

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday, April 14, 2016
@ 3:30 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 March 8, 2016 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee meeting of March 8, 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, March 08, 2016 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, March 08, 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. Ken Lyons, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Raul Cabaza, Mr. Jerry Bravenec, and Mr. Andrew Fish

Approval of February 16, 2016 Facilities Committee Meeting Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Minutes for the Facilities Committee meeting of February 16, 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 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 was 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 were 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 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 a civil engineering firm for landscape and irrigation with sub-consultant SSP Design was recommended for the 2013 Bond Construction Parking and Site Improvements project at the Starr County 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
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 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 Melden and Hunt was enclosed.

Presenters

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the 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. The motion carried.

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 was submitted was necessary for the CM@R to begin with the work to meet their overall construction schedule. EGV Architects submitted construction documents with enough information regarding the site and interior demolition work of the project

Background

EGV Architects was 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 the time of the Committee meeting, the CM@R submitted 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 would allow for the construction to begin and was in an effort for the CM@R to meet

their overall construction schedule. The architect provided the necessary construction documents to E-Con Group which 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 was \$12,000,000. The CM@R would submit the final GMP at a later date which would include this partial GMP. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The partial GMP was reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez, who concurred 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 was enclosed.

Presenters

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of 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. 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

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 was 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 recommended streamlining the existing process for the use of the construction contingency funds. Upcoming construction activity would create a significant amount of information processing which included the tracking of potential changes within the Guaranteed Maximum Price (GMP). The intent was 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) was 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 was 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 was \$1,742,000, as shown in a table provided as supplemental documentation within the packet. Expenditures from the CCA would occur within the GMP amount and would not change the total Contract Price.

As proposed by Broaddus and Associates, the use of the construction contingency by Broaddus and Associates would be for necessary changes up to \$10,000 per item but would not exceed a combined total of \$25,000 per month. The proposed multi-level change approval process was proposed 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 would 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 would be provided as part of the monthly update.

Enclosed Documents

The packet included a spreadsheet outlining the construction contingency funds for the 2013 Bond Construction projects. Also included was 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 attended the Facilities Committee meeting to respond to questions related to this recommendation.

Mr. Gary Gurwitz expressed concern about the authorization levels requested by Broaddus and Associates, and the plan to include a separate level for authorization by College administration. He proposed limiting the use of CCA, without prior Board

approval, to individual change amounts at or below \$5,000, with an aggregate total not to exceed \$25,000 per calendar month. Broaddus & Associates, as Construction Program Manager, would be authorized to approve change orders as necessary within that limitation, and would report monthly to the Board.

Mr. Gurwitz stated that the established limit of \$5,000 per individual change amount would be a starting point for the bond construction program. Once construction began, the CPM would be able to request the Facilities Committee and Board to revisit the established limit if approval of change orders was impeding the ongoing projects. Any such request would need to include a detailed accounting of why change orders in excess of the established limit were necessary, to help identify any problems in the bond construction program.

Mr. Paul R. Rodriguez expressed concern that the CPM be given authority to approve any change orders without first consulting with staff, and proposed that any change order up to \$5,000 require CPM and administration approval, not to exceed an aggregate total of \$25,000 in any calendar month.

Ms. Rose Benavidez requested a review of change orders from the previous bond construction program, and Mr. Gilbert Gallegos and Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, agreed to locate the information for review by the Facilities Committee.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval to delegate the approval of Change Orders from use of construction contingencies as part of the 2013 Bond Construction Program to Broaddus & Associates as the Construction Program Manager, for individual change amounts not to exceed \$5,000 and additionally not to exceed \$25,000 per calendar month, without any requirement of oversight by College administration. The motion carried, with Mr. Rodriguez opposed.

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 were 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. The industry norm for OCIP costs was 1% of the total project costs. The program being recommended was therefore within the industry norm for pricing and coverage limits.

The recommended OCIP was 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.*

The recommended coverage did not includes Workers’ Compensation coverage.

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

Reviewers

The proposals were 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 were provided by Carlisle Insurance and were included within the packet:

- Recommendation Letter
- OCIP Options Spreadsheet
- Marketing List

Presenters

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

Mr. Bravenec provided a new handout that listed the estimated cost of Builder's Risk at \$159,000. This was based on an estimate of 0.1% of the program cost, although the handout was mislabeled as 10%. During the discussion, that number was reviewed, and Mr. Bravenec agreed the final Builder's Risk premium would be even lower, as it would be based on construction costs alone, not including soft costs.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to purchase insurance coverage for the 2013 Bond Construction program as presented. The motion carried.

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 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.

Staff evaluated these proposals and prepared a proposal summary, and the highest-ranked proposal was above the budgeted amount and beyond the \$500,000 construction cost limit when using the "Architectural Services On Call" process.

Staff discussed the proposals with the architect and determined the best step forward was to reject the proposals and redesign the project to bring costs in line with the budgeted amount.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the rejection of construction proposals for the Non-Bond Building K Student Enrollment Center project as presented. The motion carried.

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

Approval of substantial 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 was 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 was included in the packet.

Contractor Celso Gonzalez Construction, 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 April 2016 Board meeting.

2. Pecan Campus Building B Covered Area for Ceramic Kilns

It was 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 was 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. The packet included 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.

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 5:50 p.m.

I certify that the foregoing are the true and correct minutes of the March 08, 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 April 14, 2016 Board Facilities Committee meeting to provide the update.

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

April 14, 2016

**BROADDUS
& ASSOCIATES**



OPERATIONAL ITEMS

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

February '16 March '16 April '16 May '16 June '16

	February '16	March '16	April '16	May '16	June '16
1	Chiller Procurement		Construction Document Completion		
2	AV/IT Coordination	Construction Document Completion – 60%	Ongoing Plan Review		
3	Library Consultant Meetings	AV/IT Coordination			
4	Furniture, Fixtures & Fixture Design	Furniture, Fixtures & Fixture Design			
5	Wage Scale Survey	Wage Scale Survey			
6					
7					
8					
9					
10					
Operational					

Discussion and Action as Necessary on Owner-Controlled Insurance Program (OCIP) for the 2013 Bond Construction Program

At the January 26, 2016 Board meeting, Carlisle Insurance Agency, Inc. was awarded the proposal for insurance agent services to establish an Owner-Controlled insurance program for the 2013 Bond Construction program. Subsequently, the Board approved the purchase of insurance coverage at the March 29, 2016 Board meeting.

Mary Elizondo, Vice President for Finance and Administrative Services, Facilities Planning and Construction staff, procurement staff, legal counsel, and staff from Broaddus & Associates have discussed the transition from the current insurance coverages for contractors in connection with the 2013 Bond Construction Program. They will report on the transition and address how claims will be addressed during the construction process and will be available, along with a representative from Carlisle Insurance Agency, Inc., to address any questions committee members may have.

It is requested that the Facilities Committee recommend Board action as necessary for the April 26, 2016 Board meeting.

Review and Discussion on Proposed Guaranteed Maximum Price (GMP) Updated 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 April 26, 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.

Background

On February 23, 2016 a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only. Broaddus and Associates has since then updated the schedule.

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 Guaranteed Maximum Prices (GMP's) 2013 Bond Construction Program

<u>Projects</u>	GMP Schedule As of 2/23/16		GMP Revised Schedule As of 4/14/16	
	<u>Facilities Committee GMP Recommendation</u>	<u>Board Approval GMP</u>	<u>Facilities Committee GMP Recommendation</u>	<u>Board Approval GMP</u>
Pecan Campus Thermal Plant Expansion	11/10/15	11/24/15	11/10/2015	11/24/2015
Mid Valley Thermal Plant	04/12/16	04/26/16	04/14/16	04/26/16
Mid Valley Campus Parking and Site Improvements	05/10/16	05/24/16	04/14/16	04/26/16
Nursing and Allied Health Campus Expansion - Package 1	04/12/16	04/26/16	05/10/16	05/24/16
Starr County Student Services Building Expansion	04/12/16	04/26/16	05/10/16	05/24/16
Starr County Student Activities Building Expansion	04/12/16	04/26/16	05/10/16	05/24/16
Technology Campus Southwest Building Renovation	04/12/16	04/26/16	05/10/16	05/24/16
Technology Campus Parking and Site Improvements	05/10/16	05/24/16	05/10/16	05/24/16
Starr County Thermal Plant	04/12/16	04/26/16	06/14/16	06/28/16
Mid Valley Student Services Building Expansion	05/10/16	05/24/16	06/14/16	06/28/16
Mid Valley Health Professions and Science Building	05/10/16	05/24/16	06/14/16	06/28/16
Pecan Campus North Academic Building	05/10/16	05/24/16	06/14/16	06/28/16
Mid Valley Workforce Training Center Expansion	05/10/16	05/24/16	06/14/16	06/28/16
Starr Campus Parking and Site Improvements	05/10/16	05/24/16	06/14/16	06/28/16
Starr County Health Professions and Science Building	06/14/16	06/28/16	06/14/16	06/28/16
Pecan Campus South Academic Building	06/14/16	06/28/16	06/14/16	06/28/16
Starr County Workforce Training Center Expansion	06/14/16	06/28/16	06/14/16	06/28/16
Pecan Campus South Academic Building	06/14/16	06/28/16	06/14/16	06/28/16
Nursing and Allied Health Campus Parking and Site Improvements	04/12/16	04/26/16	06/14/16	06/28/16
Mid Valley Library Expansion	06/14/16	06/28/16	07/12/16	07/26/16
Pecan Campus STEM Building	07/12/16	07/26/16	07/12/16	07/26/16
Pecan Campus Student Activities Building and Cafeteria	07/12/16	07/26/16	07/12/16	07/26/16
Starr County Campus Library	07/12/16	07/26/16	07/12/16	07/26/16
La Joya Teaching Site	TBD	TBD	TBD	TBD
Regional Center for Public Safety - Pharr	TBD	TBD	TBD	TBD
Regional Center for Public Safety Parking and Site Improvements	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Thermal Plant	TBD	TBD	TBD	TBD

Review and Recommend Action on Wage Scale Determination Survey for the 2013 Bond Construction Program

Approval of the Wage Scale Determination Study for the 2013 Bond Construction Program will be requested at the April 26, 2016 Board meeting.

Purpose

The purpose is to review and approve the wage scale determination survey conducted by Broaddus and Associates for the 2013 Bond Construction Program.

Justification

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

The consequences of relying on Davis-Bacon wage determinations (common practice in the Valley) are severe, but most notably to owners is the cost impact. Locally applied Davis-Bacon wage rates are, on average, 36% higher than the mean wage data for identical trades, as collected by the Texas Workforce Commission for the Rio Grande Valley. The range of disparity when using Davis-Bacon is significant and just a few key examples of the higher rates are; Masons 32% higher, Carpenters 29% higher, Electricians 18% higher, and Plumbers 179% higher.

Background

At the November 24, 2015 Board meeting, the Board of Trustees approved additional services with Broaddus & Associates for a Wage Scale Determination Survey for the 2013 Bond Construction program. Broaddus and Associates since then has worked on establishing legitimate prevailing wages associated with the various construction worker classifications.

Enclosed Documents

The proposed prevailing wage rates determination provided by Broaddus and Associates is enclosed.

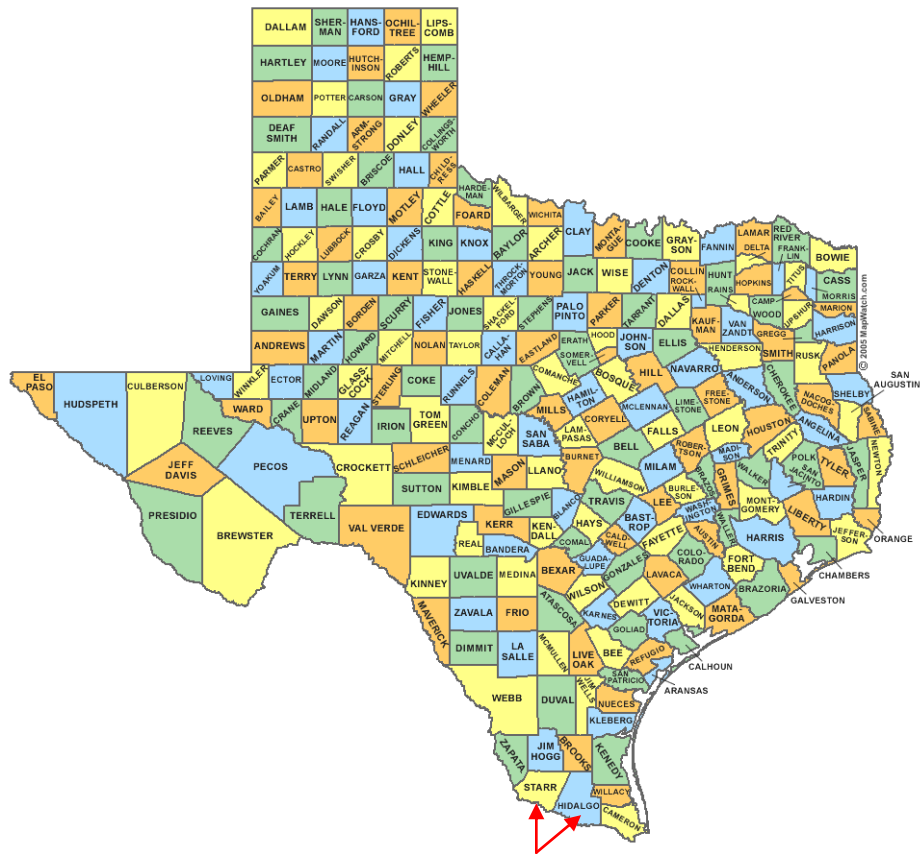
Presenters

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

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, the study conducted by Broaddus and Associates for a wage scale determination for the 2013 Bond Construction Program as presented.

Building Construction Trades Prevailing Wage Rates Determination

SOUTH TEXAS COLLEGE



**South Texas
College District**

April 26, 2016

Broadus & Associates
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I. PURPOSE

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

The consequences of relying on DB wage determinations (common practice in the Valley) are severe, but most notably to owners is the cost impact. Therefore, South Texas College recognizing that it was in their best interest to conduct this survey authorized Broaddus & Associates to execute this endeavor. In addition, the Uniform General Conditions that are part of Construction Contract is very specific on the requirements to be followed for compliance and enforcement of Prevailing Wage Rate Laws. The following is the context that is part of contract:

Uniform General Conditions

Article III- Compliance with and Enforcement of Prevailing Wage Laws

3.1 Duty to Pay Prevailing Wage Rates. The Contractor shall pay not less than the wage scale of the various classes of labor as shown on the “Prevailing Wage Schedule” provided by the Owner. The specified wage rates are minimum rates only. The Owner will not consider any claims for additional compensation made by any Contractor because the Contractor pays wages in excess of the applicable minimum rate contained in the Contract. The “Prevailing Wage Schedule” is not a representation that quantities of qualified labor adequate to perform the Work may be found locally at the specified wage rates.

3.1.1 Each worker shall be classified in one of the classifications in the prevailing wage rate table. The Contractor shall notify each worker commencing work on the contract the worker’s job classification and the established minimum wage rate required to be paid, as well as the actual amount being paid. The notice must be delivered to and signed in acknowledgement of receipt by the employee and must list both the monetary wages and fringe benefits to be paid or furnished for each classification in which the worker is assigned duties. When requested, competent evidence of compliance with the Texas Prevailing Wage Law shall be furnished.

3.1.2 A copy of each worker wage rate notification shall be submitted to the ODR with the application for progress payment for the period during which the worker began on-site activities.

3.2 Prevailing Wage Schedule. The “Prevailing Wage Schedule” shall be determined by the Owner in compliance with Chapter 2258, Texas Government Code. Should the Contractor at any time become aware that a particular skill or trade not reflected on the Owner’s Prevailing Wage Schedule will be or is being employed in the Work, whether by the Contractor or by a subcontractor, the Contractor shall promptly inform the Owner’s Designated Representative

(ODR) and the Owner shall specify a wage rate for that skill or trade, which shall bind the Contractor.

3.3 Penalty for Violation. The Contractor and any Subcontractor shall pay to the Owner a penalty of sixty dollars (\$60.00) for each worker employed for each calendar day, or portion thereof, that the worker is paid less than the wage rates stipulated in the Prevailing Wage Schedule or any supplement thereto pursuant to §3.2. The Contractor and each Subcontractor shall keep, or cause to be kept, an accurate record showing the names and occupations of all workers employed in connection with the Work, and showing the actual per diem wages paid to each worker, which records shall be open at all reasonable hours for the inspection by the Owner.

3.4 Complaints of Violations of Prevailing Wage Rates.

3.4.1. Owner's Determination of Good Cause. Within 31 days of receipt of information concerning a violation of Chapter 2258, Texas Government Code, the Owner shall make an initial determination as to whether good cause exists to believe a violation occurred. The Owner's decision on the initial determination shall be reduced to writing and sent to the Contractor or Subcontractor against whom the violation was alleged, and to the affected worker. When a good cause finding is made, the Owner shall retain the full amounts claimed by the claimant or claimants as the difference between wages paid and wages due under the Prevailing Wage Schedule and any supplements thereto, together with the applicable penalties, such amounts being subtracted from successive progress payments pending a final decision on the violation.

3.4.2 Arbitration Required if Violation not Resolved. After the Owner makes its initial determination, the affected Contractor or Subcontractor and worker have 14 days in which to resolve the issue of whether a violation occurred, including the amount that should be retained by Owner or paid to the affected worker. If the Contractor or Subcontractor and affected worker reach an agreement concerning the worker's claim, the Contractor shall promptly notify the Owner in a written document signed by the worker. If the Contractor or Subcontractor and affected worker do not agree before the 15th day after the Owner's determination, the Contractor or Subcontractor and affected worker must participate in binding arbitration in accordance with the Texas General Arbitration Act, Chapter 171, Tex. Civ. Prac. & Rev. Code. The parties to the arbitration have 10 days after the expiration of the 15 days referred to above, to agree on an arbitrator; if by the 11th day there is no agreement to an arbitrator, a district court shall appoint an arbitrator on the petition of any of the parties to the arbitration.

3.4.3 Arbitration Award. If an arbitrator determines that a violation has occurred, the arbitrator shall assess and award against the Contractor or Subcontractor the amount of penalty as provided in § 3.4.1 thereof and the amount owed the worker. The Owner may use any amounts retained under § 3.2 hereof to pay the worker the amount as designated in the arbitration award. If the Owner has not retained enough from the Contractor or Subcontractor to pay the worker in accordance with the arbitration award, the worker has a right of action against the Contractor and Subcontractor as appropriate, and the surety of either to receive the amount owed, attorney's fees and court costs. The Contractor shall promptly furnish a copy of the arbitration award to the Owner.

3.5 Prevailing Wage Retainage. Money retained pursuant to §3.4 shall be used to pay the claimant or claimants the difference between the amount the worker received in wages for labor on the Project at the rate paid by the Contractor or Subcontractor and the amount the worker would have received at the general prevailing wage rate as provided by the agreement of the claimant and the Contractor or Subcontractor affected, or in the arbitrator's award. The full statutory penalty of \$60.00 per day of violation per worker shall be retained by the Owner to offset its administrative costs, pursuant to Texas Government Code §2258.023. Any retained funds in excess of these amounts shall be paid to the Contractor on the earlier of the next progress payment or final payment. Provided, however, that the Owner shall have no duty to release any funds to either the claimant or the Contractor until it has received the notices of agreement or the arbitration award as provided under §§3.4.2 and 3.4.3.

3.6 No Extension of Time. If the Owner determines that good cause exists to believe a violation has occurred, the Contractor shall not be entitled to an extension of time for any delay arising directly or indirectly from of the procedures set forth in §3.4.

II. SURVEY METHODOLOGY

The Wage Rate Survey methodology involved several steps. These included:

- Identification of the relevant resources within Hidalgo & Starr Counties
- Development of protocol for estimating District wide wage rates
- Creation of proper forms for worker classification response
- Strategy to generate enough response interest

The Survey Team identified methodology and approach on how to reach out to construction workers with the two county college district. In addition, several resources were utilized to maximize response since other local jurisdictions have not been successful in having enough data to quantify current market conditions. The outreach strategy included:

1. Partner with Rio Grande Valley AGC to communicate survey intent
2. Enlist the support of identified contractors selected for 2013 Bond Construction Program to identify subcontractors
3. Communicate through the local newspaper of Business Development Conference that took place on February 26, 2016
4. Sponsor in conjunction with general contractors a Business Development Conference in order to encourage wage rate response and at same time generate interest for 2013 Bond Construction Bond Program
5. Office phone solicitation to request response(s)

In essence, this effort used several mechanism and tools to distribute both hard copies and electronic copies of the wage rate questionnaire. South Texas College also participated in this survey and provided information that permitted the survey team to contact contractors to secure data. The emphasis to each respondent was that this information was confidential and not to be used or provided outside of this gathering of information.

The wage survey questionnaires initially identified twenty-four categories for worker classification and several blank categories were provided to allow gathering of as much information to reflect worker classification market. Respondents were instructed to provide only hourly payroll data for all workers in each job classification and to provide wage data. Respondents were instructed not to guess or estimate the payroll data. If they did not have all of the payroll data in hand, they were asked to contact the relevant subcontractor decision makers to secure the data.

A. Project Profiles

The wage rates are based on survey data from two hundred and three respondents and sixty-three companies. It was also determined that the minimum of three respondents were adequate to gauge the market condition for each of the worker classifications. As might be expected, the worker classification that accumulated the greatest response was laborer.

In some instances, the research team directly contacted subcontractors in particular counties and requested entry level wages for selected trades for which the survey data was insufficient.

B. Prevailing Wage Rates

The estimation of the prevailing wage rate is based on reported per hour wages and applicable fringe benefits paid by the contractor (i.e., health, pension, and vacation). Since the prevailing wage is a minimum wage, and since there is considerable variation in reported wages within each job classification, the Survey Team adopted two strategies for providing realistic, statistically valid prevailing wages. First, for each job classification, we excluded supervisors, superintendents, and foremen, unless otherwise required for construction oversight. This strategy was implemented in order to obtain the wages for typical workers in each trade or job classification.

The second strategy involved using the mean or average as the estimate for the prevailing wage in each job classification. The mean or average is a statistical estimate of the wage for an "average" worker in a job classification.

The prevailing wage rates report may not apply (i.e., they may be too high) for some entry level apprentices or trainees with very little (or no) wage rates presented in Table A are not inclusive of all possible trades on a construction project. In each case, it is the responsibility of the Contractor to determine satisfactory prevailing wage rates for these situations.

C. Updating the Wage Rate Data Base

According to Texas Government Code, prevailing wages are valid for up to three years once adopted by Governing Board. Thus, the wages established herein will need to be periodically updated as deemed necessary. The Survey Team proposes the following recommendations to facilitate the process for updating prevailing wages.

SOUTH TEXAS COLLEGE		
Texas Building Construction Trades		
Prevailing Wage Rates Determination		
April 26, 2016		
Code	Worker Classification	Prevailing Wage Rate
A-001	Carpenter	12.71
A-002	Flooring Installer	12.63
A-003	Concrete Finisher	11.10
A-004	Datacom/Telecom	13.17
A-005	Drywall/Ceiling Installer/Insulator	10.45
A-006	Electrician (Journeyman)	15.67
A-007	Electrician (Apprentice)	10.65
A-008	HVAC Mechanic	16.42
A-009	HVAC Mechanic (Helper)	11.80
A-010	Glazier	10.60
A-011	Heavy Equipment Operator	12.75
A-012	Piping/Ductwork Insulator	11.61
A-013	Iron Worker	10.63
A-014	Laborer	8.98
A-015	Lather/Plasterer	11.00
A-016	Light Equipment Operator	10.95
A-017	Mason/Bricklayer	12.25
A-018	Pipefitter (Incl. Fire Protection)	15.21
A-019	Plumber (Journeyman/Master)	15.61
A-020	Plumber (Apprentice/Helper)	11.86
A-021	Roofer	10.25
A-022	Sheetmetal Worker	11.77
A-023	Tile Setter	15.38
A-024	Waterproofer	10.38
A-025	Painter (Brush, Roller and Sprayer)	13.17
A-026	Millwork	10.50

The optimal method for establishing statistically reliable and valid prevailing wages rates is to conduct a survey of actual wages paid for qualifying construction projects. The Survey Team has identified strategies that should expedite conducting future surveys.

The greatest challenges that the research team encountered in conducting this survey were lack of cooperation/ participation on the part of some contractors, and unavailability of data. If all contractors had been eager and willing to participate and had they produced complete payroll records for the projects that were solicited, this survey could have been completed with more information.

Recommendations for going forward include the following:

- South Texas College should consider obtaining written agreement from contractors to participate in future wage surveys. Language to that effect could be incorporated into construction contracts with contractors and their subcontractors.
- South Texas College should enforce the contract requirement for contractors to secure payroll data for projects. The payroll data should be easily accessible so that researchers may obtain the data in a timely manner, and it should be provided at the close of the project. This would require (or some other entity) to archive the records, however they would be readily accessible.
- **WORKER WAGE RATE NOTIFICATION FORMS** should be maintained for all craftsmen working on the project for the duration of the project. These forms should be provided to STC at the completion of the project. Consider standard form automation to load a predetermined project information database.

While the Texas Workforce Commission (TWC) data are extremely useful for benchmarking the survey, the TWC data are not sufficient for a local wage survey for two reasons. First, the TWC reports wages for a very limited number of job classifications. Second, the trades that are included in the TWC data base vary tremendously across counties, precluding the estimation of local wage rates based on state wide wage rates for all but a limited number of job classifications.

Table A – Description of Categories

Description of Categories		
Code	Classification	Trade Description
A-001	Carpenter	Builds wood structures and wood framing.
A-002	Flooring Installer	Lays carpet, rugs, and other flooring materials.
A-003	Concrete Finisher	Worker who floats, trowels and finishes concrete.
A-004	Datacom/Telecom	Lays out, assembles, installs and test apparatus, control equipment, etc.
A-005	Drywall/Ceiling Installer	Hangs gypsum board, sheathing and suspended acoustic tile ceiling; lays out work.
A-006	Electrician (Journeyman)	A master who lays out, assembles, installs and test electrical wiring, devices, and systems.
A-007	Electrician (Apprentice)	A learner who lays out, assembles, installs and test electrical wiring, devices, and systems.
A-008	Elevator Mechanic	Installs lays out elevators and componenetry.
A-009	Fire Proofing Installer	Installs fire proofing materials.
A-010	Glazier	Worker who installs glass, glazing and glass forming.
A-011	Heavy Equipment Operator	Operates heavy equipment used in engineering and construction projects.
A-012	Piping/Ductwork Insulator	Installs insulating materials upon duct and piping systems.
A-013	Iron Worker	Installs/erects/dismantles the structural steel framework of structural steel frame buildings.
A-014	Laborer	Traditionally considered unskilled manual labor.
A-015	Lather/Plasterer	Layout and installs lath and plaster.
A-016	Light Equipment Operator	Operates light equipment used in engineering and construction projects.
A-017	Mason/Bricklayer	Bricklayer/stonemason installing materials to construct or repair walls, partitions, arches, etc.
A-018	Pipefitter	Worker who installs hangers and piping systems.
A-019	Plumber (Journeyman)	A master person who installs and repairs the pipes and fittings of water supply, sanitation, or heating systems.
A-020	Plumber (Apprentice)	A learner who installs and repairs the pipes and fittings of water supply, sanitation, or heating systems.
A-021	Roofer	Worker who installs roofing materials, felts, flashings, membranes, etc.
A-022	Sheet Metal Worker	Fabricating structures, cutting, drilling, bending, rolling, punching and welding operations.
A-023	Tile Setter	Prepares bases, including waterproof membranes, metal lath and fasteners, back-up materials pertaining to tile, mixing use of cement motars.
A-024	Water Proofor	Installs materials for waterproofing.

NOTE:

- 1) If your category is not identified above please insert in blank space.
- 2) Information related to completion of this survey is CONFIDENTIAL and will used for internal use only.

Table B – Employee Pay Rates Form

Employee Pay Rates								
FIRM NAME								
COUNTY								
TRADE CLASSIFICATION								
Code	Classification	# of Employees	Hourly Wage Rate	Health & Welfare	Pension	Vacation	Total Fringes	Total Package
A-001	Carpenter						\$ -	\$ -
A-002	Flooring Installer							
A-003	Concrete Finisher							
A-004	Datacom/Telecom							
A-005	Drywall/Ceiling Installer							
A-006	Electrician (Journeyman)							
A-007	Electrician (Apprentice)							
A-008	Elevator Mechanic							
A-009	Fire Proofing Installer							
A-010	Glazier							
A-011	Heavy Equipment Operator							
A-012	Piping/Ductwork Insulator							
A-013	Iron Worker							
A-014	Laborer							
A-015	Lather/Plasterer							
A-016	Light Equipment Operator							
A-017	Mason/Bricklayer							
A-018	Pipefitter							
A-019	Plumber (Journeyman)							
A-020	Plumber (Apprentice)							
A-021	Roofer							
A-022	Sheet Metal Worker							
A-023	Tile Setter							
A-024	Water Proofer							

NOTE:

- 1) If your category is not identified above please insert in blank space.
- 2) Information related to completion of this survey is CONFIDENTIAL and will used for internal use only.

Review and Recommend Action on Amendment to the Agreement with R. Gutierrez Engineering to Increase Civil Design Services for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant

Approval to amend the agreement with R. Gutierrez to increase civil design services for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization is being requested to increase civil design services for R. Gutierrez Engineering to include the design of the parking and infrastructure related to the thermal plant at the Nursing and Allied Health Campus.

Justification

As with the other campuses, one civil engineer per campus is being used to design 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 civil engineer to coordinate the design work of the entire campus expansion effectively.

Background

On November 20, 2014, the Board authorized R. Gutierrez Engineering as the civil engineer for design services for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements. R. Gutierrez Engineering began working with Broaddus & Associates, staff from Facilities Planning & Construction, and the Nursing and Allied Health Departments to develop the parking and site design. On October 27, 2015, the Board approved contracting mechanical, electrical, and plumbing (MEP) engineering design services with Halff Associates for the thermal energy plant at the Nursing and Allied Health Campus. These design services do not include civil engineering services.

Nursing and Allied Health Campus		
Engineer	Bond Funded	Non-Bond Funded
R. Gutierrez Engineering	Parking and Site Improvements	
Halff Associates		Thermal Plant
R. Gutierrez Engineering		Thermal Plant Parking and Site Improvements

Broaddus and Associates has negotiated with R. Gutierrez and submitted a proposal for this increased scope. R. Gutierrez has submitted a proposal in the amount of \$17,200 for the increased design services.

Funding Source

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

Reviewers

The proposal has been reviewed by Broaddus and Associates and Facilities Planning and Construction staff.

Enclosed Documents

Enclosed is a proposal from R. Gutierrez Engineering.

Presenters

Representatives from Broaddus & Associates and R. Gutierrez Engineering 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 April 26, 2016 Board meeting, to amend the agreement with R. Gutierrez to increase civil design services in the amount of \$17,200 for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project as presented.

April 4, 2016

Diana Bravo Gonzalez, AIA
Senior Project Manager
Broadus & Associates
1100 E Jasmine Ave. #102
McAllen, Texas 78501

RE: PROPOSAL – STC Nursing & Allied Health Campus Thermal Plant

Dear Ms. Gonzalez,

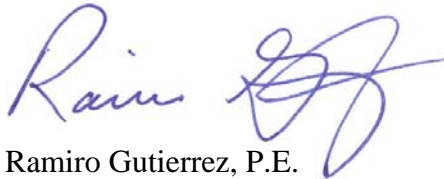
Please accept this proposal for providing services to the Nursing and Allied Health Campus Thermal Plant Site Improvements. The proposal is for performing the civil engineering site services. Engineering services for this scope of work shall include the following:

1. Paving improvements adjacent to the new Thermal Plant;
2. New ADA improvements such as accessible parking, sidewalks and ramps, as required to serve the proposed new building (coordination will be required with the Architect designing the building);
3. Site utility improvements to include water, sanitary sewer, drainage and franchise utilities to serve the new building up to 5-feet outside the new building;
4. Removal/relocation of existing utilities that are in conflict with the new proposed building improvements;
5. New paving, grading and drainage improvements.
6. Topographic Surveying, Electrical Engineering, Structural Engineering, and Landscape Architectural Services shall be considered an additional service.

Note: Owner to provide Geotechnical Engineering Study to Engineer for use in design of project.

The proposed fee for providing these services is a fixed fee of \$17,200 based upon 8.6% of the Construction Cost Limitation (CCL) of \$200,000.

Sincerely,



Ramiro Gutierrez, P.E.
President

Encl

cc: Project Files

Review and Recommend Action on Negotiated Fees for Architectural Design Services for the 2013 Bond Construction Regional Center for Public Safety Excellence

Approval of negotiated fees for architectural design services for the 2013 Bond Construction Regional Center for Public Safety Excellence will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization is being requested to approve negotiated fees with PBK Architects for architectural design services for the 2013 Bond Construction Regional Center for Public Safety Excellence.

Justification

Broaddus and Associates has negotiated fees with PBK Architects to finalize design fees.

Background

On February 23, 2016, the Board approved to contract architectural design services with PBK Architects for the 2013 Bond Construction Regional Center for Public Safety Excellence. Broaddus & Associates has negotiated with PBK Architects to finalize design fees based on previously approved fees by the board for the other bond projects. PBK will be incorporating the services of a specialty public safety training facility consultant, G2 Solutions Group. The proposed fees submitted by PBK Architects are as follows:

PBK Architects				
Construction Cost Limitations (CCL)	Percentage Fee	Design Fee*	Consultant's Reimbursable Expenses**	Total Fee
\$3,910,000	6.4%	\$250,600	\$5,000	\$255,600

* Includes consultant services with G2 Solutions Group

**Reimbursable expenses are not to exceed \$5,000

The project scope will include a new 21,000 square foot public safety training building and a possible new shooting range. In addition, a master plan will be proposed to be developed prior to proceeding with the building, shooting range, and site design.

Funding Source

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

Reviewers

The fee proposal has been reviewed by Broaddus and Associates and Facilities Planning and Construction staff.

Enclosed Documents

The recommended fee proposal from PBK Architects is enclosed.

Presenters

Representatives from Broaddus & Associates and PBK Architects 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 April 26, 2016 Board meeting, negotiated fees for architectural design services with PBK Architects in the amount of \$255,600 for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented.

3900 North 10th Street, Suite 810
McAllen, Texas 78501
Phone: 956-687-1330
Fax: 956-687-1331
PBK.com

March 28, 2016

VIA: Email



Ricardo de la Garza
Senior Project Manager
Facilities Planning & Construction
Pecan Campus, Bldg. N, Suite 179
3200 W. Pecan Blvd.
McAllen, TX 78501

Re: STC - Pharr Center for Safety Excellence - Updated

Dear Mr. Garza,

Thank you for the opportunity to submit this fee proposal to provide a design for the Pharr Center for Safety Excellence. The following is a description of how PBK and our design team can offer assistance on this project.

PROJECT UNDERSTANDING AND SCOPE OF WORK

PBK understands the project to consist of the following:

*A new 21,000 sf public safety building with the program in Exhibit A.
A new shooting range.*

SCOPE OF SERVICES FOR THE BUILDING AND DRIVING RANGE

Our scope of services shall include all contract conditions as described in our current STC standard A/E service agreement for the 2013 bond. This project will be an amendment to this existing contract

COMPENSATION & BUDGET

We understand the Construction Cost Limit for the project to be as follows:

Building (21,000 sf at \$170/sf)	\$3,570,000
<u>Shooting Range</u>	<u>\$340,000</u>
<i>Total CCL</i>	<i>\$3,910,000</i>

Our proposed compensation for this project shall be a fixed fee of two hundred fifty thousand six hundred (\$250,600).

REIMBURSABLES

Reimbursables would be limited to the items listed in Article 9 of the master contract from South Texas College and would not exceed \$5,000 including trips by G2 Solutions.

There will be no mark-up on reimbursed items.

ADDITIONAL SERVICE FEES

There will be no additional service fees without prior written authorization from the Owner.

PROPOSED SCHEDULE

We will work with you to determine a schedule for this project. Our team feels that this task should take no longer than one month.

We thank you for this incredible opportunity to serve South Texas College on this important project. Should you have any questions or additional requests, please do not hesitate to contact me at 1-877-829-1110 or my cell at 210-854-0241.

Sincerely,



Cliff Whittingstall, AIA, LEED AP BD+C
Partner \ Director of Higher Education

Cc: Erasmo Eli Alvarado III, PBK
Betty Chapman, PBK

Review and Recommend Action on Amendment to the Agreement for Additional Services with PBK Architects for the 2013 Regional Center for Public Safety Excellence Master Plan

Approval to amend the agreement for additional services with PBK Architects for the 2013 Regional Center for Public Safety Excellence Master Plan will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization is being requested to approve additional services with PBK Architects for the design of the master plan for the Regional Center for Public Safety Excellence.

Justification

The new training site is located in the City of Pharr and is undeveloped. After several meetings and discussions with the architects, engineers, Broaddus and Associates, college staff, and administration, it has been determined and is being proposed that an overall master plan should be developed to properly plan the new training site for the current and future needs.

Background

At the February 23, 2016 Board meeting, the Board approved PBK Architects to design the 2013 Bond Construction Regional Center for Public Safety Excellence. The master plan 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 architect's contract. Additional services with PBK Architects is recommended for the 2013 Bond Construction Regional Center for Public Safety Excellence. PBK Architects has listed G2 Solutions as a consultant for the project. G2 Solutions will graphically develop the Overall Site Master Plan depicting the initial build-out as well as future considerations for buildings, site improvements, and possible additional property acquisitions. Included as part of the master plan, PBK and G2 Solutions will provide recommendations for the shooting range design.

The proposed additional services fees are as follows:

Project	Engineer	Additional Service Proposed Fee*	Reimbursable Expenses	Total
Regional Center for Public Safety Excellence Master Plan	PBK Architects	\$17,000	\$3,000	\$20,000

*Includes Master Plan Design services with G2 Solutions Group

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 PBK Architects is enclosed.

Presenters

Representatives from Broaddus & Associates and PBK Architects 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 April 26, 2016 Board meeting, an amendment to the agreement for additional services with PBK Architects for the 2013 Regional Center for Public Safety Excellence Master Plan in the amount of \$20,000 for the 2013 Bond Construction Pecan Campus Parking and Site Improvements as presented.

3900 North 10th Street, Suite 810
McAllen, Texas 78501
Phone: 956-687-1330
Fax: 956-687-1331
PBK.com

March 28, 2016

VIA: Email



Ricardo De La Garza
Senior Project Manager
Facilities Planning & Construction
Pecan Campus, Bldg. N, Suite 179
3200 W. Pecan Blvd.
McAllen, TX 78501

Re: STC - Pharr Center for Safety Excellence – Master Plan – Updated

Dear Mr. Garza,

Thank you for the opportunity to submit this fee proposal to provide a design for the Pharr Center for Safety Excellence. The following is a description of how PBK and G2 Solutions Group, hired by PBK to be the public safety consultant, can offer assistance on this project.

PROJECT UNDERSTANDING AND SCOPE OF WORK

PBK understands the project to consist of the following:

TASK 1: MASTER PLAN CONCEPT

This task, which will be led by G2 Solutions Group seeks to understand the preliminary needs of the College for law enforcement training, academia, and outside agency participation. In addition the plan will consider additional training elements for the fire service.

The majority of this task will be performed on-site along with representatives from the South Texas College and PBK.

- Initial Meeting with users to understand program and needs
- Open Table Charrette to discuss adjacencies, layouts and circulation
- Develop Conceptual Master Plan layouts for the site
- Identify elements of phased construction

Planned Meetings:

- One (1) 2-Day Open Table Charrette and Discussion

TASK 2: MASTER PLAN DEVELOPMENT

This task will seek to graphically develop the Overall Site Master Plan depicting the initial build-out as well as future considerations. G2 Solutions will work with PBK to develop the graphic site plan and presentation materials. In addition to the graphic site plan, associative narratives with various images will be written to further clarify and describe particular elements of the project. A complete Master Plan package will be presented to STC.

Planned Meetings:

- One (1): Presentation of Final Master Plan Package

SCOPE OF SERVICES FOR THE BUILDING AND DRIVING RANGE

Our scope of services shall include all contract conditions as described in our current STC standard A/E service agreement for the 2013 bond. This project will be an amendment to this existing contract

COMPENSATION & BUDGET

Our proposed compensation for this project shall be a fixed fee of seventeen thousand (\$17,000). This fee includes the master planning services and the fee for G2 Solutions.

REIMBURSABLES

Reimbursables would be limited to the items listed in Article 9 of the master contract from South Texas College and would not exceed \$3,000 including trips by G2 Solutions.

There will be no mark-up on reimbursed items.

ADDITIONAL SERVICE FEES

There will be no additional service fees without prior written authorization from the Owner.

PROPOSED SCHEDULE

We will work with you to determine a schedule for this project. Our team feels that this task should take no longer than one month.

We thank you for this incredible opportunity to serve South Texas College on this important project. Should you have any questions or additional requests, please do not hesitate to contact me at 1-877-829-1110 or my cell at 210-854-0241.

Sincerely,



Cliff Whittingstall, AIA, LEED AP BD+C
Partner \ \ Director of Higher Education

Cc: Erasmo Eli Alvarado III, PBK
Betty Chapman, PBK

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements will be requested at the April 26, 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 project.

Justification

The GMP that is being submitted is necessary for the CM@R to begin with the work to meet their overall construction schedule. Halff Associates has submitted construction documents with enough information regarding the construction work of the project.

Background

Halff Associates has completed 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. Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer has provided the necessary construction documents to Skanska USA Building, Inc. which has provided the GMP in the amount of \$2,291,839.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project is \$2,000,000. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016. The overage will be funded by the Bond Program contingency.

Reviewers

The 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 GMP submitted by Skanska USA Building, Inc. is enclosed.

Presenters

Representatives from Broaddus & Associates, Halff Associates, and Skanska USA Building, Inc. will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Motions
April 14, 2016
Page 21, 4/8/2016 @ 10:37 AM

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$2,291,839 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Senior Project Manager, FP&C
From: Gilbert Gallegos AIA, Senior Vice President
Date: April 4, 2016
Subject: Mid Valley Campus Package 1(Site Improvements)
Re: 2013 South Texas College Bond Construction Program – Mid Valley Campus Package 1(Site Improvements) -GMP

Broaddus & Associates is pleased to bring forward the first Guaranteed Maximum Price (GMP) for the STC Mid Valley Campus Projects to the Board of Trustees for approval. This request is for the Mid Valley Campus Package 1 (Site Improvements) and is presented as the complete scope for all site improvements, parking lot, utilities, landscaping and irrigation for all of the Mid Valley Projects (Student Services Addition, Health Professions and Science Building, Workforce Training Addition, Library Expansion and the New Thermal Energy plant)

The GMP includes the materials and labor necessary to accomplish the work outlined in the 60% Construction Documents and Specifications submitted by the Civil Engineer of Record- Halff and Associates, Inc. The Civil Engineer has coordinated their work with the various Architects and Engineers of Record for the Mid Valley Projects:

Mid Valley Health and Science Building -ROFA Architects

Mid Valley Student Services – ROFA Architects

Mid Valley Library Addition- Mata Garcia Architects

Mid Valley Workforce Training – EGV Architects, Inc

Mid Valley Thermal Plant- DBR Engineers , Inc

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Mid Valley Campus Package 1 (Site Improvements) 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.

SKANSKA

SKANSKA USA BUILDING INC.

Project Name STC Mid Valley Campus Package 1

Owner Name South Texas College

Location Weslaco, TX

Bid Package	Description	Total Cost GMP
1	General Requirements	\$ -
2	Existing Conditions	\$ -
3	Concrete	\$ -
4	Masonry	\$ -
5	Metals	\$ -
6	Woods, Plastic, and Composites	\$ -
7	Thermal and Moisture Protection	\$ -
8	Openings	\$ -
9	Finishes	\$ -
10	Specialities	\$ -
11	Equipment	\$ -
12	Furnishings	\$ -
13	Special Construction	\$ -
14	Conveying Systems	\$ -
21	Fire Suppression	\$ -
22	Plumbing	\$ -
23	Heating, Ventilating, and Air Conditioning	\$ -
25	Integrated Automation	\$ -
26	Electrical	\$ 138,959
27	Communications	\$ -
28	Electronic Safety and Security	\$ -
31	Earthwork	\$ 230,241
32	Exterior Improvements	\$ 979,887
33	Utilities	\$ 586,386
34	Transportation	\$ -
35	Waterway and Marine Construction	\$ -
40	Process Integration	\$ -
41	Material Processing and Handling Equipment	\$ -
42	Process Heating, Cooling, Drying Equipment	\$ -
43	Process Gas and Liquid Handling, Purification, and Storage Equipment	\$ -
44	Pollution Control Equipment	\$ -
45	Industry-Specific Manufacturing Equipment	\$ -
48	Electrical Power Generation	\$ -
SUBTOTAL		\$ 1,935,473
Escalation		\$ -
TOTAL COST OF WORK WITH ESCALATION		\$ 1,935,473
Construction Contingency - 1.50%		\$ 29,032
Design Contingency - 1.50%		\$ 29,032
SUBTOTAL		\$ 1,993,537
General Conditions		\$ 214,169
Building Permit Fees		\$ 4,494
CCIP		NA
Fee - 3.60%		\$ 79,639
TOTAL COST		\$ 2,291,839
GRAND TOTAL COST		\$ 2,291,839

ALTERNATES	TOTAL
Alternate 1: Telecom OSP Cabling Fiber/Copper (building entrance terminals, protector modules, panels, connectors, grounding, labels, hardware and backbone cabling, testing and terminations)	\$ 492,063

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Thermal Plant

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Thermal Plant will be requested at the April 26, 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.

Justification

The GMP that is being submitted is necessary for the CM@R to begin with the work to meet their overall construction schedule. DBR Engineering has submitted construction documents with enough information regarding the construction work of the project.

Background

DBR Engineering has completed 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. Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer has provided the necessary construction documents to Skanska USA Building, Inc. which has provided the GMP in the amount of \$3,877,838.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Thermal Plant project is \$3,800,000. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016. The overage will be funded by the Bond Program contingency.

Reviewers

The 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 GMP submitted by Skanska USA Building, Inc. is enclosed.

Presenters

Representatives from Broaddus & Associates, DBR Engineering, and Skanska USA Building, Inc. will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$3,877,838 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Campus Thermal Plant as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Senior Project Manager, FP&C
From: Gilbert Gallegos AIA, Senior Vice President
Date: April 4, 2016
Subject: Mid Valley Campus Package 1(Central Thermal Plant)
Re: 2013 South Texas College Bond Construction Program – Mid Valley Campus Package 1(Central Thermal Plant) -GMP

Broaddus & Associates is pleased to bring forward the second Guaranteed Maximum Price (GMP) for the STC Mid Valley Campus Projects to the Board of Trustees for approval. This request is for the Mid Valley Campus Package 1 (Central Thermal Plant) and is presented as the complete scope for all work related to the construction of a Central Thermal plant equipment and all associated chilled water piping to various Mid Valley buildings – The plant will service the following Mid Valley Projects- Student Services Addition, Health Professions and Science Building, and the Library Expansion. The Service to Building A&B and D are presented as Add Alternates. We recommend these alternates be funded using local funds.

The GMP includes the materials and labor necessary to accomplish the work outlined in the 60% Construction Documents and Specifications submitted by the Engineer of Record- DBR Engineers, Inc. The Engineer has coordinated their work with the various Architects and Engineers of Record for the Mid Valley Projects:

Mid Valley Health and Science Building -ROFA Architects

Mid Valley Student Services – ROFA Architects

Mid Valley Library Addition- Mata Garcia Architects

Mid Valley Workforce Training – EGV Architects, Inc

Mid Valley Site Improvements – Half & Associates , Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Mid Valley Campus Package 1 (Central Thermal Plant) 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.



SKANSKA USA BUILDING INC.

Project Name STC Mid Valley Campus Package 1
 Owner Name South Texas College
 Location Weslaco, TX

Bid Package	Description	Total Cost GMP
1	General Requirements	\$ -
2	Existing Conditions	\$ -
3	Concrete	\$ 115,000
4	Masonry	\$ 137,660
5	Metals	\$ 79,046
6	Woods, Plastic, and Composites	\$ 2,226
7	Thermal and Moisture Protection	\$ 134,159
8	Openings	\$ 56,174
9	Finishes	\$ 49,177
10	Specialities	\$ 5,155
11	Equipment	\$ -
12	Furnishings	\$ 425
13	Special Construction	\$ -
14	Conveying Systems	\$ -
21	Fire Suppression	\$ 11,725
22	Plumbing	\$ 79,500
23	Heating, Ventilating, and Air Conditioning	\$ 2,534,204
25	Integrated Automation	\$ -
26	Electrical	\$ 247,430
27	Communications	\$ -
28	Electronic Safety and Security	\$ -
31	Earthwork	\$ 54,894
32	Exterior Improvements	\$ -
33	Utilities	\$ -
34	Transportation	\$ -
35	Waterway and Marine Construction	\$ -
40	Process Integration	\$ -
41	Material Processing and Handling Equipment	\$ -
42	Process Heating, Cooling, Drying Equipment	\$ -
43	Process Gas and Liquid Handling, Purification, and Storage Equipment	\$ -
44	Pollution Control Equipment	\$ -
45	Industry-Specific Manufacturing Equipment	\$ -
48	Electrical Power Generation	\$ -
SUBTOTAL		\$ 3,506,775
Escalation		\$ -
TOTAL COST OF WORK WITH ESCALATION		\$ 3,506,775
Construction Contingency - 1.50%		\$ 52,602
Design Contingency - 1.50%		\$ 52,602
SUBTOTAL		\$ 3,611,978
General Conditions		\$ 123,443
Building Permit Fees		\$ 7,666
CCIP		NA
Fee - 3.60%		\$ 134,751
TOTAL COST		\$ 3,877,838
GRAND TOTAL COST		\$ 3,877,838
ALTERNATES		TOTAL
Alternate 1 A: Provide Building A & B Underground CHW pipe from branch (4") off the CHW main (North of Health and Science) to RTUs replacements.		\$ 511,399
Alternate 1 B: Provide Building D Underground CHW pipe from branch off the CHW main (after valve) to RTUs replacements.		\$ 258,608
Alternate 2: Provide all underground valves and associated vaults include as an added cost and not in the base bid, except for valves designated as Future, include those in the base bid.		\$ 156,301

**Review and Recommend Action on Change Order for 2013 Bond Construction
 Pecan Campus Thermal Plant**

Approval of proposed change order with D. Wilson Construction Company for the 2013 Bond Construction Pecan Campus Thermal Plant will be requested at the April 26, 2016 Board meeting.

Purpose

The purpose of this change order is to request authorization to use construction contingency to fund these items.

Justification

This change order is needed for owner requested items as well as unforeseen existing conditions in order to move forward with construction. Below is a description of the change order items.

2013 Bond Construction Pecan Campus Thermal Plant			
Change Order No.	Item Description and Justification	Cost/ Days	Funding Source
1	CPR#2 The protective existing underground chilled water piping wrap was deteriorated and needs to be replaced.	\$5,565	Construction Contingency
	CPR#3 Existing underground chilled water lines were not in locations shown on existing drawings. Modifications need to be done to reconfigure chilled water lines.	\$6,822	Construction Contingency
	CPR#5 Existing underground chilled water pipes and fittings need to be replaced due to pitting and deterioration. Cost includes field epoxy coating, draining, filling, and treating the condenser water system.	\$32,119	Construction Contingency
	CPR#7 Delete chiller installation cost not needed by owner. Cost of installation is included in purchase of chillers.	(\$2,792)	Construction Contingency
Net Total Change Order No. 1		\$41,714	Construction Contingency

Funding Source

This change order will be funded by the project's construction contingency.

Construction Contingency Fund	
Original Contingency Amount:	\$50,000.00
Prior Change Orders:	\$0
Proposed Change Order No. 1:	(\$41,714.00)
Remaining Contingency Balance:	\$8,286.00

Presenters

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

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, change order with D. Wilson Construction Company in the amount of \$41,714 using the project's owner contingency for the 2013 Bond Construction Pecan Campus Thermal Plant as presented.

OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE AUTHORIZATION

NUMBER: 001 _____

PROJECT NAME: Pecan Campus Thermal Plant _____

DATE: 4/14/2016 _____

Expansion _____

PROJECT NO.: NA _____

To: D. Wilson Construction Company
1207 E. Pecan Ave.
McAllen Tx. 78541

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE CONTINGENCY ALLOWANCE SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: CPR#'s 2, 3, 5, & 7 _____

DESCRIPTION OF WORK: CPR #2 - Chilled Water Pipe Wrap; CPR #3 - CW Piping Configuration Change;
CPR #5 - Replace Pitted Chilled Water Pipe; CPR #07 - Delete Chiller Installation Cost _____

JUSTIFICATION: CPR #02 - Owner Request; CPR #03 - Unforseen condition; CPR #05 - Owner Request;
CPR #07 - Cost Included in Chiller Purchase by Owner _____

ATTACHMENTS: Proposal Cost Summary and Subcontractor's quote & pricing breakdown. _____

ORIGINAL CONTINGENCY AMOUNT	\$	50,000
CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION	\$	-
CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION	\$	50,000
CONTINGENCY SUM WILL BE <i>(DECREASED)</i> BY THIS AUTHORIZATION	\$	(41,714)
REMAINING CONTINGENCY BALANCE	\$	8,286

ODR RECOMMENDATION: Broaddus & Associates

By: _____ Date: _____
Tim Weldon

ARCHITECT APPROVED: Half Associates

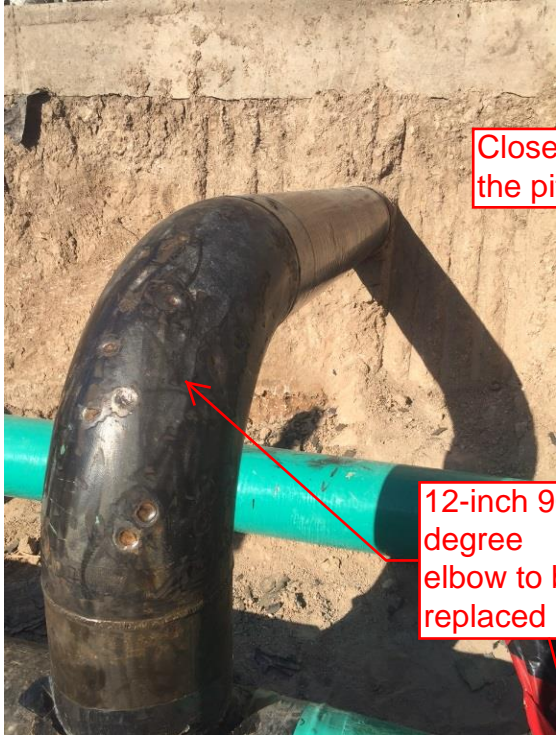
By: _____ Date: _____
Trey Murray, P.E.

CMR ACCEPTANCE: D. Wilson Construction Company

By: _____ Date: _____
Bill Wilson

Proposal Cost Summary:

1.	CPR #02	\$5,565.00	
2.	CPR #03	\$6,822.00	
3.	CPR #05	\$32,119.00	
4.	CPR #07	(\$2,792.00)	
	Total	<table border="1"><tr><td>\$41,714.00</td></tr></table>	\$41,714.00
\$41,714.00			



Close-up view of the pitted pipe

12-inch 90 degree elbow to be replaced



Review and Recommend Action on Rejecting Construction Proposal for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II

Approval to reject construction proposal for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II project will be requested at the April 26, 2016 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II project; however, staff is requesting the Board to reject the proposal submitted for this project.

Justification

Infrastructure for the two additional portable buildings is necessary to be complete for use by the fall semester.

Background

The college contracted with Sigma HN Engineers to prepare plans and specifications for phase II of the infrastructure for additional portable buildings at the Pecan Campus. The design team at Sigma HN Engineers worked with college 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 29, 2016. A total of five (5) sets of construction documents were issued to general contractors and sub-contractors and one (1) proposal was received on March 23, 2016.

Due to the proposal submitted being over the \$25,000 cost estimated by Sigma HN Engineers, staff recommends Board to reject the current proposal and allow staff to work with Sigma HN Engineers to reduce the project scope where possible, determine where costs can be reduced, and re-solicit construction proposals.

Reviewers

The proposal has been reviewed by staff from the Facilities Planning & Construction and Purchasing departments.

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, to reject construction proposal for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II project as presented.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus Flooring Replacement

Approval to contract construction services for the Non-Bond Technology Campus Flooring Replacement project will be requested at the April 26, 2016 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the replacement of flooring in Building B at the Technology Campus.

Background

College staff prepared the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on February 25, 2016. A total of four (4) sets of construction documents were issued to general contractors and sub-contractors, and a total of four (4) proposals were received on March 11, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
February 25, 2016	Solicitation of competitive sealed proposals began.
March 11, 2016	Four (4) proposals were received.

Justification

The existing concrete flooring in Building B has deteriorated and new vinyl tile flooring needs to be installed.

Funding Source

As part of the FY 2015-2016 Renewals and Replacements construction budget, funds in the amount of \$44,200 are budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Imhoff Co., Inc. dba/Intertech Flooring
Renewals and Replacements	\$44,200	\$35,008

Reviewers

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

Enclosed Documents

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

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, to contract construction services with Imhoff Co., Inc. dba/Intertech Flooring in the amount of \$35,008 for the Non-Bond Technology Campus Flooring Replacement project as presented.

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS BUILDING B FLOORING
PROJECT NO. 15-16-1057**

VENDOR	Allied Associates Commercial Floors, Inc.	Diaz Floors & Interiors, Inc.	Vintage Tile & Stone, LLC.	W.E. Imhoff Co, Inc. dba/Intertech Flooring 1301 Business Park Dr Ste D
ADDRESS	130A Palisades	1205 W Polk	2020 W Nolana Loop	
CITY/STATE/ZIP	Universal City, TX 78148	Pharr, TX 78577	McAllen, TX 78504	Mission, TX 78572
PHONE	210-646-9090	956-787-0056	956-631-8528	956-584-3592
FAX	210-646-9092	956-781-7917	956-631-8526	956-584-2149
CONTACT	Elma Demory	Andres Diaz, Sr.	Elizabeth R. Govea	Vicente Garza
#	Description	Proposed	Proposed	Proposed
1	Base Bid: Technology Campus Building B Flooring (Material and Labor)	\$ 85,612.10	\$ 70,000.00	\$ 35,008.00
2	Bid Bond	Yes	Yes	Yes
3	Begin Work Within	June 6, 2016	June 6, 2016	June 6, 2016
4	Completion of Work Within	July 31, 2016	July 31, 2016	July 31, 2016
TOTAL AMOUNT PROPOSED		\$ 85,612.10	\$ 70,000.00	\$ 35,008.00
TOTAL EVALUATION POINTS		64.75	67.25	88.925
RANKING		4	3	2
				1

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS BUILDING B FLOORING
PROJECT NO. 15-16-1057**

VENDOR		Allied Associates Commercial Floors, Inc.	Diaz Floors & Interiors, Inc.	Vintage Tile & Stone, LLC.	Imhoff Co., Inc. dba/Intertech Flooring				
ADDRESS		130A Palisades	1205 W Polk	2020 W Nolana Ave	1301 Business Park Dr				
CITY/STATE/ZIP		Universal City, TX 78148	Pharr, TX 78577	McAllen, TX 78504	Mission, TX 78572				
PHONE		210-646-9090	956-787-0056	956-631-8528	956-584-3592				
FAX		210-646-9092	956-781-7917	956-631-8526	956-584-2149				
CONTACT		Elma Demory	Andres Diaz	Elizabeth Govea	Vicente Garza				
1	The Respondent's price proposal. (up to 45 points)	18.5	18.5	22.5	22.5	42.8	42.8	45	45
		18.5		22.5		42.8		45	
		18.5		22.5		42.8		45	
		18.5		22.5		42.8		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.5	8	8.875	7	8.25	8	8.875
		9		9.5		9		9.5	
		8		9		8		9	
		9		9		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	7	8	8	8.75	7	8.125	8	8.625
		9		9		9.5		9.5	
		9		9		7		8	
		7		9		9		9	
4	The Respondent's safety record (up to 5 points)	3	3.75	3	3	3	3.75	3	3.375
		4.5		3		4		4	
		4.5		3		4		3	
		3		3		4		3.5	
5	The Respondent's proposed personal. (up to 8 points)	6	6.5	6	6.5	6	6.75	7	7
		7		7		7		7	
		6		7		7		7	
		7		6		7		7	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7	8	7	7.625	6	7.125	6	6.25
		8		8		8		7	
		9		8		8		5	
		8		7.5		6.5		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.5	4	3	5	5.125	5	5
		5		2		5.5		5	
		3		3		5		4	
		5		3		5		6	
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	
TOTAL EVALUATION POINTS		64.75	67.25	88.925	91.125				
RANKING		4	3	2	1				

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Resurfacing of East Loop Road

Approval to contract construction services for the Non-Bond Pecan Campus Resurfacing of East Loop Road project will be requested at the April 26, 2016 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Non-Bond Pecan Campus Resurfacing of East Loop Road project.

Background

On December 15, 2015, the Board of Trustees previously approved design services with Melden and Hunt to prepare plans and specifications for Non-Bond Pecan Campus Resurfacing of East Loop Road. The design team at Melden and Hunt worked with college 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 March 16, 2016. A total of two (2) sets of construction documents were issued to general contractors and a total of two (2) proposals were received on March 31, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
March 16, 2016	Solicitation of competitive sealed proposals began.
March 31, 2016	Two (2) proposals were received.

Justification

The existing loop road east of Building F is over fifteen years old and in need of asphalt resurfacing. As part of the deferred maintenance plan, the Facilities Planning and Construction and Facilities Operations and Maintenance departments have scheduled the replacement of the asphalt resurfacing.

Funding Source

As part of the FY 2015-2016 Renewals and Replacements construction budget, funds in the amount of \$75,000 are budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Mid Valley Paving, Inc.
Renewals and Replacements	\$75,000	\$28,942.40

Reviewers

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

Enclosed Documents

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

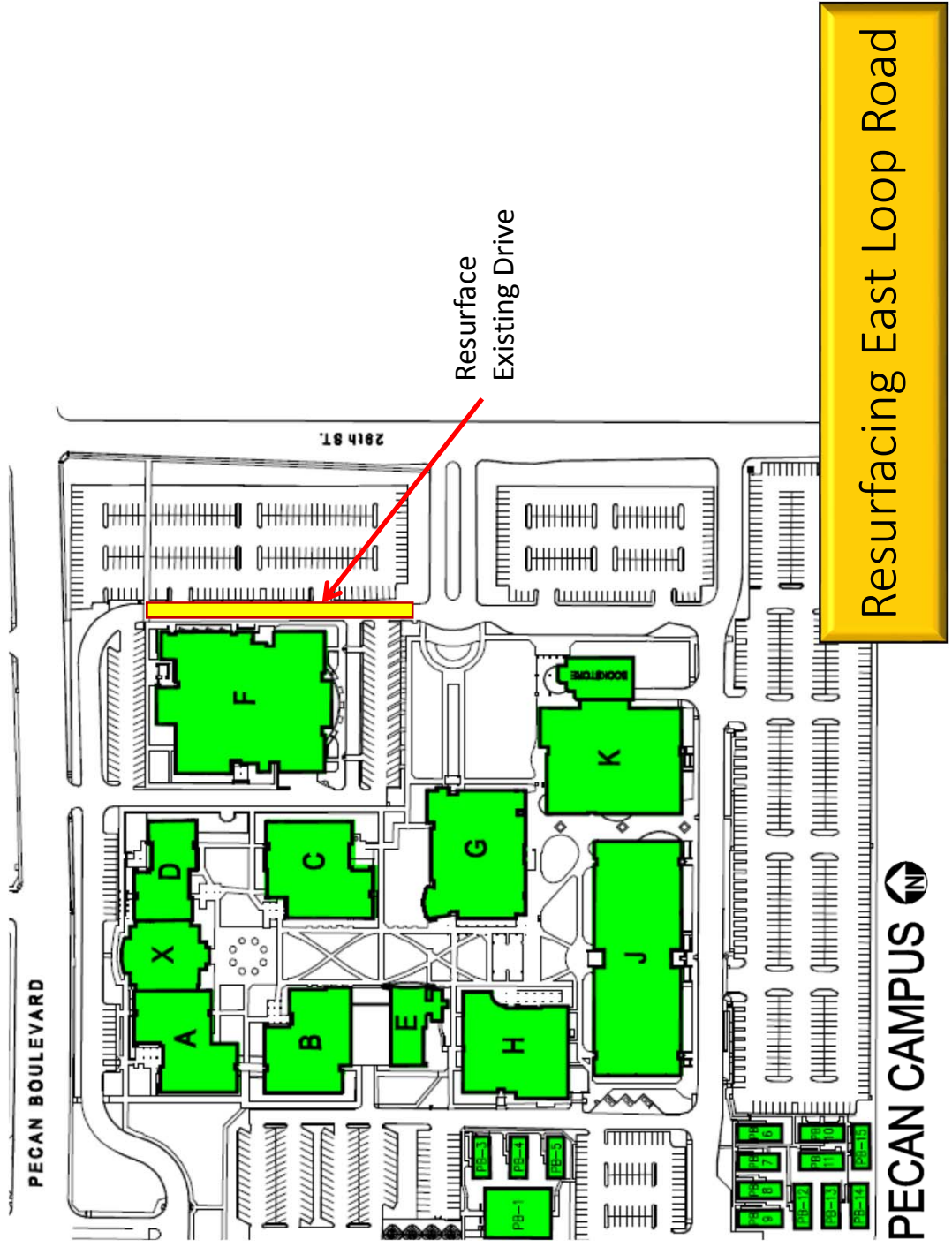
It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, to contract construction services with Mid Valley Paving in the amount of \$28,942.40 for the Non-Bond Pecan Campus Resurfacing of East Loop Road project as presented.

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS RESURFACING EAST LOOP ROAD
 PROJECT NO. 15-16-1061**

VENDOR		G & T Paving, LLC.	Mid Valley Paving, Inc.
ADDRESS		2005 Mercedes Rd	306 S Illinois
CITY/STATE/ZIP		Brownsville, TX 78520	Mercedes, TX 78570
PHONE		956-546-3633	956-565-4892
FAX		956-546-5333	956-565-3357
CONTACT		Abel Gonzales	William R. Mize
#	Description	Proposed	Proposed
1	Base Bid: Pecan Campus Resurfacing East Loop Road	\$53,162.00	\$28,942.40
2	Bid Bond	Yes	Yes
3	Begin Work Within	10 Working Days	10 Working Days
4	Completion of Work Within	30 Calendar Days	15 Calendar Days
TOTAL PROPOSAL AMOUNT		\$53,162.00	\$28,942.40
TOTAL EVALUATION POINTS		66.925	93.625
RANKING		2	1

**SOUTH TEXAS COLLEGE
PECAN CAMPUS RESURFACING EAST LOOP ROAD
PROJECT NO. 15-16-1061**

VENDOR		G & T Paving, LLC.		Mid Valley Paving, Inc.	
ADDRESS		2005 Mercedes Rd		306 S Illinois	
CITY/STATE/ZIP		Brownsville, TX 78520		Mercedes, TX 78570	
PHONE/FAX		956-546-3633		956-565-4892	
FAX		956-546-5333		956-565-3357	
CONTACT		Abel Gonzales		William R. Mize	
1	The Respondent's price proposal. (up to 45 points)	24.3	24.3	45	45
		24.3		45	
		24.3		45	
		24.3		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	9	9	9
		9		9	
		9		9	
		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.125	9	8.5
		8		9	
		8		8	
		8		8	
4	The Respondent's safety record. (up to 5 points)	4	3.75	4.5	4.125
		3.5		4	
		3.5		4	
		4		4	
5	The Respondent's proposed personal. (up to 8 points)	6	5.75	7.5	7.125
		5		7	
		5		7	
		7		7	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8	7.75	8	7.75
		7		7	
		8		8	
		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.75	5.5	5.125
		5		5	
		5		5	
		4		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	3.5	3.5	7	7
		3.5		7	
		3.5		7	
		3.5		7	
TOTAL EVALUATION POINTS		66.925		93.625	
RANKING		2		1	



Review and Recommend Action on Renewal of Facility Lease Agreements

Approval of the facility lease agreements for use by South Texas College for instructional use will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization is being requested to renew the current facility lease agreements with the City of Hidalgo and the City of Edinburg Fire Department to continue providing instructional facilities.

Justification

The continuation of these leases are needed to accommodate programs with specific needs for continuing education, criminal justice, fire science courses being offered.

Background

The Board of Trustees previously approved these facility leases.

At the November 24, 2015 Board meeting, the Board approved the renewal of the classroom lease agreement with the City of Hidalgo for the use of the Rio Grande Valley Border Security and Technology Training Center. The South Texas College Continuing Education and Criminal Justice staff would like to continue to use this facility.

At the August 25, 2015 Board meeting, the Board approved the lease agreement with the City of Edinburg to use the Edinburg Fire Department Training facility. The South Texas College Fire Science Academy staff would like to continue to use this facility.

Staff recommends approval to renew these lease agreements as noted below.

Facility	Renewals in Contract	Renewal Requested	Lease Cost
City of Hidalgo	6 academic semesters	2nd June 1, 2016 to August 31, 2016	\$1,524.37 per month
City of Edinburg	3 successive terms of one year renewals	1st September 1, 2016 to May 31, 2017	Up to \$13,000 per semester

Funding Source

Funds for these expenditures are budgeted in the facility lease budget for FY 2015-2016.

It is requested that the Facilities Committee recommend Board approval at the April 26, 2016 Board meeting, the renewal of the current facility lease agreements with the City of Hidalgo and the City of Edinburg for use of instructional facilities for the periods as presented.

Review and Recommend Action on District-Wide Building Names

Approval to name buildings at all campuses will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization is being requested to approve the names of the new bond construction buildings and the renaming of some existing buildings.

Justification

The naming of buildings is necessary so that each building can be specifically identified for students, faculty, staff, and the public. When bond construction buildings near final completion, new building plaques and signage will need to be ordered to properly identify each new building. The names of some of the existing buildings need to be identified appropriately.

Background

The current construction of the Bond buildings requires the naming of the new buildings and renaming of some of the existing buildings to clearly identify the appropriate function of each building.

Enclosed Documents

Enclosed is a listing of the buildings and the recommended name for each building.

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, to name buildings at all campuses as presented.

**SOUTH TEXAS COLLEGE
Proposed Building Names**

PECAN CAMPUS

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

PECAN PLAZA

Name	
A	HUMAN RESOURCES
B	EAST
C	WEST

TECHNOLOGY CAMPUS

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

DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS

Name	
EAST	EAST
WEST	WEST (2013 Bond-Nursing Allied Health Addition)
	PHYSICAL PLANT

Revised or Proposed Name

SOUTH TEXAS COLLEGE

Proposed Building Names

STARR COUNTY CAMPUS

Name

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

MID VALLEY CAMPUS

Name

A	CENTER FOR LEARNING EXCELLENCE
B	NURSING ALLIED HEALTH
C	WELLNESS CENTER
D	WORKFORCE CENTER
E	LIBRARY
F	STUDENT UNION
G	NORTH ACADEMIC
H	SOUTH ACADEMIC
J	PHYSICAL PLANT (2013 Bond-Thermal Plant)
K	HEALTH PROFESSIONS AND SCIENCES (2013 Bond-Health Prof. & Science)
L	CHILDCARE DEVELOPMENT CENTER
M	FUTURE
N	FUTURE
P	FUTURE
Q	FUTURE

PHARR CENTER

Name

	REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
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Revised or Proposed Name

Review and Recommend Action on Final Completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings

Approval of final completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings will be requested at the April 26, 2016 Board Meeting.

	Project	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.	Approved March 2016	Recommended	Final Completion Letter

1. Pecan Campus Infrastructure for the Relocation of Portable Buildings

It is recommended that final completion and release of final payment for this project with Celso Gonzalez Construction, 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 Celso Gonzalez Construction, Inc. be approved. The original cost approved for this project was in the amount of \$333,249.80.

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	\$333,249.80	\$39,088.13	\$372,337.93	\$353,721.03	\$18,616.90

On February 17, 2016, Planning & Construction Department staff along with Melden and Hunt inspected the site to confirm that all punch list items were completed. Enclosed is a final completion letter from Melden and Hunt acknowledging all work is complete and recommending release of final payment to Celso Gonzalez Construction, Inc. in the amount of \$18,616.90.

It is recommended that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, final completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings 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

March 10, 2016

Mr. De La Garza
South Texas College - Facilities Department
3200 West Pecan Blvd
McAllen, TX 78501

RE: Pecan Campus Infrastructure for Relocation of Portable Buildings

Dear Mr. De La Garza

A final inspection for the above referenced project was conducted on February 17, 2016 and finds that it has been completed by Celso Gonzalez Construction, Inc. in accordance with the plans and specifications. All punch list items for the referenced project have been addressed as of March 7, 2016 and we are only lacking "As-Built" drawings and close out documents from the contractor. Therefore, Melden and Hunt, Inc. recommends final acceptance and release of final payment pending delivery of "As-Built" drawings and Close out documents. The warranty on this project begins March 7, 2016 and ends March 6, 2017.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Mario Reyna, P.E.
Vice-President