

South Texas College
 Board of Trustees
 Facilities Committee
 Ann Richards Administration Building, Board Room
 Pecan Campus
 Tuesday, April 26, 2016
 @ 2:00 PM
 McAllen, Texas

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

I.	Review and Recommend Action on 2013 Bond Construction Program, Projects, and Budgets	1-28
II.	Review and Recommend Action on Procurement for the 2013 Bond Construction Program Chillers	29-31
III.	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	32-34
IV.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements	35-39
V.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Thermal Plant	40-44
VI.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Student Services Building Expansion	45
VII.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion	46
VIII.	Review and Recommend Action on Change Order for 2013 Bond Construction Pecan Campus Thermal Plant	47-51
IX.	Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus Flooring Replacement.....	52-56
X.	Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Resurfacing of East Loop Road.....	57-61
XI.	Review and Recommend Action on Renewal of Facility Lease Agreements	62
XII.	Review and Recommend Action on Final Completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings	63-64
XIII.	Review and Recommend Action on Final Completion and Liquidated for the Non-Bond Technology Campus Cooling Tower Replacement	65-67
XIV.	Update on Status of Non-Bond Construction Projects	68-73

**Review and Recommend Action on 2013 Bond Construction Program, Projects,
and Budgets**

Gilbert Gallegos of Broaddus and Associates will present the 2013 Bond Construction budget to the Committee at the April 25, 2016 Special Board Facilities Committee meeting. Enclosed is a copy of the presentation prepared by Broaddus and Associates.

The 2013 Bond Construction program budget total of \$159,028.940 as included in the contract with Broaddus and Associates is included for the Board Facilities Committee's information.

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Monday, April 25, 2016 @ 3:00 PM**

The following firms and stakeholders are invited to the 2013 Bond Construction Program Budget Meeting of the South Texas College Board Facilities Committee:

Construction Program Manager

Broaddus & Associates

Architectural Firms

BSA Architects

EGV Architects

ERO Architects

Mata + Garcia Architects

PBK Architects

ROFA Architects

Warren Group Architects

Construction Managers @ Risk

D. Wilson Construction

ECON Construction

Skanska USA

Engineering Firms

DBR Engineering

Halff Associates

Hinojosa Engineering

Melden & Hunt Engineering

Perez Consulting Engineers

R. Gutierrez Engineers

Sigma HN Engineers

South Texas College Administration

Dr. Shirley A. Reed

Mrs. Mary Elizondo

Dr. David Plummer

Mrs. Wanda Garza

Dr. Anahid Petrosian

Dr. Margaretha Bischoff

Mr. Ricardo De La Garza

Dr. Ali Esmaeili

Mr. Cody Gregg

Mr. Matthew Hebbard

Mr. Pablo Hernandez

Mr. George McCaleb

Mr. Daniel Montez

Dr. Arturo Montiel

Mr. Elibariki Nguma

Mr. Mario Reyna

Mr. Jayson Valerio

Mr. Patrick Woodin

South Texas College Legal Counsel

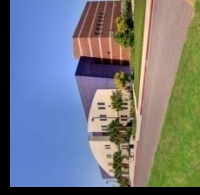
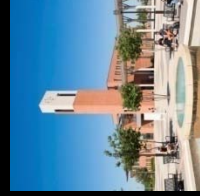
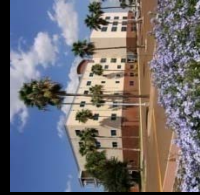
Jesus Ramirez



**SOUTH TEXAS
COLLEGE**

**2013 Construction
Bond Program**

**Facilities Committee Budget Workshop
April 25, 2016**



**BROADDUS
& ASSOCIATES**



AGENDA

- 1. Execution Strategy**
- 2. Voter Approved Bond Referendum**
- 3. B&A Contract - Board Approved**
- 4. B&A Contract - Executed**
- 5. Budget Categories**
- 6. Value Added Log**



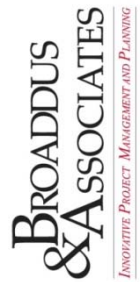
EXECUTION STRATEGY

1. Value
2. Make Provisions for Unknowns
3. Program Configuration
4. Volume Procurement
5. Standardization & Equal Quality
6. Cost Control/Scope Definition
7. Added Value/Coordination



**B&A
BOARD
APPROVED
CONTRACT**

JUNE 26, 2014



BOT Negotiation 6/26/14	
Pecan Campus - McAllen	
Construct North academic classroom building for student enrollment growth	61,267 \$17,296,899
Construct South academic classroom building for student enrollment growth	40,000 \$11,292,888
Construct STEM (Science, Technology, Engineering, and Math) building	48,879 \$16,018,393
Construct multi-purpose area for student support services and activities	33,042 \$10,434,690
Thermal Energy Plant Expansion	
Parking & Site Improvements	
Subtotal	183,188 \$55,042,870
Nursing & Allied Health Campus - McAllen	
Construct major campus expansion for new and expanded nursing and allied health professional training programs, hospital simulation center, and library	87,222 \$24,015,721
Thermal Energy Plant Expansion	
Parking & Site Improvements	
Subtotal	87,222 \$24,015,721
Technology Campus - McAllen	
Expand technical and workforce facilities for expanded and new programs in response to local employment opportunities	72,000 \$15,642,496
Parking & Site Improvements	
Subtotal	72,000 \$15,642,496
Mid Valley Campus - Weslaco	
Construct Health Professions, STEM (Science, Technology, Engineering, and Math) and academic program related classrooms and labs	76,069 \$24,024,365
Expand facilities for:	10,000
• Workforce training for high-wage, high-demand employment	10,369
• Library	14,269 \$10,162,904
• Student Advising and student services	
Thermal Energy Plant Expansion	
Parking & Site Improvements	
Subtotal	110,707 \$34,187,269
Starr County Campus - Rio Grande City	
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	48,690 \$14,440,646
Expand technical workforce training facilities for high-wage, high-demand employment opportunities	9,302 \$2,733,748
Construct new library and renovate existing space for Cultural Arts Center	16,516 \$3,118,929
Expand student services, advising, admissions, and financial services building	5,000 \$2,101,815
Expand student activities building	4,923 \$2,069,447
Thermal Energy Plant Expansion	
Parking & Site Improvements	
Subtotal	84,431 \$24,464,584
Regional Center for Public Safety Excellence - Pharr	
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	16,000 \$4,240,000
Parking & Site Improvements	
Subtotal	16,000 \$4,240,000
STC Teaching Site (Jimmy Carter Early College High School) - La Joya	
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	11,000 \$1,436,000
Subtotal	11,000 \$1,436,000
TOTAL	564,548 \$159,028,940
Note: project costs are preliminary and include related parking, utilities, site work, computer technology, fixtures, furniture, equipment and fees for design.	
SUBJECT TO FINAL APPROVAL BY THE STC BOARD OF TRUSTEES	



ASSUMPTIONS

- **Parking & Site Improvements**
- **Computer Technology**
- **Furniture, Fixtures & Equipment**
- **Design Fees**

**B&A
BOARD
APPROVED
CONTRACT**

Notes:

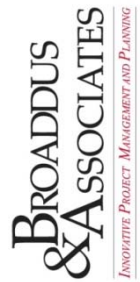
- ***Voter Approval - November 05, 2013***
- ***Total Project Cost Identified***
- ***Square Footage Identified***
- ***Space Programs Provided***
- ***Thermal Energy Cost not Identified***
- ***No Basis of Design***

JUNE 26, 2014



B&A CONTRACT EXECUTION

AUG. 27, 2014



	BOT Negotiation 6/26/14	B&A Contract 8/27/14
Pecan Campus - McAllen		
Construct North academic classroom building for student enrollment growth	61,267	\$14,843,110
Construct South academic classroom building for student enrollment growth	40,000	\$9,454,426
Construct STEM (Science, Technology, Engineering, and Math) building	48,879	\$13,103,319
Construct multi-purpose area for student support services and activities	33,042	\$8,828,254
Thermal Energy Plant Expansion	1,440	\$5,542,049
Parking & Site Improvements	-	\$2,490,261
Subtotal	183,188	\$55,042,870
Nursing & Allied Health Campus - McAllen		
Construct major campus expansion for new and expanded nursing and allied health professional training programs, hospital simulation center, and library	87,222	\$24,015,721
Thermal Energy Plant Expansion		\$0
Parking & Site Improvements		\$1,448,033
Subtotal	87,222	\$24,093,033
Technology Campus - McAllen		
Expand technical and workforce facilities for expanded and new programs in response to local employment opportunities	72,000	\$14,583,033
Parking & Site Improvements		\$1,187,281
Subtotal	72,000	\$15,770,314
Mid Valley Campus - Weslaco		
Construct Health Professions, STEM (Science, Technology, Engineering, and Math) and academic program related classrooms and labs	76,069	\$19,794,354
Expand facilities for:		
• Workforce training for high-wage, high-demand employment	10,000	\$1,921,739
• Library	10,369	\$1,882,184
• Student Advising and student services	14,269	\$2,836,391
Thermal Energy Plant Expansion		\$4,885,586
Parking & Site Improvements		\$2,456,421
Subtotal	110,707	\$33,776,675
Starr County Campus - Rio Grande City		
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	48,690	\$12,123,842
Expand technical workforce training facilities for high-wage, high-demand employment opportunities	9,302	\$2,050,676
Construct new library and renovate existing space for Cultural Arts Center	16,516	\$3,376,229
Expand student services, advising, admissions, and financial services building	5,000	\$1,034,955
Expand student activities building	4,923	\$1,010,002
Thermal Energy Plant Expansion		\$4,885,584
Parking & Site Improvements		\$1,235,739
Subtotal	84,431	\$25,717,027
Regional Center for Public Safety Excellence - Pharr		
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	16,000	\$4,240,000
Parking & Site Improvements		\$3,974,471
Subtotal	16,000	\$8,214,471
STC Teaching Site (Jimmy Carter Early College High School) - La Joya		
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	11,000	\$1,436,000
Subtotal	11,000	\$1,436,000
TOTAL	564,548	\$159,028,940



CLARIFICATIONS & INCLUSIONS

- **Parking & Site Improvements Cost Included**
- **Thermal Energy Cost Included**
- **Six Budget Categories Identified**
 - **Construction (CCL) (75%)**
 - **Design Fees (10%)**
 - **Furniture, Fixtures & Equipment (5%)**
 - **Technology (7%)**
 - **Construction Program Management (2.5%)**
 - **Miscellaneous (1%)**

B&A CONTRACT EXECUTION

AUG. 27, 2014

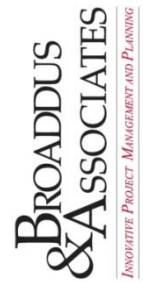
Notes:

- ***No Basis of Design***
- ***Space Program & Square Footages Provided***
- ***No Program Contingency***



BUDGET SUMMARY

APR. 25, 2016



	ROI Negotiation 6/26/14	B&A Contract 8/27/14	B&A Update 4/25/16
Pecan Campus - McAllen			
Construct North academic classroom building for student enrollment growth	61,267	\$17,296,899	\$14,843,110
Construct South academic classroom building for student enrollment growth	40,000	\$11,292,888	\$9,454,426
Construct STEM (Science, Technology, Engineering, and Math) building	48,879	\$16,018,393	\$13,103,319
Construct multi-purpose area for student support services and activities	33,042	\$10,434,090	\$8,828,254
The rmal Energy Plant Expansion			\$3,105
Parking & Site Improvements			\$5,297,544
			\$2,773,731
Subtotal	183,188	\$55,042,870	\$54,261,419
Nursing & Allied Health Campus - McAllen			
Construct major campus expansion for new and expanded nursing and allied health professional training programs, hospital simulation center, and library	87,222	\$24,015,721	\$21,789,599
The rmal Energy Plant Expansion			\$601,877
Parking & Site Improvements			\$1,701,558
Subtotal	87,222	\$24,015,721	\$24,093,033
Technology Campus - McAllen			
Expand technical and workforce facilities for expanded and new programs in response to local employment opportunities	72,000	\$15,642,496	\$14,789,990
Parking & Site Improvements			\$980,324
Subtotal	72,000	\$15,642,496	\$15,770,314
Mid Valley Campus - Weslaco			
Construct Health Professions, STEM (Science, Technology, Engineering, and Math) and academic program related classrooms and labs	76,069	\$24,024,365	\$17,328,724
Expand facilities for:			
• Workforce training for high-wage, high-demand employment	10,000		\$1,921,739
• Library	10,369		\$1,882,184
• Student Advising and student services	14,269		\$2,836,391
The rmal Energy Plant Expansion			\$4,885,586
Parking & Site Improvements			\$2,456,421
Subtotal	110,707	\$34,187,269	\$33,776,675
Starr County Campus - Rio Grande City			
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	48,690	\$14,440,646	\$11,387,946
Expand technical workforce training facilities for high-wage, high-demand employment opportunities	9,302	\$2,733,748	\$2,050,582
Construct new library and renovate existing space for Cultural Arts Center	16,516	\$3,118,929	\$3,376,229
Expand student services, advising, admissions, and financial services building	5,000	\$2,101,815	\$1,034,955
Expand student activities building	4,923	\$2,069,447	\$1,010,002
The rmal Energy Plant Expansion			\$4,885,584
Parking & Site Improvements			\$1,235,739
Subtotal	84,431	\$24,464,584	\$25,717,027
Regional Center for Public Safety Excellence - Pharr			
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	16,000	\$4,240,000	\$3,974,471
Parking & Site Improvements			\$338,080
Subtotal	16,000	\$4,240,000	\$3,974,471
STC Teaching Site (Jimmy Carter Early College High School) - La Joya			
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	11,000	\$1,436,000	\$1,436,000
Subtotal	11,000	\$1,436,000	\$1,436,000
TOTAL	564,548	\$159,028,940	\$159,028,940
Note: project costs are preliminary and include related parking, utilities, site work, computer technology, fixtures, furniture, equipment and fees for design.			
SUBJECT TO FINAL APPROVAL BY THE STC BOARD OF TRUSTEES			



Construction Cost Limitation (CCL)

- Cost of Work
- General Conditions
- Design Contingency (1.5%)
- Construction Contingency (1.5%)
- Overhead
- Profit (3.6%)
- Performance & Payment Bond
- Workman's Comp, Auto Insurance

CCL

APR. 25, 2016

Notes:

- Open Book
- Statutory Requirement to Bid
- Buy-Out (100% Savings to Owner)
- OCIP to cover all other Insurance as Approved
- Difference to generate contingency



CCL

APR. 25, 2016

Construction Project Description	Construction	Construction Cost	
		CCLs	Construction Contingency
Pecan Campus			
Construct new north academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$13,893,664	\$10,500,000	\$150,000
Construct new south academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$9,196,633	\$6,800,000	\$100,000
STEM (Science, Technology, Engineering, and Math) building with related classrooms and labs	\$11,536,375	\$8,500,000	\$125,000
Multi-purpose space for student support services and activities	\$8,112,884	\$5,700,000	\$85,000
Thermal Plant Expansion	\$0	\$4,144,000	\$50,000
Parking and Site Improvements	\$0	\$2,000,000	\$30,000
Subtotal	\$42,739,556	\$37,644,000	\$540,000
Nursing & Allied Health Campus			
Major campus expansion for new and expanded nursing and allied health training programs, hospital simulation center, and library	\$17,310,640	\$16,600,000	\$250,000
Thermal Plant Expansion	\$0	\$181,470	\$0
Campus Parking and Site Improvements	\$0	\$1,100,000	\$16,000
Subtotal	\$17,310,640	\$17,881,470	\$266,000
Technology Campus			
Expansion for technical and workforce training programs in response to local employment opportunities	\$12,190,819	\$12,000,000	\$175,000
Campus Parking and Site Improvements	\$0	\$650,000	\$10,000
Subtotal	\$12,190,819	\$12,650,000	\$185,000
Mid Valley Campus			
Professional & Science Building	\$18,827,059	\$13,500,000	\$200,000
Expansion for technical and workforce training programs in response to local employment opportunities	\$2,308,064	\$1,750,000	\$25,000
Library Expansion	\$2,393,231	\$1,750,000	\$25,000
Student Services Building Expansion	\$3,293,376	\$2,500,000	\$37,000
Thermal Plant Expansion	\$0	\$3,800,000	\$55,000
Campus Parking and Site Improvements	\$0	\$2,000,000	\$30,000
Subtotal	\$26,821,730	\$25,300,000	\$372,000
Starr County Campus			
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	\$12,397,425	\$8,500,000	\$125,000
Expand technical workforce training facilities for high-wage, high-demand jobs	\$2,156,521	\$1,600,000	\$25,000
Construct new library and renovate existing space for Cultural Arts Center	\$3,373,085	\$2,800,000	\$42,000
Expansion of student services, advising, admissions, and financial services building	\$1,292,198	\$850,000	\$13,000
Expansion of student activities building	\$1,272,299	\$850,000	\$13,000
Thermal Plant Expansion	\$0	\$3,800,000	\$55,000
Parking and Site Improvements	\$0	\$1,000,000	\$15,000
Subtotal	\$20,491,528	\$19,400,000	\$288,000
Regional Center for Public Safety Excellence - Pharr			
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	\$3,169,435	\$2,600,000	\$7,000
Parking and Site Improvements	\$0	\$250,000	\$18,000
Subtotal	\$3,169,435	\$2,850,000	\$75,000
STC La Joya Teaching Site (Jimmy Carter ECHS)			
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	\$1,100,000	\$900,000	\$16,000
Subtotal	\$1,100,000	\$900,000	\$16,000
TOTAL	\$123,823,708	\$116,625,470	\$1,742,000



Design (Professional Fees)

- Initial Estimate – (10%)
- Architects
- Civil Engineers
- Kitchen Consultants
- Library Consultants

DESIGN

APR. 25, 2016

Notes:

- *Additional Professional Services (BIM, FM, IT/AV)*
- *Landscape Design/Irrigation Design*
- *Surveying*
- *Thermal Plant Engineers*



Construction Program Management

- **Negotiated Fee Amount – (2.5%)**

Notes:

- *Audio Visual Consultant Fee – Additional Services*
- *BIM FM – Additional Services*

**PROGRAM
MANAGEMENT**

APR. 25, 2016

**BROADDUS
& ASSOCIATES**
INNOVATIVE PROJECT MANAGEMENT AND PLANNING



DESIGN

APR. 25, 2016

Construction Project Description	Professional Services		
	Design	CPM	Add. Serv.
Pecan Campus			
Construct new north academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$600,000	\$371,010	\$85,884
Construct new south academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$400,000	\$236,318	\$54,570
STEM (Science, Technology, Engineering, and Math) building with related classrooms and labs	\$550,000	\$327,523	\$73,402
Multi-purpose space for student support services and activities	\$400,000	\$220,666	\$50,248
Thermal Plant Expansion	\$350,000	\$138,526	\$7,367
Parking and Site Improvements	\$200,000	\$62,245	\$3,310
Subtotal	2,500,000	1,356,288	274,781
Nursing & Allied Health Campus			
Major campus expansion for new and expanded nursing and allied health training programs, hospital simulation center, and library	\$1,000,000	\$566,022	\$114,755
Thermal Plant Expansion	\$50,000	\$0	\$0
Campus Parking and Site Improvements	\$120,000	\$36,194	\$1,925
Subtotal	\$1,170,000	\$602,216	\$116,680
Technology Campus			
Expansion for technical and workforce training programs in response to local employment opportunities	\$850,000	\$374,227	\$78,534
Campus Parking and Site Improvements	\$75,000	\$19,959	\$1,578
Subtotal	\$925,000	\$394,186	\$80,112
Mid Valley Campus			
Professional & Science Building	\$800,000	\$449,002	\$117,186
Expansion for technical and workforce training programs in response to local employment opportunities	\$125,000	\$61,324	\$13,697
Library Expansion	\$150,000	\$62,092	\$13,645
Student Services Building Expansion	\$750,000	\$99,843	\$19,835
Thermal Plant Expansion	\$275,000	\$110,605	\$6,495
Campus Parking and Site Improvements	\$200,000	\$61,397	\$3,265
Subtotal	\$2,300,000	\$844,263	\$174,123
Starr County Campus			
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	\$550,000	\$294,243	\$75,292
Expand technical workforce training facilities for high-wage, high-demand jobs	\$110,000	\$53,961	\$13,220
Construct new library and renovate existing space for Cultural Arts Center	\$200,000	\$92,988	\$20,553
Expansion of student services, advising, admissions, and financial services building	\$75,000	\$30,473	\$7,759
Expansion of student activities building	\$75,000	\$30,935	\$7,022
Thermal Plant Expansion	\$300,000	\$109,321	\$6,494
Parking and Site Improvements	\$100,000	\$30,888	\$1,643
Subtotal	\$1,410,000	\$642,809	\$131,983
Regional Center for Public Safety Excellence - Pharr			
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	\$200,000	\$99,344	\$20,429
Parking and Site Improvements	\$50,000	\$0	\$0
Subtotal	\$250,000	\$99,344	\$20,429
STC La Joya Teaching Site (Jimmy Carter ECHS)			
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	\$100,000	\$35,894	\$8,292
Subtotal	\$100,000	\$35,894	\$8,292
TOTAL	\$8,655,000	\$3,975,000	\$806,400





Furniture Fixture & Equipment Fees

- Initial Estimate – (5%)
- Moveable Furniture

FFE

Notes:

- Fixed Kitchen Equipment Not Included
- Fixed Equipment add to CCL
- Moveable Kitchen Equipment purchased with local funds

APR. 25, 2016



FFE

APR. 25, 2016

Construction Project Description	FFE
Pecan Campus	
Construct new north academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$694,683
Construct new south academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$459,832
STEM (Science, Technology, Engineering, and Math) building with related classrooms and labs	\$576,819
Multi-purpose space for student support services and activities	\$519,000
Thermal Plant Expansion	\$0
Parking and Site Improvements	\$0
Subtotal	2,250,334
Nursing & Allied Health Campus	
Major campus expansion for new and expanded nursing and allied health training programs, hospital simulation center, and library	\$843,532
Thermal Plant Expansion	\$0
Campus Parking and Site Improvements	\$0
Subtotal	\$843,532
Technology Campus	
Expansion for technical and workforce training programs in response to local employment opportunities	\$609,541
Campus Parking and Site Improvements	\$0
Subtotal	\$609,541
Mid Valley Campus	
Professional & Science Building	\$1,097,327
Expansion for technical and workforce training programs in response to local employment opportunities	\$115,403
Library Expansion	\$163,688
Student Services Building Expansion	\$190,669
Thermal Plant Expansion	\$0
Campus Parking and Site Improvements	\$0
Subtotal	\$1,567,087
Starr County Campus	
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	\$619,871
Expand technical workforce training facilities for high-wage, high-demand jobs	\$107,826
Construct new library and renovate existing space for Cultural Arts Center	\$268,654
Expansion of student services, advising, admissions, and financial services building	\$64,610
Expansion of student activities building	\$63,615
Thermal Plant Expansion	\$0
Parking and Site Improvements	\$0
Subtotal	\$1,124,576
Regional Center for Public Safety Excellence - Pharr	
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	\$158,472
Parking and Site Improvements	\$0
Subtotal	\$158,472
STC La Joya Teaching Site (Jimmy Carter ECHS)	
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	\$55,000
Subtotal	\$55,000
TOTAL	\$6,608,542



Technology

- **Current Estimate – (Original 7 %)**
- **Audio Visual**
- **Information Technology**
- **Surveillance**
- **Access Control**

TECHNOLOGY

APR. 25, 2016

Notes:

- **Duct Bank Cost part of Site CCL**
- **Structured Cabling part of Building CCL**
- **Projection Screens & Mounts part of Building CCL**
- **Computers/Monitors purchased with local funds**



TECHNOLOGY

APR. 25, 2016

Construction Project Description	Technology
Pecan Campus	
Construct new north academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$1,089,371
Construct new south academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$779,350
STEM (Science, Technology, Engineering, and Math) building with related classrooms and labs	\$725,397
Multi-purpose space for student support services and activities	\$331,810
Thermal Plant Expansion	\$58,811
Parking and Site Improvements	\$0
Subtotal	2,984,739
Nursing & Allied Health Campus	
Major campus expansion for new and expanded nursing and allied health training programs, hospital simulation center, and library	\$1,269,022
Thermal Plant Expansion	\$0
Campus Parking and Site Improvements	\$0
Subtotal	\$1,269,022
Technology Campus	
Expansion for technical and workforce training programs in response to local employment opportunities	\$710,903
Campus Parking and Site Improvements	\$0
Subtotal	\$710,903
Mid Valley Campus	
Professional & Science Building	\$1,084,035
Expansion for technical and workforce training programs in response to local employment opportunities	\$159,381
Library Expansion	\$114,424
Student Services Building Expansion	\$167,197
Thermal Plant Expansion	\$62,498
Campus Parking and Site Improvements	\$0
Subtotal	\$1,587,535
Starr County Campus	
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	\$709,853
Expand technical workforce training facilities for high-wage, high-demand jobs	\$83,033
Construct new library and renovate existing space for Cultural Arts Center	\$286,572
Expansion of student services, advising, admissions, and financial services building	\$107,843
Expansion of student activities building	\$113,224
Thermal Plant Expansion	\$47,172
Parking and Site Improvements	\$0
Subtotal	\$1,347,697
Regional Center for Public Safety Excellence - Pharr	
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	\$395,720
Parking and Site Improvements	\$0
Subtotal	\$395,720
STC La Joya Teaching Site (Jimmy Carter ECHS)	
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	\$265,000
Subtotal	\$265,000
TOTAL	\$8,560,616



Miscellaneous Expenses

- Budget Amount (1%)
- Testing & Air Balancing
- Material Testing
- Printing
- Advertising
- Geotechnical Testing

MISC

APR. 25, 2016

Notes:

- *Most Costs will Occur in Construction*



MISC

APR. 25, 2016

Construction Project Description	Miscellaneous
Pecan Campus	
Construct new north academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$131,909
Construct new south academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$86,301
STEM (Science, Technology, Engineering, and Math) building with related classrooms and labs	\$106,281
Multi-purpose space for student support services and activities	\$77,217
Thermal Plant Expansion	\$52,021
Parking and Site Improvements	\$23,585
Subtotal	\$477,315
Nursing & Allied Health Campus	
Major campus expansion for new and expanded nursing and allied health training programs, hospital simulation center, and library	\$205,183
Thermal Plant Expansion	\$0
Campus Parking and Site Improvements	\$15,640
Subtotal	\$220,824
Technology Campus	
Expansion for technical and workforce training programs in response to local employment opportunities	\$14,935
Campus Parking and Site Improvements	\$8,391
Subtotal	\$23,326
Mid Valley Campus	
Professional & Science Building	\$168,476
Expansion for technical and workforce training programs in response to local employment opportunities	\$21,998
Library Expansion	\$22,288
Student Services Building Expansion	\$40,155
Thermal Plant Expansion	\$49,138
Campus Parking and Site Improvements	\$27,267
Subtotal	\$329,323
Starr County Campus	
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	\$106,243
Expand technical workforce training facilities for high-wage, high-demand jobs	\$19,430
Construct new library and renovate existing space for Cultural Arts Center	\$56,268
Expansion of student services, advising, admissions, and financial services building	\$11,227
Expansion of student activities building	\$11,268
Thermal Plant Expansion	\$47,719
Parking and Site Improvements	\$13,444
Subtotal	\$245,598
Regional Center for Public Safety Excellence - Pharr	
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	\$34,170
Parking and Site Improvements	\$2,820
Subtotal	\$36,990
STC La Joya Teaching Site (Jimmy Carter ECIS)	
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	\$13,482
Subtotal	\$13,482
TOTAL	\$1,346,857



Program Contingency

- Chiller Equipment Procurement
- IT Duct Bank Cost
- Fixed Kitchen Equipment

PROGRAM CONTINGENCY

APR. 25, 2016

Notes:

- *Originally NO contingency*
- *Project CCL target allowed for a Contingency*
- *Typically 5%*



CONTINGENCY

APR. 25,
2016

Construction Project Description	Contingency
Pecan Campus	
Construct new north academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$1,410,099
Construct new south academic building with classrooms, computer labs, and support space to accommodate student enrollment growth	\$666,724
STEM (Science, Technology, Engineering, and Math) building with related classrooms and labs	\$2,279,688
Multi-purpose space for student support services and activities	\$963,427
Thermal Plant Expansion	\$0
Parking and Site Improvements	\$350,398
Subtotal	\$5,650,336
Nursing & Allied Health Campus	
Major campus expansion for new and expanded nursing and allied health training programs, hospital simulation center, and library	\$887,925
Thermal Plant Expansion	\$0
Campus Parking and Site Improvements	\$107,011
Subtotal	\$994,936
Technology Campus	
Expansion for technical and workforce training programs in response to local employment opportunities	\$200,923
Campus Parking and Site Improvements	\$124,934
Subtotal	\$325,857
Mid Valley Campus	
Professional & Science Building	\$170,998
Expansion for technical and workforce training programs in response to local employment opportunities	\$10,000
Library Expansion	\$10,000
Student Services Building Expansion	\$10,000
Thermal Plant Expansion	\$27,195
Campus Parking and Site Improvements	\$12,910
Subtotal	\$241,103
Starr County Campus	
Construct Health Professions and Science Center with classrooms and labs to offer nursing and allied health programs and STEM (Science, Technology, Engineering, and Math) programs	\$568,235
Expand technical workforce training facilities for high-wage, high-demand jobs	\$71,304
Construct new library and renovate existing space for Cultural Arts Center	\$10,000
Expansion of student services, advising, admissions, and financial services building	\$10,000
Expansion of student activities building	\$10,000
Thermal Plant Expansion	\$26,125
Parking and Site Improvements	\$10,000
Subtotal	\$705,664
Regional Center for Public Safety Excellence - Pharr	
Establish new Regional Center for Public Safety Excellence to provide regional law enforcement, and public safety training	\$157,775
Parking and Site Improvements	\$50,488
Subtotal	\$208,263
STC La Joya Teaching Site (Jimmy Carter ECHS)	
Develop STEM (Science, Technology, Engineering and Math) labs and entry level workforce training programs	\$64,858
Subtotal	\$64,858
TOTAL	\$8,191,017



Programmatic Scope Increase

- **Science Function (STEM)**
- **Student Collaboration**
- **Unisex**
- **MDF Rooms**
- **Efficiency Ratio (10' corridors)**
- **Space Program**



Funding Options

- Increase Contingency – Starr & Mid-Valley
- M&O Procurement
- Moveable Kitchen Equipment
- Furniture
- Interest Earned



Value Added Log

- Chiller Procurement (\$800,000)
- OCIP (\$250,000 est.)
- Wage Scale Determination (TBD)
- A/E Fee Adjustments
- CM@R Fee Negotiation (\$400,000)
- No Additional Service Markup (B&A, \$40K)



Specific Project Question(s)

- Pecan Campus
- Nursing & Allied Health Campus
- Technology Campus
- Mid-Valley Campus
- Starr County Campus
- Regional Center for Public Safety Excellence
- La Joya Teaching Site

Review and Recommend Action on Procurement for the 2013 Bond Construction Program Chillers

Approval of procurement for the 2013 Bond Construction Program Chillers will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization is being requested to approve the procurement for the 2013 Bond Construction Program chillers to take advantage of savings from the vendor.

Background

On January 26, 2016, the Board of Trustees approved and authorized awarding the proposal for owner procurement of thermal energy plant chillers for the 2013 Bond Construction program to Johnson Controls, Inc. in the amount of \$2,209,711.01 subject to Broaddus & Associates' ability to negotiate an adjustment to the payment terms to allow the College some discount on that total. Broaddus and Associates discussed savings regarding payment terms with Johnson Controls, Inc.

The vendor has offered prepayment savings in the amount of \$71,998 should prepayment be received by May 1, 2016 for the Mid Valley Campus chillers, June 1, 2016 for the Starr Campus chillers, and July 1, 2016 for the Nursing & Allied Health chillers. Broaddus and Associates since then discussed with legal counsel and has advised the best approach is to prepay and receive the offered savings provided that a guarantee is put into place to protect the Owner. Legal Counsel recommends incorporating a Standing Letter of Credit to protect the College in case the chillers are not delivered after prepayment has been made.

The cost for incorporating a Standing Letter of Credit is \$17,910 which will protect the Owner. The amount of \$54,088 (\$71,998 less \$17,910) will be the net savings to the college for prepayment of the chillers.

Funding Source

Funds for the procurement of the chillers are budgeted in the bond construction budget for FY 2015-2016.

Reviewers

The proposed prepayment option and savings have been reviewed by Broaddus and Associates, Vice President for Finance and Administrative Services, legal counsel and staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing Departments.

Enclosed Documents

Enclosed is a prepayment cost savings spreadsheet prepared by Broaddus & Associates.

Presenters

Representatives from Broaddus & Associates will be present at the April 26, 2016 Board meeting to present the prepayment savings offered by the Vendor as well as the Standing Letter of Credit option.

Recommendation

It is requested that the Facilities Committee recommend for Board approval, at the April 26, 2016 Board Meeting procurement of the Mid Valley Campus, Starr County Campus, and Nursing & Allied Health Campus 2013 Bond Construction Program chillers as presented with guidance on the issue of negotiation of prepayment.

STC 2013 Bond Program Chiller Prepayment Savings Schedule*

<u>Campus</u>	<u>Delivery Date</u>	<u>Pre-Payment</u>
Pecan	6/15/2016	N/A
Mid Valley	8/25/2016	16-17 wks
Starr Campus	9/25/2016	16-17 wks
NAH	3/1/2017	34-35 wks

Potential Savings

<u>Campus</u>	<u>Pymnt / Delivery</u>	<u>% Savings</u>	<u>Base Cost</u>	<u>Savings</u>
Pecan	N/A	N/A	N/A	N/A
Mid Valley	< 20 wks	3.75%	\$703,800	\$26,393
Starr	< 20 wks	3.75%	\$552,800	\$20,730
NAH	< 36 wks	6.75%	\$368,530	\$24,875
			<u>\$1,625,130</u>	<u>\$71,998</u>
Less Standing Letter Of Credit Fee				<u>\$17,910</u>
Net Savings				<u><u>\$54,088</u></u>

Note:

Calculations are based on assumption that payment would be RECEIVED on **May 1st 2016 for Mid Valley.**
 Calculations are based on assumption that payment would be RECEIVED on **June 1st 2016 for Starr.**
 Calculations are based on assumption that payment would be RECEIVED on **July 1st 2016 for NAH.**
 *Calculations are based on equipment cost only, delivery charges not computed as they remain the same.

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 Half 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	
Half 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,

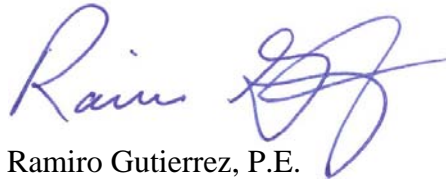
Please accept this proposal for providing services to the Nursing and Allied Health Campus Thermal Plant Site Improvements. The proposal is for performing the civil engineering site services. Engineering services for this scope of work shall include the following:

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 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 had provided a GMP in the amount of \$2,291,839. Since the initial GMP was submitted additional cost items were negotiated to bring the GMP to the current amount of **\$1,987,090**.

Initial GMP submitted March 30, 2016	\$2, 291,839
Cost items April 15, 2016	
Reduction of parking lot from 161 to 80 spaces	(\$180,000)
Removal of the unforeseen underground allowance	(\$ 75,000)
Reduction of allowance for Landscaping	(\$ 25,000)
Concrete at Electrical Primaries	(\$ 4,749)
Wage Rate Savings (Estimated)	(\$ 20,000)
Current GMP	\$1,987,090
Alternate 1 Telecom Fiber Duct Bank	\$ 492,063
Total GMP for Mid Valley Campus Site Improvements	\$2,479,153

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 Relocation of the Fiber duct banks were unforeseen scope items to be funded through the Technology Budget 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, Half Associates, 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 \$1,987,090 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 21, 2016

Subject: Mid Valley Campus Package 1- Site Improvements Guaranteed Maximum Price (GMP) from Skanska USA

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 Prices (GMP) for the STC Mid Valley Campus to the Board of Trustees for approval. This request is for the Mid Valley Campus Package 1- Site Improvements. This GMP's is presented prior to the building projects GMP's because of the extensive underground new utilities, existing utilities to be relocated, data and fiber underground duct banks and grading that must be completed before the buildings can begin their foundation work. The GMP for the remaining building projects will be presented as follows: Package II will include: Health and Science Building, Student Services Expansion, Workforce Training Expansion in June and Package III- Library Expansion in July.

The GMP's for Package I- Site Improvements includes all the materials and labor for each project scope. The pricing is based on a 60% drawings for the site improvements designed by the Civil Engineering firm of Half and Associates, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Mid Valley Campus Package 1- Site Improvements 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 these proposals as presented .

South Texas College – Mid Valley Campus
Package I (Site Improvements)

GMP
April 19th 2016



**SOUTH TEXAS
COLLEGE**

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	\$ 133,959
27	Communications	\$ -
28	Electronic Safety and Security	\$ -
31	Earthwork	\$ 155,241
32	Exterior Improvements	\$ 774,887
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		\$ 1,650,473
Escalation		\$ -
TOTAL COST OF WORK WITH ESCALATION		\$ 1,650,473
Construction Contingency - 1.50%		\$ 24,757
Design Contingency - 1.50%		\$ 24,757
SUBTOTAL		\$ 1,699,987
General Conditions		\$ 214,169
Building Permit Fees		\$ 3,884
CCIP		NA
Fee - 3.60%		\$ 69,049
TOTAL COST		\$ 1,987,090
GRAND TOTAL COST		\$ 1,987,090

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; excludes concrete ductbanks). Includes an allowance of \$40K for unforeseen conditions.	\$ 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 100% 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 had provided an initial GMP in the amount of \$3,877,838. Since the initial GMP was submitted additional cost items were negotiated to bring the GMP to the current amount of \$3,787,322. Chiller costs are not included in the GMP due to volume procurement.

Initial GMP submitted March 30, 2016	\$3,877,838
Cost items April 15, 2016	
Delete 1 Cooling Tower Complete	(\$106,516)
Delete Chilled Water Piping along Building G (existing)	(\$ 35,000)
Add chilled water piping to Building D (new addition)	\$ 51,000
Current GMP	\$3,787,322
Alternate 1- Building A& B <i>(All underground, interior piping and equipment)</i>	\$ 511,399
Alternate 2- Building D <i>(All interior piping and equipment)</i>	\$ 207,548
Alternate 3- Additional underground valves and vaults for future	\$ 156,301

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project is \$3,800,000. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016. Alternate 1 and 2 relate to non-bond projects and Alternate 3 is not required at this time.

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 \$3,787,322 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 21, 2016

Subject: Mid Valley Campus Package 1- Thermal Energy Plant- Guaranteed Maximum Price from Skanska USA

Re: 2013 South Texas College Bond Construction Program – Mid Valley Campus Package 1- Thermal Energy Plant

Broaddus & Associates is pleased to bring forward the second Guaranteed Maximum Price (GMP) for the STC Mid Valley Campus to the Board of Trustees for approval. This request is for the Mid Valley Campus Package 1- Thermal Energy Plant which is presented prior to the building project GMP's because of the thermal energy plant and piping must be completed and ready to service the new buildings as they are completed. The GMP for the remaining building projects will be presented as follows: Package II will include: Health and Science Building, Student Services Expansion, Workforce Training Expansion in June and Package III- Library Expansion in July.

The GMP for Package I- Thermal Energy Plant includes all the materials and labor for each project scope. The pricing is based on 100% drawings for the Thermal Energy Plant designed by the Engineering firm of DBR Engineering, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed GMP for the Mid Valley Campus Package 1- Thermal Energy Plant 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 these proposals as presented .

South Texas College – Mid Valley Campus
Package I (Central Thermal Plant)

GMP
April 19th 2016



**SOUTH TEXAS
COLLEGE**



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	\$ 2,449,554
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		\$ 3,422,125
Escalation		\$ -
TOTAL COST OF WORK WITH ESCALATION		\$ 3,422,125
Construction Contingency - 1.50%		\$ 51,332
Design Contingency - 1.50%		\$ 51,332
SUBTOTAL		\$ 3,524,788
General Conditions		\$ 123,443
Building Permit Fees		\$ 7,485
CCIP		NA
Fee - 3.60%		\$ 131,606
TOTAL COST		\$ 3,787,322
GRAND TOTAL COST		\$ 3,787,322

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 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 Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Student Services Building Expansion

Broaddus and Associates will be present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Student Services Building Expansion.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion

Broaddus and Associates will be present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion.

**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
Prior Change Orders:	\$0
Proposed Change Order No. 1:	(\$41,714)
Remaining Contingency Balance:	\$8,286

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 - Unforeseen 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

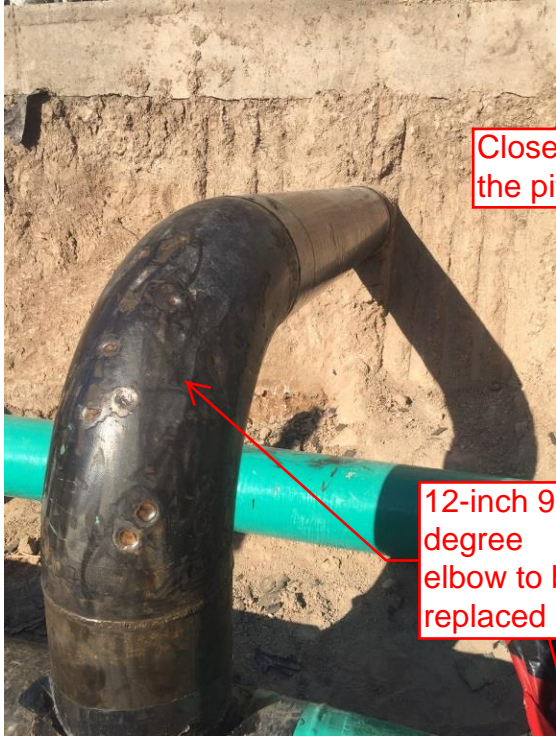
By: _____ Date: _____
Trey Murray, P.E.

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 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.

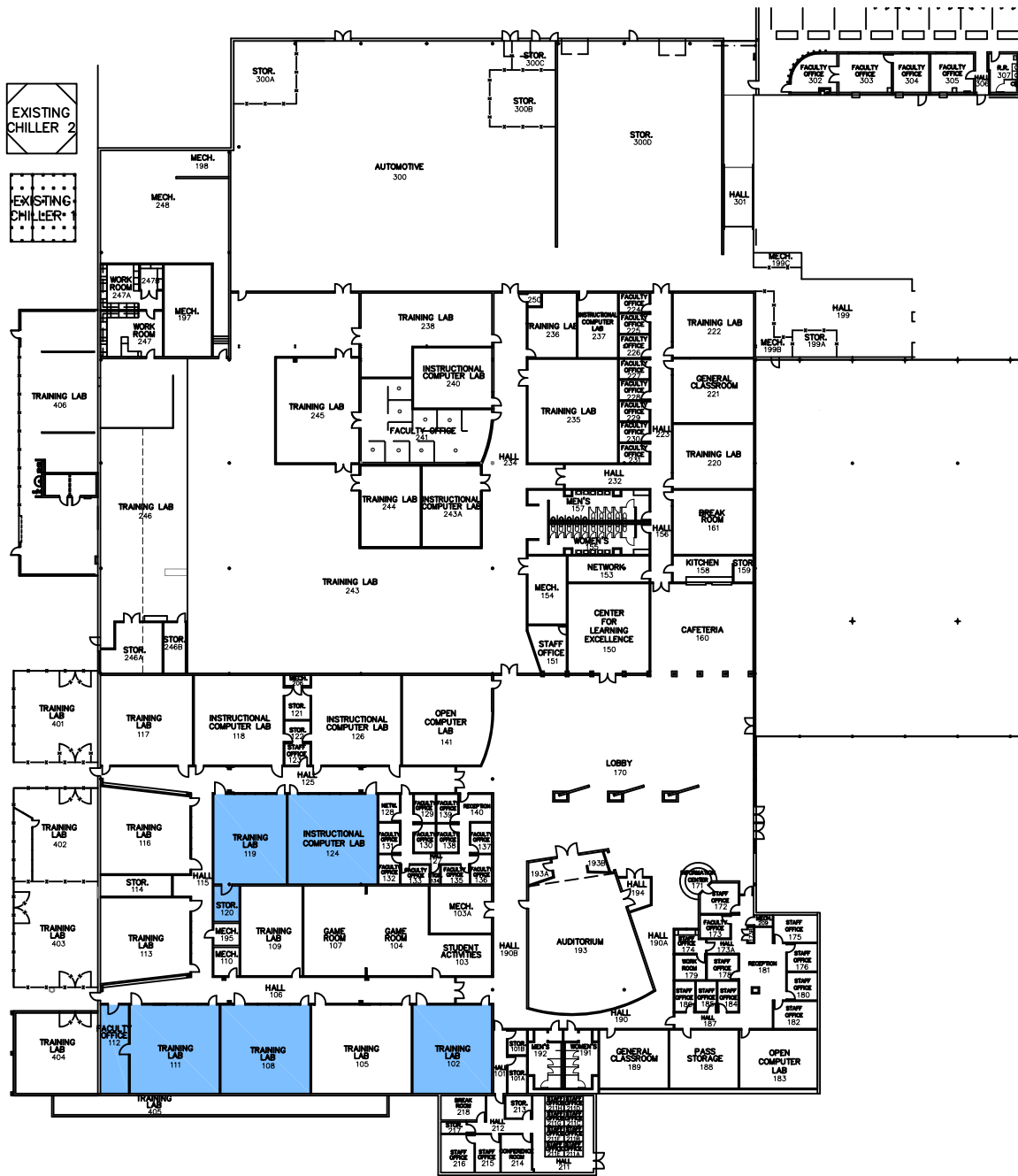
It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, to contract construction services with Imhoff Co., Inc. dba/Intertech Flooring in the amount of \$35,008 for the Non-Bond Technology Campus Flooring Replacement project as presented.

**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	91.125
RANKING		4	3	1

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

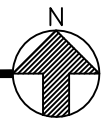
VENDOR		Allied Associates Commercial Floors, Inc.	Diaz Floors & Interiors, Inc.	Vintage Tile & Stone, LLC.	Imhoff Co., Inc. dba/Intertech Flooring				
ADDRESS		130A Palisades	1205 W Polk	2020 W Nolana Ave	1301 Business Park Dr				
CITY/STATE/ZIP		Universal City, TX 78148	Pharr, TX 78577	McAllen, TX 78504	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	



NEW LVT DRY STONE CINDER



TECH. CENTER BLDG. B
PARTIAL FLOOR PLAN



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.

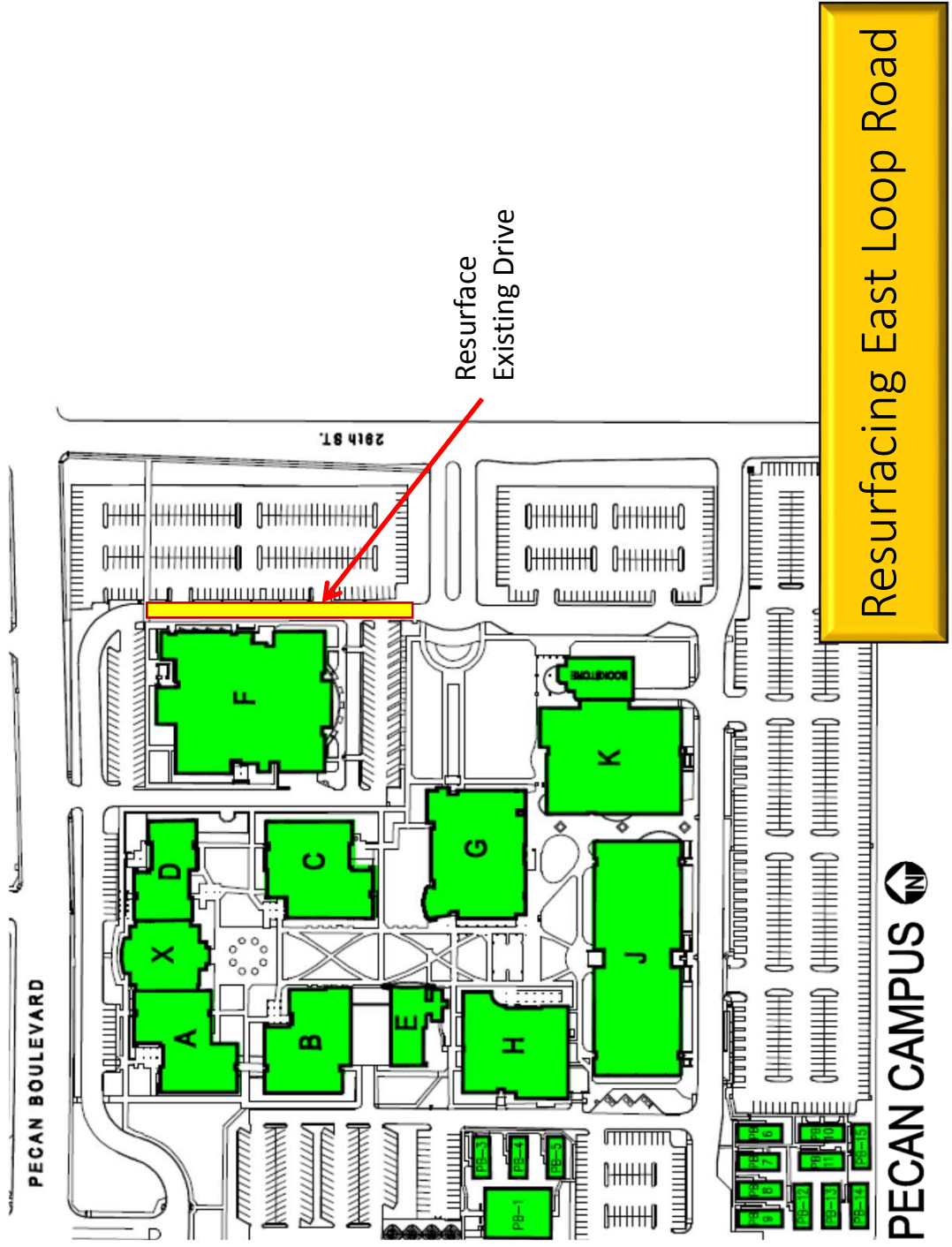
It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, to contract construction services with Mid Valley Paving in the amount of \$28,942.40 for the Non-Bond Pecan Campus Resurfacing of East Loop Road project as presented.

**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, and 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 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

Review and Recommend Action on Final Completion and Liquidated Damages for the Non-Bond Technology Campus Cooling Tower Replacement

Approval of final completion and liquidated damages for the Non-Bond Technology Campus Cooling Tower Replacement project will be requested at the April 26, 2016 Board meeting.

Purpose

Final completion is the last phase of the construction project. The approval of this phase is necessary to authorize the release of final payment to the contractor. Part of the close out is to finalize the amount of liquidated damages that can be imposed on the contractor for not meeting the amount of days allowed in the contract.

Justification

Halff Associates and STC staff have been working with the contractor, Pro Tech Mechanical to verify that all pending items from the Substantial Completion punchlist have been addressed. At this time, the contractor has completed the project and final completion is being recommended by Halff Associates. The current Owner Contractor agreement that is in place allows for liquidated damages of \$500 per day to be imposed when the contractor does not meet the number of construction days allowed in the contract.

Background

The contractor had achieved Substantial Completion on April 29, 2014 but did not meet the number of construction days per the construction contract. The contractor was late in completing the project by 63 days. The amount of \$31,500 would be the total amount for liquidated damages if they are to be imposed to the contractor. In the months following substantial completion, the cooling tower has experienced a number of vibration related shutdowns which have ranged from alignment to harmonics, switches, and ladder connections which has since been addressed by the engineer and contractor and been remedied.

Funding Source

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance	Liquidated Damages
\$415,000	\$396,000	\$0	\$396,000	\$361,000	\$35,000	\$31,500

On April 21, 2016, Halff Associates provided a final letter acknowledging all work is complete and recommending final completion and release of final payment.

Enclosed Documents

A letter from Halff Associates recommending Final Completion and release of final payment of the project.

Presenters

Representatives from Halff Associates and STC Facilities Planning and Construction will be present at the Facilities Committee meeting to respond to questions.

It is requested that the Facilities Committee recommend for Board approval at the April 26, 2016 Board meeting, final completion and liquidated damages for the Non-Bond Technology Campus Cooling Tower Replacement project.



April 21, 2016
AVO 30076

South Texas College
3200 W. Pecan Blvd., Building N, Room 179
McAllen, Texas 78501

Attn: Mr. Ricardo De La Garza
STC-Facilities Planning and Construction

RE: Letter of Final Acceptance Recommendation for
STC – Technology Campus Cooling Tower Addition

Dear Mr. De La Garza:

This letter is to serve as written notice that Pro-Tech Mechanical has completed the punch list items established at Substantial Completion dated May 29, 2015. At this time, we recommend the project be approved for final completion and final payment be released in accordance with the contract requirements.

As a final note, we have experienced a number of vibration related shutdowns on the tower since start up. These have ranged from alignment to harmonics, switches, and ladders. It is my belief that these vibrations have been remedied. The tower has shown substantially reliable operation of late.

If you have any questions, please feel free to contact our office.

Respectfully,

Menton J. Murray, III, P.E. LEED, AP
Vice President

A circular professional engineer seal for the State of Texas. The seal contains a five-pointed star in the center, surrounded by the text "STATE OF TEXAS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. In the middle of the seal, it reads "MENTON J. MURRAY, III" and "87004". Below the seal is a blue ink signature of Menton J. Murray, III, with the date "4-21-16" written in blue ink underneath.

Copy: File

Update on Status of Non-Bond Construction Projects

The Facilities Planning and Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza will be present to respond to questions and address concerns of the committee.

CONSTRUCTION PROJECTS PROGRESS REPORT - April 19, 2016

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Architect/Engineer	Contractor		
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%			75%	95% Substantial Comp
Pecan Campus and Pecan Plaza																			
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns																Robert	EGV Architects	Holdemont Ltd.
15-1-002b	Pecan - Interior Renovation for Ceramic Arts																Robert	EGV Architects	Herron
15-1-006	Pecan - Library Study Rooms Additions																Robert	Boulinghouse Simpson Gates Architects	TBD
15-1-007	Pecan - Student Activities Sports Field Lighting																Robert	DBR Engineering	Zitro Electric
15-1-002	Pecan - Infrastructure for Relocation of Portable Buildings																Rick	Melden & Hunt	Celso Construction
15-1-003	Pecan - Infrastructure for Portable Buildings - Phase II																Robert	Sigma Engineering	TBD
15-1-003	Pecan - Relocation of Electrical Power Lines																Robert	Sigma Engineering	Metro Electric
15-1-007	Pecan - Building K Enrollment Center																David	Boulinghouse Simpson Gates Architects	TBD
15-1-020	Pecan - AECHS Service Drive and Sidewalk																Rick	R. Gutierrez Engineering	Roth Excavation
15-1-001	Pecan - Resurfacing East Loop Road and Entrance (RR)																Robert	Melden & Hunt	TBD
16-1-001	Pecan - Removal of Existing Trees																Robert	TBD	Maldonado Nursery
16-1-001	Pecan - Building A Sign Replacement (RR)																Robert	Public Relations	
16-1-002	Pecan - Upgrade Fence Along 31st Street (RR)																David	TBD	
15-1-003	Pecan Plaza - Emergency Generator and Wiring																Rick	TBD	
15-1-004	Pecan Plaza - Resurfacing Back Side of Building B (RR)																Rick	Half Associates	5 Star Construction
16-1-016	Pecan Plaza - Parking Area for Police Vehicles																David	R. Gutierrez Engineering	TBD
	Pecan Plaza - Renovation - Music Practice Rooms																Rick	FPC	O&M
Mid Valley Campus																			
16-2-007	MV - Childcare Center Play Ground Flooring (RR)																Rick	N/A	Park Place Recreational
16-2-011	MV - Building H Data Cabling Infrastructure (RR)																Robert	N/A	DIR/BridgeNet
Technology Campus																			
15-3-004	TC - Building B Doors and Frame Replacement																Robert	ROFA	TBD
15-3-005	TC - GM Car Storage Area Upgrade																Robert	R. Gutierrez Engineers	TBD
15-3-014	TC - Workforce Building Conference Room																Robert	ROFA	TBD
13-3-002	TC - West Academic Building Re-Roofing (RR)																Robert	Amiech Building Sciences	Rio Roofing
14-3-004	TC - Cooling Tower Replacement (RR)																Rick	Half Associates	Pro-Tech
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)																Robert	CLH Engineering	TBD
16-2-012	TC - Building B Flooring Replacement (RR)																Robert	FPC	TBD
Nursing and Allied Health Campus																			
14-4-004	NAH - Irrigation System Upgrade (RR)																Rick	SSP Design	Southern Landscapes
16-4-004	NAH - Thermal Plant																Robert	Half Associates	
16-4-016	NAH - Resurface Parking Lot #2 (RR)																Robert	PCE	
Starr County Campus																			
15-5-005	Starr - Building E & J Crisis Mgt. Center Generator																		
District Wide Improvements																			
14-6-010	DW - Building to Building ADA Compliance Ph II																Robert	Damenbaum Engineering	TBD
14-6-012	DW - Lighting Upgrades for Parking Lots (RR)																Robert	DBR Engineering	Metro Electric
15-6-001	DW - Outdoor Furniture																Rick	N/A	
15-6-002	DW - Directional Signage																David	N/A	TBD
16-6-021	DW - Air Handler Blower Wheels (RR)																Rick	N/A	TBD
xxxx	DW - Active Learning Classrooms-Flooring Replacement																David	N/A	TBD

For FY 2015-2016, 23 non-bond projects are currently in progress, 12 have been completed and 39 pending start up - 74 Total

Status of Non-Bond Construction Projects in Progress April 2016

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Covered Area for Ceramic Arts Kilns	100%	March 2016	1. Construction Phase 2. Final Completion	\$325,000	\$343,792.85	\$326,603.16	\$17,189.69
Interior Renovation for Ceramic Arts	100%	November 2015	1. Construction Phase 2. Construction Complete		\$109,209	\$109,209	\$0
Library Additional Study Rooms	15%	July 2015	1. Design Phase 2. Design on hold	\$54,000	TBD	\$0	TBD
Sports Fields Lighting	100%	February 2016	1. Construction Phase 2. Construction Complete	\$228,500	\$228,500	\$217,075	\$11,425
Infrastructure for Relocation of Portable Buildings	95%	March 2016	1. Construction Phase 2. Substantial Completion	\$350,000	\$464,349.80	\$323,476.06	\$140,873.74
Relocation of Electrical Power Lines	100%	March 2016	1. Construction Phase 2. Construction Complete	\$220,000	\$216,105.65	\$203,115.37	\$12,990.28
Student Services Building K Enrollment Center	100%	February 2016	1. Solicitation of Proposals 2. Bidding in progress	\$400,000	TBD	\$0	TBD
AECHS Service Drive and Sidewalk Relocation	100%	August 2015	1. Construction Phase 2. Construction Complete	\$60,000	\$49,472	\$49,472	\$0
Resurfacing East Loop Road and Entrance	95%	February 2016	1. Design Phase 2. Contract Negotiations	\$8,000	TBD	\$0	TBD
Removal of Trees for Bond Construction	100%	January 2016	3. Construction Phase 4. Construction Complete	\$21,000	\$7,150	\$7,150	\$0

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Building A Sign Replacement	0%	April 2016	1. Project Development 2. Design in progress	\$10,000	TBD	\$0	TBD
Upgrade Fence Along 31 st Street	100%	February 2016	1. Design Phase 2. Design complete	N/A	N/A	N/A	N/A
Pecan Plaza Police Department Emergency Generator	0%	May 2016	1. Project Development 2. Work in progress	\$400,000	TBD	\$0	TBD
Pecan Plaza Asphalt Resurfacing on Alley Side	100%	November 2015	1. Construction Phase 2. Construction Complete	\$75,000	\$118,140	\$112,233	\$5,907
Pecan Plaza Parking Area for Police Vehicles	95%	May 2016	1. Design Phase 2. Contract Negotiations	\$25,000	\$24,788	\$0	\$24,788
Pecan Campus Total				\$2,176,500	\$1,561,507	\$1,348,334	\$213,174
Mid Valley Campus							
Childcare Center Play Ground Flooring	100%	December 2015	1. Construction Phase 2. Construction Complete	\$31,000	\$29,690.00	\$29,690.00	\$0
Building H Data Cabling Infrastructure	5%	March 2016	1. Construction Phase 2. Construction Start	\$43,500	\$42,811.75	\$0	\$42,811.75
Mid Valley Campus Total				\$74,500	\$72,502	\$29,690	\$42,812
Technology Campus							
GM Car Storage Area Upgrade	95%	February 2016	1. Design Phase 2. Contract Negotiations	\$11,250	\$11,259	\$0	\$11,259

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
West Academic Building Re-roofing	100%	March 2016	1. Construction Phase 2. Construction Complete	\$1,698,900	\$1,275,700	\$1,211,915	\$63,875
HVAC Cooling Tower Replacement	95%	January 2015	1. Construction Phase 2. Construction in progress	\$415,000	\$396,000	\$361,000	\$35,000
Building B Main Door and Frame Replacement	20%	March 2016	1. Design Phase 2. Design in progress	\$7,500	\$3,750	\$0	\$3,750
Building C Conference Room Addition	20%	March 2016	1. Design Phase 2. Design in progress	\$9,000	\$4,500	\$0	\$4,500
Repair Concrete Floor Mechanical Room	25%	February 2016	1. Design Phase 2. Contract Negotiations	\$5,000	TBD	\$0	TBD
Building B Flooring Replacement	5%	June 2016	1. Construction Phase 2. Construction in progress	\$44,200	\$53,114.15	\$0	\$53,114.15
Technology Campus Total				\$2,190,850	\$1,744,323	\$1,572,915	\$171,408
Nursing and Allied Health Campus							
Irrigation System upgrades	100%	October 2015	1. Construction Phase 2. Construction Complete	\$30,000	\$37,767	\$37,767	\$0
Thermal Plant	95%	March 2016	1. Design Phase 2. Contract Negotiations	\$2,650,000	TBD	\$0	TBD
Resurface Parking Lot 2	5%	March 2016	1. Design Phase 2. Contract Negotiations	\$25,000	TBD	\$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Nursing & Allied Health Campus Total							
				\$2,705,000	\$37,767	\$37,767	\$0
Starr County Campus							
Bldg E & J Crisis Management Center with Generator	0%	March 2016	1. Project Development 2. Work in progress	\$400,000	TBD	\$0	TBD
Starr County Campus Total							
				\$400,000	TBD	\$0	TBD
District Wide							
Building to Building ADA Accessibility Improvements Phase II	10%	October 2016	1. Construction Phase 2. Construction Start	\$400,000	\$466,112.03	\$0	\$466,112.03
Parking Lots Lighting Upgrades to LED	100%	August 2015	1. Construction Phase 2. Construction Complete	\$100,000	\$50,691	\$50,691	\$0
Directional Signage Updates	10%	March 2016	1. Project Development 2. Work in progress	\$50,000	TBD	\$0	TBD
Outdoor Furniture	100%	January 2016	1. Construction Phase 2. Construction Complete	\$25,000	TBD	\$0	TBD
Air Handler Blower Wheels	0%	June 2016	1. Construction Phase 2. Construction Start	\$50,000	\$14,249.13	\$0	\$14,249.13
District Wide Total							
				\$625,000	\$531,052	\$50,691	\$480,361
Non-Bond Construction Project Total							
				\$8,171,850	\$3,947,151	\$3,039,397	\$907,754
For FY 2014-2015, 24 non-bond projects are currently in progress, 11 have been completed and 39 pending start up - 74 Total							