		
Professional & Science Building	\$13,500,000	\$200,000
Expansion for technical and workforce training programs	\$1,750,000	\$25,000
Library Expansion	\$1,750,000	\$25,000
Student Services Building Expansion	\$2,500,000	\$37,000
Thermal Plant Expansion	\$3,800,000	\$55,000
Campus Parking and Site Improvements	\$2,000,000	\$30,000
<b>Subtotal</b>	<b>\$25,300,000</b>	<b>\$372,000</b>
<i>Starr County Campus</i>		
Construct Health Professions and Science Center to offer nursing and allied health programs and STEM programs	\$8,500,000	\$125,000
Expand technical workforce training facilities	\$1,600,000	\$25,000
Construct New Library	\$2,800,000	\$42,000
Expansion of student services, advising, admissions, and financial services building	\$850,000	\$13,000
Expansion of student activities building	\$850,000	\$13,000
Thermal Plant Expansion	\$3,800,000	\$55,000
Parking and Site Improvements	\$1,000,000	\$15,000
<b>Subtotal</b>	<b>\$19,400,000</b>	<b>\$288,000</b>
<i>Regional Center for Public Safety Excellence - Pharr</i>		
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	\$3,800,000	\$57,000
Parking and Site Improvements	\$1,200,000	\$18,000
<b>Subtotal</b>	<b>\$5,000,000</b>	<b>\$75,000</b>
<i>STC La Joya Teaching Site (Jimmy Carter ECHS )</i>		
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	\$1,100,000	\$16,000
<b>Subtotal</b>	<b>\$1,100,000</b>	<b>\$16,000</b>
<b>TOTAL</b>	<b>\$118,794,000</b>	<b>\$1,742,000</b>

## Change Order (For CM/R, D/B and Performance Contracts)

Project Name: \_\_\_\_\_ Change Order No.: \_\_\_\_\_

Project No.: \_\_\_\_\_ Date: \_\_\_\_\_

Location: \_\_\_\_\_

This Change Order Impacts Part \_\_\_\_\_ Services

To: \_\_\_\_\_, Contractor for the above project;  
 You are hereby authorized to make the following changes in the work under your contract;

C.P./F.O. No.	Description of Work	Cost	Time Extension
------------------	---------------------	------	-------------------

It is mutually agreed that the credit of \_\_\_\_\_ and \_\_\_\_\_ Time extension provided

For in this Change Order, constitutes full compensation to the Contracting Firm (CM/R, D/B, Performance Contractor), whether direct, consequential or otherwise, in any wise incident to, or arising out of, or resulting directly from the work performed or modified by the Contracting Firm under this Change Order. The Contract completion date, including this time extension if any, is \_\_\_\_\_

For the above changes the sum of; \_\_\_\_\_  
 \_\_\_\_\_, (\$ \_\_\_\_\_) will be: \_\_\_\_\_ added to, \_\_\_\_\_ deducted from, the contract price

Original Part \_\_\_\_\_ Services Amt. (\$ \_\_\_\_\_)  
 OR Contingency Allowance

**Accepted:**

Previous Additions (\$ \_\_\_\_\_)

Previous Deductions (\$ \_\_\_\_\_)

By: \_\_\_\_\_

Net Bal. Part \_\_\_\_\_ Services Amount (\$ \_\_\_\_\_)  
 OR Contingency Allowance

Construction Manager @ Risk

This **ADDITION** (\$ \_\_\_\_\_)

This **DEDUCTION** (\$ \_\_\_\_\_)

By: \_\_\_\_\_

Adjusted Part \_\_\_\_\_ Services Amount (\$ \_\_\_\_\_)

Broaddus & Associates

OR Contingency Allowance Balance

By: \_\_\_\_\_

Architect

**Summary of Other Services Total:**

Part \_\_\_\_\_ Services Amount (\$ \_\_\_\_\_)

By: \_\_\_\_\_

Part \_\_\_\_\_ Services Amount (\$ \_\_\_\_\_)

South Texas College

**Total Adjusted Contract** (\$ \_\_\_\_\_)



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

Approval of substantial or final completion for the following non-bond construction projects will be requested at the February 23, 2016 Board Meeting:

	<b>Projects</b>	<b>Substantial Completion</b>	<b>Final Completion</b>	<b>Documents Attached</b>
1.	Pecan Campus Building B Covered Area for Ceramic Art Kilns  Architect: EGV Architects Contractor: Holchemont	Recommended	Estimated March 2016	Substantial Completion
2.	Pecan Campus Relocation of Electrical Power Lines  Engineer: Sigma HN Engineers Contractor: Metro Electric	Approved January 2016	Recommended	Final Completion Letter
3.	Pecan Campus Sports Field Lighting  Engineer: DBR Engineering Contractor: Zitro Electric, LLC	Approved January 2016	Recommended	Final Completion Letter
4.	Technology Campus West Academic Building Re-Roofing  Architect: Amtech Building Sciences, Inc. Contractor: Rio Roofing, Inc.	Approved January 2016	Recommended	Final Completion Letter

**1. Pecan Campus Building B Covered Area for Ceramic Art Kilns**

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

EGV Architects and college 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 January 20, 2016. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is enclosed.

Contractor Holchemont will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the March 2016 Board meeting.



**2. Pecan Campus Relocation of Electrical Power Lines**

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 \$210,478.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$220,000	\$210,478	\$5,627.65	\$216,105.65	\$203,115.37	\$12,990.28

On February 9, 2016, STC Planning & Construction Department staff along with Sigma HN Engineers inspected the site to confirm that all punch list items were completed. Enclosed is a final completion letter from Sigma HN Engineers acknowledging all work is complete and recommending release of final payment to Metro Electric in the amount of \$12,990.28.

**3. Pecan Campus Sports Field Lighting**

It is recommended that final completion and release of final payment for this project with Zitro 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 Zitro Electric be approved. The original cost approved for this project was in the amount of \$228,500.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$228,500	\$228,500	\$0	\$228,500	\$217,075	\$11,425

On February 9, 2016, STC Planning & Construction Department staff along with DBR Engineering inspected the site to confirm that all punch list items were completed. Enclosed is a final completion letter from DBR Engineering acknowledging all work is

complete and recommending release of final payment to Zitro Electric in the amount of \$11,425.

**4. Technology Campus West Academic Building Re-Roofing**

It is recommended that final completion and release of final payment for this project with Rio Roofing Inc. 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 Rio Roofing, Inc. be approved. The original cost approved for this project was in the amount of \$1,296,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$1,698,900	\$1,296,000	(20,300)	\$1,275,700	\$1,211,915	\$63,785

On January 15, 2016, STC Planning & Construction Department staff along with Amtech Building Sciences, Inc. inspected the site to confirm that all punch list items were completed. Enclosed is a final completion letter from Amtech Building Sciences, Inc. acknowledging all work is complete and recommending release of final payment to Rio Roofing, Inc. in the amount of \$63,785.

It is recommended that the Facilities Committee recommend for Board approval at the February 23, 2016 Board meeting, substantial or final completion of the projects as presented.

# AIA Document G704™ – 2000



## Certificate of Substantial Completion

**PROJECT:**  
*(Name and address)*  
Pecan Campus - Building B Covered  
Area for Ceramic Art Kilns  
3201 W. Pecan Blvd.  
McAllen, TX 78501

**PROJECT NUMBER:** /  
**CONTRACT FOR:** General Construction  
**CONTRACT DATE:** August 6, 2015

**OWNER:**   
**ARCHITECT:**   
**CONTRACTOR:**   
**FIELD:**   
**OTHER:**

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

**TO CONTRACTOR:**  
*(Name and address)*  
Holchemont, Ltd.  
900 N. Main St.  
McAllen, TX 78501

JAN 25 2016 AM 11:26

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

Entire project with the exception of the items on the punch list.

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

**Warranty**

**Date of Commencement**

EGV Architects, Inc.

BY

January 20, 2016

ARCHITECT

DATE OF ISSUANCE

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

**Cost estimate of Work that is incomplete or defective:** \$15,000.00

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

HOLCHEMONT, LTD.  
CONTRACTOR

BY

22 JAN 16  
DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 12:00 noon (time) on January 20, 2016 (date).

South Texas College

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

February 9, 2016

South Texas College  
3201 W. Pecan  
McAllen TX 7850

**Attn: Robert Cuellar**

**Re: FINAL COMPLETION  
Pecan Campus Relocation of Electrical Power Lines**

Dear Mr. Cuellar,

This letter will serve as your **Notice of Final Completion** for the construction of **"Pecan Campus Relocation of Electrical Power Lines"**.

In accordance with plans and specification of the Contract, this is to confirm the results of the final completion inspections. The "punch list(s)" of items completed or corrected as of the effective date of this acceptance, will be formally issued under separate cover. It is expressly understood that the failure to include any items on such list (s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the Contract, the Date of Final Completion is the Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it for the intended purpose.

If you have any questions or require additional information, please contact me at 956.533.8103.

Respectfully submitted,



José Antonio Nicanor, PE, LEED AP  
Sigma HN Engineers, PLLC  
701 South 15th Street  
McAllen, Texas 78501  
Phone: 956.533.8103

January 28, 2016

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

Re: South Texas College – Pecan Campus – Health/Kinesiology Sports Field Lighting  
RFP 14-15-1060

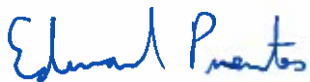
Dear Mr. Cuellar,

DBR Engineering Consultants, Inc. recommends Final Completion of the South Texas College – Pecan Campus – Health/Kinesiology Sports Field Lighting project. We recommend release of final payment to Zitro Electric for the above referenced project.

Zitro 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,



Edward Puentes, PE  
Partner | Operations Manager

January 15, 2016

Mr. Robert Cuellar, Project Manager  
Facilities Planning and Construction  
South Texas College  
3200 W. Pecan Blvd., Bldg N.  
McAllen, TX 78502

Re: South Texas College – Technology Campus West Academic Building Re-Roofing

Dear Mr. Cuellar,

On January 15, 2016, a walkthrough of the above referenced work was performed with STC staff, Rio Roofing, Inc. and Amtech personnel. The purpose of the walkthrough was to verify that all construction related Punch-list items had been corrected and that all work was completed according to specifications.

Based on our observations, we believe that the contractor has fulfilled the construction related requirements for this Project.

Upon receipt of all required Close-Out Documents, we will proceed with Certification of Final Payment.

Sincerely,

Amtech Building Sciences, Inc.



Michael D. Hovar, AIA, LEED AP  
Director of Operations, McAllen Office

14010\_Ltr\_Final Acceptance\_Technology Campus\_RC.doc

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

The Facilities Planning and 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.

CONSTRUCTION PROJECTS PROGRESS REPORT - February 9, 2015

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Architect/Engineer	Contractor	
		Project Development	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%			95% Substantial Comp
<b>Pecan Campus and Pecan Plaza</b>																		
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns																	Holchmont Ltd.
15-1-002b	Pecan - Interior Renovation for Ceramic Arts																	Herron
15-1-006	Pecan - Library Study Rooms Additions																	TBD
15-1-007	Pecan - Student Activities Sports Field Lighting																	Zifro Electric
15-1-002	Pecan - Infrastructure for Relocation of Portable Buildings																	Celso Construction
15-1-003	Pecan - Relocation of Electrical Power Lines																	Meiden & Hunt
15-1-007	Pecan - Building K Enrollment Center																	Sigma Engineering
15-1-000	Pecan - AECHS Service Drive and Sidewalk																	Broulghouse Simpson Gales Architects
15-1-001	Pecan - Resurfacing East Loop Road and Entrance (RR)																	R. Gutierrez Engineering
16-1-001	Pecan - Removal of Existing Trees																	TBD
16-1-001	Pecan - Building A Sign Replacement (RR)																	TBD
16-1-002	Pecan - Upgrade Fence Along 31st Street (RR)																	Public Relations
15-1-003	Pecan Plaza - Emergency Generator and Wiring																	TBD
15-1-004	Pecan Plaza - Resurfacing Back Side of Building B (RR)																	5 Star Construction
16-1-016	Pecan Plaza - Parking Area for Police Vehicles																	TBD
<b>Mid Valley Campus</b>																		
16-2-007	MV - Childcare Center Play Ground Flooring (RR)																	Park Place Recreational
16-2-011	MV - Building H Data Cabling Infrastructure (RR)																	DIR/BridgeNet
<b>Technology Campus</b>																		
15-3-004	TC - Building B Doors and Frame Replacement																	TBD
15-3-006	TC - GM Car Storage Area Upgrade																	TBD
15-3-014	TC - Workforce Building Conference Room																	TBD
13-3-002	TC - West Academic Building Re-Roofing (RR)																	ROFA
14-3-004	TC - Cooling Tower Replacement (RR)																	Amitech Building Sciences
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)																	Pro Tech
16-2-012	TC - Building B Flooring Replacement (RR)																	TBD
<b>Nursing and Allied Health Campus</b>																		
14-4-004	NAH - Irrigation System Upgrade (RR)																	Southern Landscapes
16-4-004	NAH - Thermal Plant																	Half Associates
16-4-016	NAH - Resurface Parking Lot #2 (RR)																	TBD
<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																	Dammenbaum Engineering
14-6-002	DW - Lighting Upgrades for Parking Lots (RR)																	DBR Engineering
15-6-001	DW - Outdoor Furniture																	Rick
15-6-002	DW - Directional Signage																	N/A
16-6-021	DW - Air Handler Blower Wheels (RR)																	Victor
																		Rick

For FY 2015-2016, 27 non-bond projects are currently in progress, 6 have been completed and 40 pending start up - 73 Total



## Status of Non-Bond Construction Projects in Progress February 2016

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>Pecan Campus</b>							
Covered Area for Ceramic Arts Kilns	95%	January 2016	1. Construction Phase 2. Substantial Completion	\$325,000	\$340,602.50	\$317,561.12	\$23,041.38
Interior Renovation for Ceramic Arts	100%	November 2015	1. Construction Phase 2. Construction Complete	\$325,000	\$109,209	\$109,209	\$0
Library Additional Study Rooms	15%	July 2015	1. Design Phase 2. Design on hold	\$54,000	TBD	\$0	TBD
Sports Fields Lighting	95%	December 2015	1. Construction Phase 2. Substantial Completion	\$200,000	\$228,500	\$217,075	\$11,425
Infrastructure for Relocation of Portable Buildings	75%	January 2016	1. Construction Phase 2. Construction in progress	\$350,000	\$469,219.21	\$227,252.41	\$254,677.34
Relocation of Electrical Power Lines	95%	December 2015	1. Construction Phase 2. Substantial Completion	\$220,000	\$216,105.65	\$203,115.37	\$12,990.28
Student Services Building K Enrollment Center	5%	February 2016	1. Solicitation of Proposals 2. Bidding in progress	\$37,000	\$37,000	\$4,990	\$32,010
AECHS Service Drive and Sidewalk Relocation	100%	August 2015	1. Construction Phase 2. Construction Complete	\$60,000	\$49,472	\$49,472	\$0
Resurfacing East Loop Road and Entrance	5%	February 2016	1. Design Phase 2. Contract Negotiations	\$8,000	TBD	\$0	TBD
Removal of Trees for Bond Construction	100%	January 2016	3. Construction Phase 4. Construction Complete	\$21,000	\$7,150	\$7,150	\$0

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Building A Sign Replacement	0%	April 2016	1. Project Development 2. Design in progress	\$10,000	TBD	\$0	TBD
Upgrade Fence Along 31 <sup>st</sup> Street	100%	February 2016	1. Design Phase 2. Design complete	N/A	N/A	N/A	N/A
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	100%	November 2015	1. Construction Phase 2. Construction Complete	\$75,000	\$118,140	\$112,233	\$5,907
Pecan Plaza Parking Area for Police Vehicles	10%	May 2016	1. Design Phase 2. Contract Negotiations	\$250,000	TBD	\$0	TBD
<b>Mid Valley Campus</b>							
Childcare Center Play Ground Flooring	100%	December 2015	1. Construction Phase 2. Construction Complete	\$31,000	\$29,690.00	\$29,690.00	\$0
Building H Data Cabling Infrastructure	5%	March 2016	1. Construction Phase 2. Construction Start	\$43,500	\$42,811.75	\$0	\$42,811.75
<b>Technology Campus</b>							
GM Car Storage Area Upgrade	5%	February 2016	1. Design Phase 2. Contract Negotiations	\$11,250	TBD	\$0	TBD
West Academic Building Re-roofing	95%	January 2016	1. Construction Phase 2. Substantial Completion	\$1,698,900	\$1,275,700	\$1,211,915	\$63,875

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
HVAC Cooling Tower Replacement	95%	January 2015	1. Construction Phase 2. Construction in progress	\$415,000	\$396,000	\$361,000	\$35,000
Building B Main Door and Frame Replacement	20%	March 2016	1. Design Phase 2. Design in progress	\$7,500	\$3,750	\$0	\$3,750
Building C Conference Room Addition	20%	March 2016	1. Design Phase 2. Design in progress	\$9,600	\$4,500	\$0	\$4,500
Repair Concrete Floor Mechanical Room	25%	February 2016	1. Design Phase 2. Contract Negotiations	\$5,000	TBD	\$0	TBD
Building B Flooring Replacement	5%	June 2016	1. Construction Phase 2. Construction in progress	\$44,200	\$53,114.15	\$0	\$23,867.12
<b>Nursing and Allied Health Campus</b>							
Irrigation System upgrades	100%	October 2015	1. Construction Phase 2. Construction Complete	\$30,000	\$37,767	\$37,767	\$0
Thermal Plant	10%	March 2016	1. Design Phase 2. Contract Negotiations	\$2,650,000	TBD	\$0	TBD
Resurface Parking Lot 2	5%	March 2016	1. Design Phase 2. Contract Negotiations	\$25,000	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

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>District Wide</b>							
Building to Building ADA Accessibility Improvements Phase II	10%	October 2016	1. Construction Phase 2. Construction Start	\$400,000	TBD	\$0	TBD
Parking Lots Lighting Upgrades to LED	100%	August 2015	1. Construction Phase 2. Construction Complete	\$100,000	\$50,691	\$50,691	\$0
Directional Signage Updates	10%	March 2016	1. Project Development 2. Work in progress	\$50,000	TBD	\$0	TBD
Outdoor Furniture	100%	January 2016	1. Construction Phase 2. Construction Complete	\$25,000	TBD	\$0	TBD
Air Handler Blower Wheels	0%	June 2016	1. Construction Phase 2. Construction Start	\$50,000	\$14,249.13	\$0	\$14,249.13
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