

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, March 8, 2016
@ 4:30 PM
McAllen, Texas

“At anytime during the course of this meeting, the Board of Trustees may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Board of Trustees under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at anytime during the course of this meeting, the Board of Trustees may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.”

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Approval of February 16, 2016 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee meeting of February 16, 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, February 16, 2016 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, February 16, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:11 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Mario Reyna, Mrs. Kelly Vela, and Mr. Andrew Fish

Approval of January 12, 2016 Facilities Committee Meeting Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Minutes for the Facilities Committee meeting of January 12, 2016 were approved as written. The motion carried.

Update on Status of 2013 Bond Construction Program

The packet included a copy of the presentation prepared by Broaddus 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 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 were budgeted in the 2013 Bond construction budget.

Enclosed Documents

The packet included a Guaranteed Maximum Price Timeline provided by Broaddus and Associates showing the anticipated dates when the GMP's would be ready for Board approval.

Presenters

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

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

The Facilities Committee took the following items out of order:

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 would 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) would then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, 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 was part of the 2013 Bond Construction Program and included 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)

Proposed Alternates and Estimated Costs				
Proposed Alternates	Exhibit 1	Exhibit 2	Exhibit 3	Exhibit 4
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
Total	\$ 65,000	\$ 235,000	\$ 388,000	\$ 473,000

Funding Source

The current Construction Cost Limitation (CCL) was \$1,000,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016. Funding for the proposed alternates presented may be determined once the GMPs are identified.

Reviewers

The proposed schematic design was 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 developed a schematic presentation describing the proposed design.

Presenters

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommend Board approval of the proposed schematic design by Melden and Hunt for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project, including all items included in Exhibits 1 – 4 to be priced out individually as construction alternates. The motion carried.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 4:56 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney
 1. Review and Recommend Action on Contracting Architectural Design Services for the 2013 Bond Construction Regional Center for Public Safety Excellence

Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 5:26 p.m. No action was taken in Executive Session.

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 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.

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 were budgeted in the bond construction budget for FY 2015-2016. Additional funding could 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 enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Upon a motion by Mrs. Graciela Farias and a second by Dr. Alejo Salinas, Jr., 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.

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 was 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 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 were 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 was recommended for the 2013 Bond Construction Parking

and Site Improvements projects at the Pecan Campus. Additional services for the remaining Bond Construction projects would be requested at a later date.

The proposed additional services fees were as follows:

Project	Engineer	Additional Service Proposed Fee*	Engineer's Coordination Fee	Reimbursable Expenses	Total
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 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

A proposal from Perez Consulting Engineers was enclosed.

Presenters

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of 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. The motion carried.

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 was 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

Broaddus & Associates and staff have reviewed the option of soliciting competitive bids for the non-bond Nursing and Allied Health Campus Thermal Energy Plant Project against the benefits of adding this project to the scope of the 2013 Bond Construction Program project assigned at that campus to D. Wilson Construction.

Their recommendation was to increase the scope of the concurrent Construction Manager-at-Risk contract with D. Wilson Construction for the following reasons:

- As with the other campuses, one CMR per campus was 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 would 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.

The College legal counsel conferred with staff and has determined that the Board has authority under state procurement code and Board policy to increase the scope of this contract with D. Wilson Construction as presented.

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 was working with Broaddus & Associates, Facilities Planning & Construction, college staff, and ERO Architects by providing preconstruction services.

Funding Source

The current Construction Cost Limitations (CCL) was \$2,650,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Funds were budgeted in the non-bond construction budget for FY 2015-2016. Additional funding may be identified from the Bond Construction budget.

Enclosed Documents

The packet included a plan indicating the proposed location of the thermal plant at the Nursing and Allied Health Campus.

Presenters

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board 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 as presented. The motion carried.

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

Due to time constraints, this item was postponed until a subsequent Facilities Committee meeting. No action was taken.

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:

	Projects	Substantial Completion	Final Completion	Documents Attached
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

	Projects	Substantial Completion	Final Completion	Documents Attached
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 was 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 was enclosed.

Contractor Holchemont 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 March 2016 Board meeting.

2. Pecan Campus Relocation of Electrical Power Lines

It was 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 was 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. The packet included a final completion letter from Sigma HN Engineers acknowledging all

work was complete and recommending release of final payment to Metro Electric in the amount of \$12,990.28.

3. Pecan Campus Sports Field Lighting

It as 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. The packet included a final completion letter from DBR Engineering acknowledging all work was 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 was 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. The packet included a final completion letter from Amtech Building Sciences, Inc. acknowledging all work was complete and recommending release of final payment to Rio Roofing, Inc. in the amount of \$63,785.

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

Update on Status of Non-Bond Construction Projects

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:32 p.m.

I certify that the foregoing are the true and correct minutes of the February 16, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Update on Status of 2013 Bond Construction Program

Enclosed is a copy of the presentation prepared by Broaddus 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 March 8, 2016 Board Facilities Committee meeting to provide the update.

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

March 08, 2016

**BROADDUS
& ASSOCIATES**



BOARD APPROVAL ITEMS

**South Texas College
2013 Bond Construction Program
Upcoming Timeline – 03/08/16**

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

	December '15	January '16	February '16	March '16	April '16
1	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
2	Schematic Design Approval	Chiller Procurement Award	B&A Use of Contingency Funds	B&A Use of Contingency Funds	GMP Approvals – First Group, See Attached
3	FF&E Recommendation	EGV Additional Services – Starr & Mid-Valley	Starr County Site & Parking SD Approval	Additional Services – Landscape & Irrigation, Starr	
4		AE Selection – Pharr Center for Public Safety Excellence	Additional Services – Landscape & Irrigation, Pecan	Partial GMP – Technology Building Demolition	
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		

Board Approval

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	AV/IT Coordination	
3	Pharr Center for Public Excellence A/E RFQ		Library Consultant Meetings		
4	OCIP Agent RFP		Furniture, Fixtures & Fixture Design	Furniture, Fixtures & Fixture Design	
5	Pecan Campus Shutdown		Wage Scale Survey	Wage Scale Survey	
6					
7					
8					
9					
10					

Operational

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

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

1	2	3	4	5	6	7	8	9	10
OCIP Presentation	Volume Procurement Strategies	Chiller Procurement Standby LOC	GMP Schedule						

Informational/Presentations

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - March 08, 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%
Pecan Campus																				
	North Academic Building																		PBK Architects	D. Wilson Construction
	South Academic Building																		BSA Architects	D. Wilson Construction
	STEM Building																		BSA Architects	D. Wilson Construction
	Student Activities Building and Cafeteria																		Warren Group Architects	D. Wilson Construction
	Thermal Plant Expansion																		Half Associates	D. Wilson Construction
	Parking and Site Improvements																		PCE	D. Wilson Construction
Mid Valley Campus																				
	Health Professions and Science Building																		ROFA Architects	Skanska USA
	Workforce Training Center Expansion																		EGV Architects	Skanska USA
	Library Expansion																		Mata + Garcia Architects	Skanska USA
	Student Services Building Expansion																		ROFA Architects	Skanska USA
	Thermal Plant																		DBR Engineering	Skanska USA
	Parking and Site Improvements																		Half Associates	Skanska USA
Technology Campus																				
	Southwest Building Renovation																		EGV Architects	ECON Construction
	Parking and Site Improvements																		Hinojosa Engineering	ECON Construction
Nursing and Allied Health Campus																				
	Campus Expansion																		ERO Architects	D. Wilson Construction
	Parking and Site Improvements																		R. Gutierrez Engineers	D. Wilson Construction
Starr County Campus																				
	Health Professions and Science Building																		Mata + Garcia Architects	D. Wilson Construction
	Workforce Training Center Expansion																		EGV Architects	D. Wilson Construction
	Library																		Mata + Garcia Architects	D. Wilson Construction
	Student Services Building Expansion																		Mata + Garcia Architects	D. Wilson Construction
	Student Activities Building Expansion																		Mata + Garcia Architects	D. Wilson Construction
	Thermal Plant																		Sigma HN Engineers	D. Wilson Construction
	Parking and Site Improvements																		Melden & Hunt Engineering	D. Wilson Construction
Regional Center for Public Safety Excellence - Pharr																				
	Training Facility																		TBD	TBD
	Parking and Site Improvements																		TBD	TBD
STC La Joya Teaching Site (Jimmy Carter ECHS)																				
	Training Labs Improvements																		EGV Architects	TBD

Review and Recommend Action on an Amendment to the Agreement for Additional Services with Civil Engineering Firm for Landscape and Irrigation Design Consultants for the 2013 Bond Construction Starr County 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 Starr County Campus Parking and Site Improvements will be requested at the March 29, 2016 Board meeting.

Purpose

Authorization is being requested to approve additional services with the civil engineering firm for the design of landscape and irrigation at the Starr County 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 South Texas College Board of Trustees 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 a civil engineering firm for landscape and irrigation with sub-consultant SSP Design is recommended for the 2013 Bond Construction Parking and Site Improvements project at the Starr County Campus. Additional services for the remaining Bond Construction projects will be requested at a later date.

The proposed additional services fees are as follows:

Project	Engineer	Additional Service Proposed Fee*	Engineer's Coordination Fee	Reimbursable Expenses	Total
Starr County Campus	Melden and Hunt	\$9,000	\$900	\$0	\$9,900

*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 Melden and Hunt 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 March 29, 2016 Board meeting, an amendment to the agreement for additional services with Melden and Hunt for landscape and irrigation design consultants in the amount of \$9,900 for the 2013 Bond Construction Starr County Campus Parking and Site Improvements as presented.



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERT TAMEZ

STARR COUNTY CAMPUS - PARKING & SITE IMPROVEMENTS ADDITIONAL SERVICES PROPOSAL #02

March 08, 2016

Dr. Shirley Reed, President
South Texas College
P.O. Box 9701
McAllen, TX 78502

RE: 2013 Construction Bond Program
Parking & Site Improvements
Starr County Campus, McAllen, TX

Dr. Reed:

Please refer to the Agreement dated April 20, 2015 between South Texas College (“Owner”) and the (“Engineer”) as amended to the date hereof (such agreement as so modified and amended being hereafter called the “Agreement”) pursuant to which Project Engineer is to perform certain services. The terms which are defined in the Agreement shall have the same meanings when used in this letter.

1. Owner has requested the performance of the services described below which the Project Engineer deems to be additional services:

“Provide landscaping and irrigation design per the attached proposal from SSP Design. “

2. Project Engineer agrees to perform the Additional Services described above subject to and in accordance with the terms and provisions of the Agreement for a fee which is determined in accordance with the Agreement but which will not exceed Nine Thousand Nine Hundred Dollars (\$9,900.00). The amount noted above includes an Administrative Fee of \$900 per Article 8.2.2 of the Contract.

3. This amendment does not affect the schedule for the performance of Engineer’s Basic Services in accordance with the agreement.

Should you have any questions, please feel free to contact me at 956-500-2734.

Respectfully,

Mario Reyna, P.E.
Vice-President



SOUTH TEXAS COLLEGE
MCALLEN, TEXAS

A Proposal
For

**Landscape
Design
Services**

Prepared
For

Melden & Hunt, Inc.

Prepared
By



789 East Washington Street
Brownsville, Texas 78520
www.sspdesign.com

March 2016



March 1, 2016

Mario Reyna, P.E.
Melden & Hunt, Inc.
115 W. McIntyre
Edinburg, TX 78541

**RE: Landscape Design Services
STC Star County Campus**

Dear Mr. Reyna:

Thank you for your 'request for proposal' for the provision of landscape design services for the South Texas College Star County Campus Project.

We have prepared a scope of work based on our discussions and the development of schematic design and construction documentation and administration. Our services will include tree identification/protection/relocation plans, schematic plans, detailed landscape plans, irrigation plans, specifications, and construction administration.

SSP Design has a broad range of design experience including several recent STC projects such as the Pecan Campus West Parking Lot Expansion, STC Nursing and Allied Health Parking Lot, Memorial Garden, Communication-Arts Building and the campus expansion projects in the Mid-Valley and Starr County. We are familiar with City of McAllen's Landscape Ordinance and requirements for site and parking lot design.

Please feel free to call and discuss this proposal at any time.

Thank you again for your consideration.

Sincerely,

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

S. Scott Pajeski, ASLA
Director





SCOPE OF WORK

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

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

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

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

Construction Administration

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



DESIGN FEES

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

Star County Campus

(\$150,000 Landscape Estimated Cost)

Schematic Landscape Design	\$ 1,500
Detail Landscape Design	\$ 4,800
<u>Detail Irrigation Design</u>	<u>\$ 2,700</u>
Total Estimated Design Fees	\$ 9,000

Construction Administration \$ Hourly

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

CONDITIONS OF ENGAGEMENT

SSP follows the conditions and practices of the American Society of Landscape Architects (ASLA). S. Scott Pajeski would be appointed as Project Director. Supporting him on design, project management and construction administration will be Patrick L. McCauley and Juan R. Chapa. SSP utilizes AutoCAD 2015 for all design documentation. All drawings will be submitted both in hard copy and digital formats. Invoices will be submitted monthly on a percentage of work complete. Invoices are due on receipt.

We welcome further discussions once you have reviewed this initial proposal and look forward to working with your design team, STC administration and staff. If the above scope of work, design fees and conditions are acceptable, please sign and return fax to initiate work.

Sincerely,

SSP Design, LLC

S. Scott Pajeski, ASLA

Director



Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Southwest Building Renovation

Approval of a partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Southwest Building Renovation will be requested at the March 29, 2016 Board meeting.

Purpose

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

Justification

The partial GMP that is being submitted is necessary for the CM@R to begin with the work to meet their overall construction schedule. EGV Architects has submitted construction documents with enough information regarding the site and interior demolition work of the project

Background

EGV Architects is working to complete the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. At this time, the CM@R is submitting a partial GMP for the selective site demolition around the building and extensive demolition of the interior of the building. Approval of the partial GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to E-Con Group which has provided the partial GMP in the amount of \$550,710.

Funding Source

The current Construction Cost Limitation (CCL) for the Technology Campus Southwest Building Renovations project is \$12,000,000. The CM@R will submit the final GMP at a later date which will include this partial GMP. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

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

Enclosed Documents

A memorandum from Broaddus and Associates and a description of the partial GMP submitted by E-Con Group is enclosed.

Presenters

Representatives from Broaddus & Associates, EGV Architects, and E-Con Group will be present at the Facilities Committee meeting to present the proposed partial GMP.

It is requested that the Facilities Committee recommend for Board approval at the March 29, 2016 Board meeting, the partial guaranteed maximum price (GMP) in the amount of \$550,710 with E-Con Group for the 2013 Bond Construction Technology Campus Southwest Building Renovation as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Senior Project Manager, FP&C
From: Gilbert Gallegos AIA, Senior Vice President
Date: March 08, 2016
Subject: Technology Campus, McAllen, Texas
Re: 2013 South Texas College Bond Construction Program – Technology Campus Expansion Demolition Package I - Partial GMP

Broaddus & Associates is pleased to bring forward the first GMP for the STC Technology Campus Expansion to the Board of Trustees for approval. This request is for the Technology Campus Expansion Demolition Package1 and is presented as a Partial GMP, because of the extensive demolition work that must occur before any new construction can be accomplished. The GMP for the remaining new work, including but not limited to, all the interior and exterior finish out and site work will follow in the following month.

The Partial GMP includes the materials and labor necessary to demolish all interior piping, plumbing ,electrical , lighting ,existing walls, doors, ceilings , chiller disconnect and selective site demolition around the building. The pricing is based on a demolition package that was issued by the Architect of Record for the Technology Campus Expansion project, EGV Architects, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted Partial GMP for the Technology Campus Expansion Demolition Package1 project and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve this proposal for a Partial GMP.

**STC Technology Renovations- GMP-Demolition
Package I**



DESCRIPTION	PRELIM BUDGET 5% DESIGN	PRELIM BUDGET 50% DESIGN	FINAL BUDGET 90% DESIGN
General Conditions			
General conditions	0		93,844
Design contingency 1.5%	0		7,711
Contractor's construction contingency 2%	0		10,282
Allowance field engineering/surveying	0		-
	0		-
GENERAL CONDITIONS SUBTOTAL	0	0	111,837
Building Demo			
Selective Demolition - Interior	0		230,000
Selective Demolition - Site	0		95,000
Hauling of Site Debris	0		25,000
Equipment Rental	0		15,000
BUILDING DEMO SUBTOTAL	0	0	365,000
Mechanical & Plumbing			
Plumbing demo	0		10,000
Fire sprinkler demo	0		3,000
HVAC demo (disconnect chiller)	0		1,500
MECHANICAL & PLUMBING SUBTOTAL	0	0	14,500
Electrical			
Electrical demo	0		20,000
temporary power & lighting	0		15,000
Communications			
MDF	0		2,500
Electronic Safety & Security			
Fire alarm & security alarm	0		2,500
ELECTRICAL SUBTOTAL	0	0	40,000
DIV TOTALS	0	0	531,337
Building Permit	0		750
Subcontractor's Bonds			-
SUBTOTAL	0	0	750
Contractor's Fee 3.5%	0	0	18,623
TOTAL BUDGET	0	0	550,710

2/29/2016

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 March 29, 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 expediting decision-making and to delegate the management of the project process to Broaddus and Associates.

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 total amount estimated for contingencies is \$1,742,000 per the enclosed table. Expenditures from the CCA will occur within the GMP amount 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	\$50,000
Level Two	Vice President FAS & President	\$10,000.01	\$25,000.00	
Level Three	Board of Trustees	\$25,000.01	Above \$25,000.01	N/A

Broaddus and Associates will 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 list of examples of potential uses for contingency fund and 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 March 29, 2016 Board meeting, to delegate the approval of Change Orders from use of construction contingencies as part of the 2013 Bond Construction 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
Subtotal	\$37,644,000	\$540,000
<i>Nursing & 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
Subtotal	\$17,700,000	\$266,000
<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
Subtotal	\$12,650,000	\$185,000
<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
Subtotal	\$25,300,000	\$372,000
<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
Subtotal	\$19,400,000	\$288,000
<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
Subtotal	\$5,000,000	\$75,000
<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
Subtotal	\$1,100,000	\$16,000
TOTAL	\$118,794,000	\$1,742,000

Potential Uses for Contingency Fund

- 1) Unforeseen Conditions
 - I. Geotechnical/Soil Condition Different as Shown
 - II. Underground Utilities Not as Shown or Anticipated
 - III. Existing Unknown Conditions Requiring Modifications
- 2) Correction of Unsafe/Hazardous Conditions
 - I. Life Safety Requirements
 - II. Environmental Abatement-Asbestos/Lead
- 3) Modification to Make Design Function
 - I. Technology Infrastructure
 - II. Foundation Design
 - III. Item Not on Original Drawings
- 4) Code Changes
 - I. Southern Building Code
 - II. International Building Code
 - III. Local Government Code
- 5) Exigent Circumstances
 - I. Hurricane Preparation
- 6) Property Issues
 - I. Unrecorded Easements
 - II. Access Issues

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
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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 the Approval to Purchase Insurance Coverage for the 2013 Bond Construction Program

Approval to purchase insurance coverage for the 2013 Bond Construction Program will be requested at the March 29, 2016 Board Meeting.

Justification

At the December 15, 2015 Board Meeting, the benefits of using an Owner-Controlled Insurance Program (OCIP) for the 2013 Bond Construction Program were presented and the use of this program was approved.

Background

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 by the Board of Trustees. At the January 26, 2016 Board Meeting, authorization was requested to award proposals for the procurement of insurance agent services to establish an OCIP for the 2013 Bond Construction Program. The Board approved awarding proposals for insurance agent services to Carlisle Insurance Agency, Inc.

On February 26, 2016, Carlisle Insurance submitted a proposal to South Texas College for an Owner Controlled Insurance Program. After working with the College's risk management consultant, Raul Cabaza, college staff, and Broaddus & Associates, Carlisle Insurance gathered the necessary underwriting information required to prepare a formal quotation for the college. Multiple options are presented for the College to consider.

In reviewing other OCIPs with project sizes between \$50 million and \$400 million, Carlisle Insurance found that the average minimum limits purchased were \$50 million. Most of the OCIPs purchased limits equal to half of the project value, with some purchasing limits equivalent to the project size up to \$100 million. A number of projects between \$100 million and \$200 million are purchasing limits of \$100 million. The industry norm for OCIP costs is 1% of the total project costs. The program being recommended is therefore within the industry norm for pricing and coverage limits.

The recommended OCIP is as follows:

Primary General Liability	\$2,000,000 occurrence / \$4,000,000 aggregate
Excess Liability	\$50,000,000
Owners Protective Professional Indemnity (OPPI)	\$5,000,000
Contractors Pollution Liability (CPL)	\$10,000,000
Builders Risk	TBD*
Total Cost (Not including Builder's Risk)	\$1,250,671 (less than 1% of total Bond Construction)

** Builder's Risk pricing will be determined after Guarantee Maximum Pricing (GMP) is received from the general contractors. However, Carlisle Insurance has marketed this extensively with numerous insurance providers and the best terms are coming in from Hanover Insurance and Travelers Insurance. Rates are a little less than \$0.10 per \$100 of costs. Carlisle Insurance expects to price this downward once the GMP's are available. Example: \$0.10 annual rate on \$159 million bond construction project develops a Builders Risk Premium of \$159,000. This should not be used for any budget at this time as it will likely be reduced.*

Coverage Descriptions:

- Primary General Liability – provides coverage for third party bodily injury or property damage along with products and completed operations with a 10 year reporting period for all contractors enrolled in the OCIP.
- Excess Liability – additional limits of coverage over the primary general liability
- Owners Protective Professional Indemnity (OPPI) - indemnifies the owner (college) for their loss resulting from a claim associated with the architects or engineers. The architects and engineers only carry a \$1,000,000 limit on their professional liability coverage; therefore, this policy would provide the College additional coverage in excess of the architects and engineers policy.
- Contractors Pollution Liability (CPL) - provides pollution/environmental coverage for a pollution related claim that arises during the project.
- Builders Risk - property coverage for the projects during the construction process, which can also include coverage for materials. Purchasing through the OCIP insures that there is continuity, no gaps in coverage, deductibles are similar, and lower costs.

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, Risk Management Consultant, Vice President for Finance and Administrative Services, and staff from the Facilities Planning and Construction, Operations and Maintenance, Purchasing, and Risk Management Departments.

Enclosed Documents

The following documents have been provided by Carlisle Insurance and follow herein:

- Recommendation Letter
- OCIP Options Spreadsheet
- Marketing List

Presenters

Representatives Jerry Bravenec from Carlisle Insurance and Raul Cabaza, the college's risk management consultant, will be present at the Facilities Committee meeting to respond to questions related to this recommendation.

Recommendation

It is requested that the Facilities Committee recommend for Board approval, at the March 29, 2016 Board meeting the purchase of insurance coverage for the 2013 Bond Construction program as presented.



February 26, 2016

South Texas College
ATTN: Facilities Committee
3200 W. Pecan Blvd.
McAllen, TX 78501

RE: Owner Controlled Insurance Program (OCIP)

Dear Facilities Committee,

We are pleased to present the following proposal to South Texas College for an Owner Controlled Insurance Program (OCIP). After working with staff and the project manager, Broaddus & Associates, we were able to gather the necessary underwriting information that was needed to put together a formal quotation for the College. We are presenting multiple options for the College to consider and have highlighted our recommendation. Our recommendation is based upon our experience and involvement in other OCIPs as well as what we are seeing other projects of similar size purchase. In reviewing other OCIPs with project sizes between \$50 Million and \$400 Million, we have found the average minimum limits purchased were \$50 Million. Most of the OCIPs purchased limits equal to half the project value, with some purchasing limits equivalent to the project size up to \$100 Million. A number of projects between \$100 Million and \$200 Million are purchasing limits of \$100 Million. The industry norm for OCIP costs is 1% of the total project costs. Therefore, you will see that the program we are recommending is within the industry norm for pricing and coverage limits





February 26, 2016

South Texas College Marketing List

Lines	Insurance Company	Status
General Liability Excess Liability	Houston Casualty Company	Quoted General Liability & Lead 10M
General Liability Excess Liability	Vela/Gemini	Unable to compete with Houston Casualty Company's rate
General Liability	ACE/Chubb	Would be more than \$750,000 for General Liability & 10M
General Liability Excess Liability	Aspen	Decline - Due to the number of projects involved and the fact that there are many that are not ground up new construction
Excess Liability	RSUI	Could only participate in an excess position
General Liability Excess Liability	Catlin	Could not meet target price of \$435,000
General Liability	Endurance	Would be double Houston Casualty Company's quoted rate
General Liability	Lexington	Will be more @ \$4 - 4.50 rate
Excess Liability	Axis	Can only participate in an Excess layer
General Liability	Markel	Looking for a minimum of \$5 rate
Excess Liability	Starr	Quoted 15M xs 10M
General Liability Excess Liability	Navigators	Quoted 25M xs 25M
Excess Liability	Travelers	Can only attach XS of \$25M
General Liability Excess Liability	Cover X	Quote must be defense inside, indicated rate of \$8-11 on \$117M, need additional details in regard to GC, and Quote would be subject to extensive QA/QC
General Liability Excess Liability	AWAC	Indicated \$100,000 for 25M xs 25M



Excess Liability	Great American	pending
Excess Liability	Berkley	Minimum attachment is \$10M for wraps - could not improve on pricing
General Liability Excess Liability	Ironshore	Quoted 25M xs 25M
General Liability Excess Liability	Arch	Unable to meet target rated
Excess Liability	Berkshire	Quoted lead 25M \$328,000
Excess Liability	Colony	Interested - can provide \$25M in capacity xs of \$10M - could not improve on pricing
Excess Liability	First Specialty	Decline - Don't offer Wraps
General Liability Excess Liability	LIU	Unable to meet target rated
Excess Liability	Scottsdale	Decline - Nature of project
General Liability	Venture	Unable to provide necessary term in General Liability
	CRC Denver	Professional & Pollution Wrap - Quoted
Contractors Pollution Liability	ACE/Chubb	Quoted \$142,613
Contractors Pollution Liability	AWAC	Quoted \$133,617
OPPI	Berkley	Quoted \$165,000

Owner-Controlled Insurance Program (OCIP) Options

	Basic Program	Recommended Program
Primary General Liability	\$2,000,000 Occurrence / \$4,000,000 Aggregate	\$2,000,000 Occurrence / \$4,000,000 Aggregate
Excess Liability	\$25,000,000	\$50,000,000
Owners Protective Professional Indemnity (OPPI)	\$3,000,000	\$5,000,000
Contractors Pollution Liability (CPL)	\$5,000,000	\$10,000,000
Builders Risk	TBD*	TBD*
Total Cost	\$1,087,115	\$1,250,671

* Builders Risk pricing will be determined after Guarantee Maximum Pricing is received from contractors

Optional Limits:	Additional Premium **
Excess Liability- \$35,000,000	(\$47,250)
Excess Liability- \$100,000,000	\$134,400
Owners Protective Professional Indemnity - \$10,000,000	\$73,500
Contractors Pollution Liability - \$15,000,000	\$55,440

** Premium in addition to premiums shown for Recommended Program

Coverage Descriptions:

Primary General Liability: provides primary coverage for third party bodily injury or property damage along with products and completed operations with a 10 year reporting period for all contractors enrolled in the OCIP

Excess Liability: Additional limits of coverage over the primary general liability.

Owners Protective Professional Indemnity (OPPI): indemnifies the owner (college) for their loss resulting from a claim associated with the architects or engineers. The architects and engineers only carry a \$1,000,000 limit on their professional liability coverage; therefore, this policy would provide the college additional coverage in excess of the architects and engineers policy.

Contractors Pollution Liability (CPL): provides pollution/environmental coverage for a pollution related claim that arises during the project.

Builders Risk: property coverage for the projects during the construction process, which can also include coverage for materials. Purchasing through the OCIP insures that there is continuity, no gaps in coverage, deductibles are similar, and lower costs.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Building K Student Enrollment Center

Approval to contract construction services for the Non-Bond Pecan Campus Building K Student Enrollment Center will be requested at the March 29, 2016 Board meeting.

On October 28, 2014, the Board of Trustees previously approved design services with Boultinghouse Simpson Gates Architects to prepare plans and specifications for the renovation of space in the Pecan Campus Student Services Building K to create the Enrollment Center. As a result, the design team at Boultinghouse Simpson Gates Architects completed the plans necessary for this project.

Boultinghouse Simpson Architects has worked with STC staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on February 8, 2016. A total of ten (10) sets of construction documents were issued to general contractors, sub-contractors, suppliers, and plan rooms and a total of five (5) proposals were received on February 25, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
February 8, 2016	Solicitation of competitive sealed proposals began.
February 25, 2016	Five (5) proposals were received. (Four (4) proposals were evaluated – see attached.)

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

Although the construction proposals were over the \$500,000 construction cost limit when using the “Architectural Services On Call” process, staff discussed the proposals with the architect and believe the costs were competitive based on the scope of the project as detailed per the plans and specifications.

The following reasons may have caused the bids to be over the college budget and architect’s estimate

- Inclusion of millwork for computer stations in lieu of purchasing movable computer tables
- Staff requested substantial completion of the work to be completed by July 15, 2016 in order for the project completion date to be prior to the start of the Fall 2016 Semester

Staff requests that the Facilities Committee allow the process to continue to avoid the amount of additional time and costs the college would incur by re-bidding the project. In addition, staff requests that the Facilities Committee permit the evaluation team and college staff to negotiate with the top-ranked contractor to identify any possible project

savings that may reduce the overall project cost. If any savings are identified, the Facilities Committee will be updated at a future meeting.

Funds are budgeted in the FY 2015-2016 non-bond Construction budget for this project. Additional funds are available in the non-bond construction budget.

Source of Funding	Budgeted Funds	Highest Ranked Proposal 5 Star Construction
Non-Bond Construction	\$400,000	\$523,700

It is requested that the Facilities Committee recommend Board approval at the March 29, 2016 Board meeting, to contract construction services with 5 Star Construction in the amount of \$523,700 for the Non-Bond Building K Student Enrollment Center project as presented.

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS - BUILDING K ADMISSIONS WELCOME CENTER AND ENTRANCE
 PROJECT NO. 15-16-1056**

VENDOR	5 Star Construction	Holchemont, Ltd.	JCON Construction	NM Contracting, LLC.	SpawGlass Contractors, Inc.
ADDRESS	3209 Melody Ln	900 N Main St	604 Palmview Dr	2022 Orchid Ave	4909 E Grimes Ste 116
CITY/STATE/ZIP	Mission, TX 78574	McAllen, TX 78501	Mission, TX 78574	McAllen, TX 78504	Harlingen, TX 78550
PHONE	956-867-5040	956-686-2901	956-580-9997	956-631-5667	956-412-9880
FAX	956-599-9055	956-686-2925	956-580-9906	956-627-3959	956-412-3581
CONTACT	Alan Oakley	Michael C. Montalvo	Juan Pena, Jr.	Noel Munoz	Eric Kennedy
#	Proposed	Proposed	Proposed	Proposed	Proposed
Description					
1	\$ 523,700.00	\$ 593,000.00	\$ 619,500.00	\$ 449,000.00	\$ 645,000.00
Base Bid: Pecan Campus- Building K Admissions Welcome Center and Entrance -Begin Work in 10 days -Complete Project by 7/15/16					
2	Yes	Yes	Yes	Yes	Yes
TOTAL PROPOSAL AMOUNT	\$ 523,700.00	\$ 593,000.00	\$ 619,500.00	\$ 449,000.00	\$ 645,000.00
TOTAL EVALUATION POINTS	92.82	85.84	79.2	****	87.91
RANKING	1	3	4	****	2

****The vendor did not submit the required documents therefore not evaluated.

**SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUILDING K ADMISSIONS WELCOME CENTER AND ENTRANCE
PROJECT NO. 15-16-1056
EVALUATION SUMMARY**

VENDOR		5 Star Construction	Holchemont, Ltd.	JCON Construction	SpawGlass Contractors, Inc.		
ADDRESS		3209 Melody Ln	900 N Main St	604 Palmview Dr	4909 E Grimes Ste 116		
CITY/STATE		Mission, TX 78574	McAllen, TX 78501	Mission, TX 78574	Harlingen, TX 78550		
PHONE/FAX		956-867-5040	956-686-2901	956-580-9997	956-412-9880		
FAX		956-599-9055	956-686-2925	956-580-9906	956-412-3581		
CONTACT		Alan Oakley	Michael C. Montalvo	Juan Pena Jr.	Eric Kennedy		
1	The Respondent's price proposal. (up to 45 points)	45	39.6	39.6	38.3	38.3	36.5
		45	39.6				36.5
		45	39.6				36.5
		45	39.6				36.5
		45	39.6				36.5
		45	39.6				36.5
2	The Respondent's experience and reputation. (up to 10 points)	9	9	8.5	8	6.83	9.5
		8.5	9				9
		8	8				9
		9	8				9
		10	8				9
		9	9				9
3	The quality of the Respondent's goods or services. (up to 10 points)	9	9	8.41	8	7.33	9.5
		9	8.5				9
		9	8				9
		8	8				9
		9	9				9
		9	8				9
4	The Respondent's safety record (up to 5 points)	3	4.5	4.5	3.5	3.08	5
		3.5	4.5				5
		3	5				5
		3	5				5
		2	4				5
		3.5	4				5
5	The Respondent's proposed personal. (up to 8 points)	7	7.5	7.33	6.5	6.08	7.5
		7	7.5				7
		7	7				7
		7	7				7
		8	8				8
		6.5	7				7
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8.5	7	5.5	7	6.5	9
		7	7				8
		8	6				8
		8	4				9
		7	4				9
		8	5				8
7	The Respondent's organization and approach to the project. (up to 6 points)	5.5	5.5	5	5.5	4.08	6
		5	5.5				5
		5	5				5
		5	5				6
		6	5				6
		5	4				5
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	7	7
		7	7				7
		7	7				7
		7	7				7
		7	7				7
		7	7				7
TOTAL EVALUATION POINTS		92.82	85.84		79.2		87.91
RANKING		1	3		4		2

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 March 29, 2016 Board Meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Pecan Campus Infrastructure for the Relocation of Portable Buildings Engineer: Melden and Hunt Contractor: Celso Gonzalez Construction, Inc.	Recommended	Estimated April 2016	Substantial Completion
2.	Pecan Campus Building B Covered Area for Ceramic Art Kilns Architect: EGV Architects Contractor: Holchemont	Approved February 2016	Recommended	Final Completion Letter

1. Pecan Campus Infrastructure for the Relocation of Portable Buildings

It is recommended that substantial completion for this project with Celso Gonzalez Construction, Inc. be approved.

Melden and Hunt 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 February 2, 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 Celso Gonzalez Construction, Inc. 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 April 2016 Board meeting.

2. Pecan Campus Building B Covered Area for Ceramic Kilns

It is recommended that final completion and release of final payment for this project with Holchemont 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 Holchemont be approved. The original cost approved for this project was in the amount of \$339,259.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$350,000	\$339,259	\$4,533.85	\$343,792.85	\$326,603.16	\$17,189.69

On February 16, 2016, Planning & Construction Department staff along with EGV Architects inspected the site to confirm that all punch list items were completed. Enclosed is a final completion letter from EGV Architects acknowledging all work is complete and recommending release of final payment to Holchemont in the amount of \$17,189.69.

It is recommended that the Facilities Committee recommend for Board approval at the March 29, 2016 Board meeting, substantial or final completion of the projects as presented.

Substantial Completion Acceptance

MAR 1 2016 PM 4:17

Project Name: Pecan Campus Infrastructure for Relocation of Portables Buildings

Project No.: 14-15-1056

Owner: South Texas College

Contractor: Celso Gonzalez Construction, Inc.

A/E Firm: Melden and Hunt, Inc.

Scope of Work Covered by This Acceptance:

This Certificate serves to inform you that the Pecan Campus Infrastructure for Relocation of Portable Buildings project has been inspected by the OWNER and ENGINEER and is determined to be Substantial Complete as of 02/03/2016. A punch list has been generated and submitted to the contractor for all pending items. Upon completion of the punch list the project will once again be inspected prior to final acceptance.

Effective Date of Acceptance: 2/2/2016

This constitutes the Owner's acceptance for Beneficial Occupancy: Yes No

In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is 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 Substantial Completion is that Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.

The Contractor shall complete/correct the items identified on the punch list(s) within Calendar days from the Effective Date of this Acceptance.		
<i>Celso Gonzalez, owner</i>		<u>3-1-16</u>
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>

Celso Gonzalez - Owner

The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.		
<i>Mario Reyna, Engineer</i>		<u>2-29-16</u>
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>

Mario A. Reyna - Vice-President

With the exception of those items noted on the attached "punch list(s)", the Owner accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.		
Shirley Reed - President		
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>





February 26, 2016

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

Re: STC PECAN CAMPUS BUILDING B COVERED AREA FOR CERAMIC ARTS KILNS
RFP #14-15-1083

Dear Mr. R. Cuellar,

To the best of our knowledge, all work has been performed as per manufacturer's specifications. On behalf of the design team, only non-asbestos materials were specified, and to the best of our knowledge and ability, the contractor, Holchemont, Ltd., installed only non-asbestos materials.

We recommend release of final payment to Holchemont, Ltd. for the above referenced project. Holchemont, Ltd. has completed the punch list items and submitted their closing documents.

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

Sincerely,

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

Eduardo G. Vela, Architect

XC: Ricardo de la Garza

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 - March 1, 2016

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Architect/Engineer	Contractor			
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	Construction Phase						
														Project Development	Board approval of A/E			Contract Negotiations	Concept Development	Schematic Approval
Pecan Campus and Pecan Plaza																				
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns															Robert	EGV Architects	Holchemont Ltd.		
15-1-002b	Pecan - Interior Renovation for Ceramic Arts															Robert	EGV Architects	Herron		
15-1-006	Pecan - Library Study Rooms Additions															Robert	Boultinghouse Simpson Gates Architect	TBD		
15-1-007	Pecan - Student Activities Sports Field Lighting															Robert	DBR Engineering	Zitro Electric		
15-1-012	Pecan - Infrastructure for Relocation of Portable Buildings															Victor	Melden & Hunt	Celsp Construction		
15-1-013	Pecan - Infrastructure for Portable Buildings - Phase II															Robert	Sigma Engineering	TBD		
15-1-017	Pecan - Relocation of Electrical Power Lines															Victor	Sigma Engineering	Metro Electric		
15-1-020	Pecan - Building K Enrollment Center															Victor	Boultinghouse Simpson Gates Architect	TBD		
15-1-R01	Pecan - AECHS Service Drive and Sidewalk															John	R. Gutierrez Engineering	Roth Excavation		
15-1-R01	Pecan - Resurfacing East Loop Road and Entrance (RR)															Victor	Melden & Hunt	TBD		
16-1-xx1	Pecan - Removal of Existing Trees															Robert	TBD	Maldonado Nursery		
16-1-R01	Pecan - Building A Sign Replacement (RR)															Robert	Public Relations			
16-1-R02	Pecan - Upgrade Fence Along 31st Street (RR)															Victor	TBD	TBD		
15-1-003	Pecan Plaza - Emergency Generator and Wiring															Victor	Half Associates	5 Star Construction		
15-1-R04	Pecan Plaza - Resurfacing Back Side of Building B (RR)															Victor	R. Gutierrez Engineering	TBD		
16-1-016	Pecan Plaza - Parking Area for Police Vehicles															Victor	FPC	O&M		
Mid Valley Campus																				
16-2-R07	MV - Childcare Center Play Ground Flooring (RR)															Victor	N/A	Park Place Recreational		
16-2-R11	MV - Building H Data Cabling Infrastructure (RR)															Robert	N/A	DIR/BridgNet		
Technology Campus																				
15-3-004	TC - Building B Doors and Frame Replacement															Robert	ROFA	TBD		
15-3-005	TC - GM Car Storage Area Upgrade															Robert	R. Gutierrez Engineers	TBD		
15-3-014	TC - Workforce Building Conference Room															Robert	ROFA	TBD		
13-3-R002	TC - West Academic Building Re-Roofing (RR)															Robert	Amtech Building Sciences	Rio Roofing		
14-3-R004	TC - Cooling Tower Replacement (RR)															Rick	Half Associates	Pro-Tech		
15-3-R03	TC - Repair Concrete Floor Mechanical Room (RR)															Robert	CLH Engineering	TBD		
16-2-R12	TC - Building B Flooring Replacement (RR)															Robert	FPC	TBD		
Nursing and Allied Health Campus																				
14-4-R004	NAH - Irrigation System Upgrade (RR)															John	SSP Design	Southern Landscapes		
16-4-xx4	NAH - Thermal Plant															Robert	Half Associates			
16-4-R16	NAH - Resurface Parking Lot #2 (RR)															Victor	PCE			
Starr County Campus																				
15-5-xx5	Starr - Building E & J Crisis Mgt. Center Generator																			
District Wide Improvements																				
14-6-010	DW - Building to Building ADA Compliance Ph II															Robert	Dammenbaum Engineering	TBD		
14-6-R012	DW - Lighting Upgrades for Parking Lots (RR)															Robert	DBR Engineering	Metro Electric		
15-6-001	DW - Outdoor Furniture															Rick	N/A			
15-6-002	DW - Directional Signage															Victor	N/A	TBD		
16-6-R21	DW - Air Handler Blower Wheels (RR)															Rick	N/A	TBD		

For FY 2015-2016, 24 non-bond projects are currently in progress; 11 have been completed and 39 pending start up - 74 Total

Comment: Victor worked on these projects for this progress period. Next month, his name will be removed.

Status of Non-Bond Construction Projects in Progress March 2016

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Covered Area for Ceramic Arts Kilns	100%	March 2016	1. Construction Phase 2. Final Completion	\$325,000	\$343,792.85	\$326,603.16	\$17,189.69
Interior Renovation for Ceramic Arts	100%	November 2015	1. Construction Phase 2. Construction Complete		\$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	100%	February 2016	1. Construction Phase 2. Construction Complete	\$228,500	\$228,500	\$217,075	\$11,425
Infrastructure for Relocation of Portable Buildings	95%	March 2016	1. Construction Phase 2. Substantial Completion	\$350,000	\$464,349.80	\$323,476.06	\$140,873.74
Relocation of Electrical Power Lines	100%	March 2016	1. Construction Phase 2. Construction Complete	\$220,000	\$216,105.65	\$203,115.37	\$12,990.28
Student Services Building K Enrollment Center	100%	February 2016	1. Solicitation of Proposals 2. Bidding in progress	\$400,000	TBD	\$0	TBD
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	95%	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 st 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	95%	May 2016	1. Design Phase 2. Contract Negotiations	\$25,000	\$24,788	\$0	\$24,788
Pecan Campus Total				\$2,176,500	\$1,561,507	\$1,348,334	\$213,174
Mid Valley Campus							
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
Mid Valley Campus Total				\$74,500	\$72,502	\$29,690	\$42,812
Technology Campus							
GM Car Storage Area Upgrade	95%	February 2016	1. Design Phase 2. Contract Negotiations	\$11,250	\$11,259	\$0	\$11,259

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
West Academic Building Re-roofing	100%	March 2016	1. Construction Phase 2. Construction Complete	\$1,698,900	\$1,275,700	\$1,211,915	\$63,875
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	\$9,000	\$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	\$53,114.15
Technology Campus Total				\$2,190,850	\$1,744,323	\$1,572,915	\$171,408
Nursing and Allied Health Campus							
Irrigation System upgrades	100%	October 2015	1. Construction Phase 2. Construction Complete	\$30,000	\$37,767	\$37,767	\$0
Thermal Plant	95%	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

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Nursing & Allied Health Campus Total							
				\$2,705,000	\$37,767	\$37,767	\$0
Starr County Campus							
Bldg E & J Crisis Management Center with Generator	0%	March 2016	1. Project Development 2. Work in progress	\$400,000	TBD	\$0	TBD
Starr County Campus Total							
				\$400,000	TBD	\$0	TBD
District Wide							
Building to Building ADA Accessibility Improvements Phase II	10%	October 2016	1. Construction Phase 2. Construction Start	\$400,000	\$466,112.03	\$0	\$466,112.03
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
District Wide Total							
				\$625,000	\$531,052	\$50,691	\$480,361
Non-Bond Construction Project Total							
				\$8,171,850	\$3,947,151	\$3,039,397	\$907,754
For FY 2014-2015, 24 non-bond projects are currently in progress, 11 have been completed and 39 pending start up - 74 Total							