

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, June 14, 2016
@ 3:45 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 Facilities Committee Meeting Minutes

The following Minutes for the Facilities Committee meetings are presented for Committee approval.

1. May 10, 2016 Facilities Committee Meeting
2. May 24, 2016 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
May 10, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, May 10, 2016 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, May 10, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:28 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., Mr. Paul R. Rodriguez, Mrs. Graciela Farias, and Mr. Jesse Villarreal

Members absent: Mr. Roy de León and Ms. Rose Benavidez

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. David Valdez, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Bill Wilson, and Mr. Andrew Fish

Approval of Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the following Minutes for the Facilities Committee meetings were approved as written:

1. April 14, 2016 Facilities Committee Meeting
2. April 25, 2016 Special Facilities Committee Meeting
3. April 26, 2016 Facilities Committee Meeting

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 from Broaddus and Associates provided the update.

Review and Recommend Action of Scheduled 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 May 24, 2016 Board meeting.

Purpose

The Board will be asked to approve the scheduled timeline for the upcoming requests to approve the Guaranteed Maximum Prices (GMPs) 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 scheduled timeline will confirm that the Program Manager consultant will submit GMPs per the Board approved timeline.

Background

On April 26, 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.

Enclosed Documents

The packet included a Scheduled Guaranteed Maximum Price Timeline provided by Broaddus and Associates showing the scheduled dates when the GMPs would be ready for Board approval.

Presenters

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

Mr. Gallegos has been asked to also include the scheduled construction and occupancy dates within the timeline, and those dates were not identified. The Committee asked Mr. Gallegos to present that information at the next Facilities Committee. No action was taken.

Review and Recommend Action on Owner Controlled Insurance Program (OCIP) in relation to the Guaranteed Maximum Prices (GMPs) for the 2013 Bond Construction Program

The Facilities Committee was asked to review the provisions of the OCIP as it applied to the Guaranteed Maximum Prices (GMPs) for 2013 Bond Construction Program Projects.

The Committee asked Mr. Gilbert Gallegos on clarification of questions regarding whether the College and the Construction Managers-at-Risk (CM@R) were providing duplicative coverage for work completed on the 2013 Bond Construction Program. The concerns were based on the fact that at least on CM@R had purchased sufficient coverage for the 2013 Bond Construction Program projects assigned to that firm prior to the establishment of the OCIP.

Mr. Bill Wilson with D Wilson Construction explained that his annual premium was based on the amount of contracted projects his firm anticipated, and the current premium included projects awarded to his firm under the 2013 Bond Construction Program. This premium was established prior to the College's implementation of an OCIP.

Mr. Gurwitz asked who was responsible for the costs of overlapping policies, whether it would be the College, the CM@R firm, or whether it should be deducted from the cost of the OCIP policies. Mr. Gallegos agreed that there was some overlap, but that the amount was not expected to be significant, and that the CM@R firms would not need to provide their own coverage for projects covered under OCIP for the remainder of the 2013 Bond Construction Program.

Mr. Gurwitz asked Mr. Gallegos to determine how much the duplicative coverage would cost, and to present this information at the May 24, 2016 Facilities Committee meeting. He also requested an update on the OCIP savings to the College at that time.

No action was taken.

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

Approval of negotiated fees for civil engineering design services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements will be requested at the May 24, 2016 Board meeting.

Purpose

Authorization was requested to approve negotiated fees with Dannenbaum Engineering Company for civil engineering design services and surveying for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements.

Justification

Broadus and Associates negotiated fees with Dannenbaum Engineering Company to finalize design fees.

Background

On February 23, 2016, the Board approved contracting with civil engineering design services with Dannenbaum Engineering Company for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements. Broaddus & Associates negotiated with Dannenbaum Engineering Company to finalize design fees based on previously approved fees by the Board for the other bond projects. The proposed fees submitted by Dannenbaum Engineering Company were as follows:

Dannenbaum Engineering Co.						
Construction Cost Limitations (CCL)	Initial Percentage	Offer	Accepted	Design Fee	Consultant's Reimbursable Expenses	Total Fee
\$1,350,000	26.80%	8.61%	8.60%	\$116,100	\$0	\$116,100

The project scope included all civil engineering services, utilities, infrastructure and grading to support the new building, new parking lot, and vehicle driving track.

Funding Source

Funds for these expenditures were budgeted in the Bond Construction budget for FY 2015-2016, Texas Department of Public Safety, and non-bond funds.

Reviewers

The fee proposal was reviewed by Broaddus and Associates and Facilities Planning and Construction Department staff.

Enclosed Documents

The recommended fee proposal from Dannenbaum Engineering Company was provided in the packet.

Presenters

Representatives from Broaddus & Associates and Dannenbaum Engineering Company attended the Facilities Committee meeting to respond to questions related to this recommendation.

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the negotiated fees for civil engineering design services with Dannenbaum Engineering Company in the amount of \$116,100 for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements as presented. The motion carried.

Review and Recommend Action on Request for Construction Manager-at-Risk Proposals (RFP) for the 2013 Bond Construction Regional Center for Public Safety Excellence

Approval to request Construction Manager-at-Risk proposals for the 2013 Bond Construction Regional Center for Public Safety Excellence will be requested at the May 24, 2016 Board meeting.

Purpose

Authorization was requested to solicit for Construction Manager-at-Risk proposals for the 2013 Bond Construction Regional Center for Public Safety Excellence.

Justification

Requests for Construction Manager-at-Risk proposals were necessary to be able to procure a firm to provide construction management-at-risk services. Once the proposals are received, an evaluation team would review the RFP's using the approved procurement process and would recommend a Construction Manager-at-Risk firm to the Facilities Committee at a later date.

Background

On March 25, 2015, RFP submittals were received for construction manager-at-risk services for the 2013 Bond Construction Program. This RFP excluded the Regional Center for Public Safety Excellence project. Staff requested permission to issue an RFP for this project.

Funding Source

Funds for these expenditures were budgeted in the bond construction budget for FY 2015-2016. Additional funding from the Texas Department of Public Safety and Pharr-San Juan-Alamo ISD have also been identified.

Recommended Action

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to request Construction Manager-at-Risk Proposals (RFP) for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented. The motion carried.

Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Nursing and Allied Health Campus Expansion

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Nursing and Allied Health Campus Expansion will be requested at the May 24, 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. In certain instances, it was 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule and to procure the steel prior to an anticipated price increase. ERO Architects submitted construction documents with enough information regarding the construction work of the project. The construction work for the Partial GMP was for the foundation and structure and included areas of concrete, steel, and under slab mechanical, electrical and plumbing infrastructure work only.

Background

ERO Architects completed the 100% set of construction documents for the project necessary for the CM@R to provide a partial GMP for review by the project team and approval by the College's Board of Trustees. Approval of the partial GMP would allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to D. Wilson Construction Company which provided the partial GMP in the amount of \$4,256,400. The CM@R would submit the final GMP for approval at a later date.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Nursing and Allied Health Campus project was \$16,600,000. 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, and he 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 D. Wilson Construction Company was provided in the packet.

Presenters

Representatives from Broaddus & Associates, ERO Architects, and D. Wilson Construction Company attended the Facilities Committee meeting to present the proposed Partial Guaranteed Maximum Price.

The proposed Partial GMP included a construction alternate for the decorative curved roof-top structure that was added during the schematic design process at the request of the Board. This structure was purely aesthetic, but would require additional steel and framework to support its construction. The Partial GMP included a construction alternate

in the amount of \$114,000 for the structure, and estimated that the total price, including finishing, would be at least \$200,000 for this design feature.

The Committee members recalled the discussion during schematic design, but at that time had not been given the expectation that there would be significant cost for the addition. They asked that the item be presented to the Facilities Committee again on May 24, 2016 along with a rendering of the building with and without the curved roof-top structure.

Mrs. Graciela Farias moved for approval of the proposed Partial GMP, and then withdrew the motion to await presentation of this item at the May 24, 2016 meeting.

No action was taken.

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

Broadus and Associates announced that the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Southwest Building Renovation was not ready for presentation to the Facilities Committee.

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

Broadus and Associates announced that the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Parking and Site Improvements was not ready for presentation to the Facilities Committee.

Review and Recommend Action on Testing and Balancing Engineering Services for the 2013 Bond Construction Program

Approval of testing and balancing engineering services for the 2013 Bond Construction program will be requested at the May 24, 2016 Board meeting.

Purpose

Authorization was requested to approve a pool of testing and balancing engineering firms for the 2013 Bond Construction program for a period of one year with two one-year options to renew.

Justification

Testing and balancing engineering services were necessary to certify that all heating, ventilation, and air conditioning (HVAC) equipment and systems were operating at the

required design capacities as specified in the construction documents for each building. Some of the anticipated engineering services which may be provided were as follows:

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

Background

Solicitation for Request for Proposals for these services began on September 28, 2015. A total of two (2) proposals were received on October 13, 2015. The proposals were confirmed with the vendors and are still valid proposals.

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

Broaddus and Associates and college staff evaluated the qualifications for the testing and balancing engineering firms' and recommended the following campuses be assigned per firm:

Firm	Campus
Engineered Air Balance Co, Inc. (EAB)	Pecan Campus
	Nursing Allied Health Campus
	La Joya Teaching Center
National Precisionaire, LLC	Mid-Valley Campus
	Starr County Campus
	Technology Campus
	Regional Center for Public Safety Excellence

Reviewers

The proposals were reviewed by staff from the Broaddus and Associates, and the college's Facilities Planning & Construction, Operations & Maintenance, and Purchasing departments.

Enclosed Documents

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

The Facilities Committee noted that one firm offered more advantageous pricing for services than the other firm, and asked whether the College would be better served to simply contract with the firm offering better pricing, if all other aspects were equivalent.

Mr. Gallegos opined that there might be too much work for a single firm to complete once the 2013 Bond Construction Program buildings begin to come online and are ready for testing services. During the 2001 Bond Construction Program, Mr. Gallegos recalled periods during which other progress stopped while awaiting the completion of these services. He suggested retaining the services of both firms to alleviate the concurrent work load that he expected might overwhelm any single firm.

The Committee then asked about the portioning of projects as outlined in the proposal, and whether it might be better to instead approve the qualifications for both firms as a “short list” that can be offered the opportunity to bid on individual projects as they are ready for such services. At the time of any bidding, the Facilities Committee would want to review the pricing and the completion project for that specific budget.

Mr. Gallegos agreed that this would be a sound approach to secure the necessary testing and balancing services.

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the qualifications for testing and balancing engineering services for the 2013 Bond Construction Program with both National Precisionaire, LLC and Engineered Air Balance Co. Inc. for the period of May 2016 to May 2017 with two one-year options to renew, with each firm to be allowed to competitively bid pricing and completion time on individual projects within the 2013 Bond Construction Program for evaluation and award by the Board of Trustees.

Due to time constraints the following items were postponed until a subsequent meeting. No deliberation or action was taken on the following agenda items:

- XI. Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Upgrade of Fencing along 31st Street**
- XII. Review and Discussion of 2013 Bond Construction Program Budget for FY 2016 – 2017**
- XIII. Review and Discussion of FY16-17 Non-Bond Unexpended Plant Funds - Construction and Renewals and Replacements Budgets**
- XIV. Review and Recommend Action on District-Wide Building Names**
- XV. Update on Status of Non-Bond Construction Projects**

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:37 p.m.

I certify that the foregoing are the true and correct minutes of the May 10, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Meeting Minutes
Facilities Committee Meeting
May 24, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, May 24, 2016 @ 3:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, May 24, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:35 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León, Ms. Rose Benavidez, and Mr. Jesse Villarreal

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. David Valdez, Mr. Paul Hernandez, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Bill Wilson, Mr. Eddie Vela, Mr. Josue Reyes, Mr. Miguel Martinez, Sr., and Mr. Andrew Fish

Review and Adoption of Scheduled Guaranteed Maximum Prices (GMPs) and Occupancy Timeline for the 2013 Bond Construction Program

Approval of the scheduled Guaranteed Maximum Prices (GMPs) and updated occupancy timeline for the 2013 Bond Construction program will be requested at the May 24, 2016 Board meeting.

Purpose

The Board will be asked to approve the scheduled timeline for the upcoming requests to approve the Guaranteed Maximum Prices (GMPs) and occupancy dates for the 2013 Bond Construction program projects.

By approving and adopting an official GMP Timeline, the Board would formalize the schedule to give all concerned parties clear expectations on the delivery of GMPs for Board approval. Broaddus & Associates has developed clear dates for the occupancy of 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 scheduled GMPs and updated occupancy timeline would confirm that the Program Manager consultant would submit GMPs per the Board approved timeline.

Background

On April 26, 2016, a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only. Broaddus and Associates consulted with the architects, engineers, and construction managers-at-risk and updated the scheduled GMP timeline to include occupancy dates.

Enclosed Documents

The scheduled Guaranteed Maximum Prices (GMPs) and updated occupancy timeline provided by Broaddus and Associates were included within the packet.

Presenters

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

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the scheduled Guaranteed Maximum Prices (GMPs) and updated occupancy timeline for the 2013 Bond Construction program projects as presented. The motion carried.

Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Nursing and Allied Health Campus Expansion

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Nursing and Allied Health Campus Expansion will be requested at the May 24, 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. 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 submitted Partial GMP was necessary for the CM@R to begin with the work to meet their overall construction schedule and to procure the steel prior to an anticipated price

increase. ERO Architects submitted construction documents with enough information regarding the construction work of the project. The construction work for the Partial GMP was for the foundation and structure and included areas of concrete, steel, and under slab mechanical, electrical and plumbing infrastructure work only.

Background

ERO Architects had completed 100% construction documents for the structural portion of the design, as necessary for the submitted partial GMP and related procurement of steel and other construction materials. The remainder of the construction documents were still being developed and were not yet ready for the CM@R to complete a GMP for the balance of the project.

Approval of the partial GMP would allow for the construction to begin and was necessary for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to D. Wilson Construction Company, which provided a partial GMP in the amount of \$4,256,400. The CM@R would submit the balance of the project GMP for approval at a later date.

At the May 10, 2016 Facilities Committee meeting, the Facilities Committee asked to review the schematic renderings showing options with and without the alternate arched roof on the west side and east sides of the building. This would allow the Committee to make an informed decision on whether to include Alternate 1 in the GMP.

Base Bid	Alternate 1 (Arched Roof- Top Structure)	Partial GMP	Estimated Future Additional Finished Arched Roof-Top*	Estimated Total for Arched Roof- Top
\$4,142,000	\$114,400	\$4,256,400	\$150,000	\$264,400

*Estimate provided by D. Wilson Construction Company and Broaddus and Associates

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Nursing and Allied Health Campus project was \$16,600,000. 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 D. Wilson Construction Company was provided to the Committee. Exterior renderings showing the arched roof and flat roof were also included.

Presenters

Representatives from Broaddus & Associates, ERO Architects, and D. Wilson Construction Company attended the Facilities Committee meeting to present the proposed Partial Guaranteed Maximum Price.

Broaddus & Associates proposed a compromise to include only the arched roof-top structure on the western façade, which would provide an enhanced profile for the adjacent McColl Rd. D Wilson Construction Company agreed this would approximately halve the total cost for the arched roof-top structures.

Mr. Gary Gurwitz moved to approve the GMP including the arched roof-top structures as identified. The motion died for lack of a second.

Mr. Gurwitz subsequently moved, and Mrs. Graciela Farias seconded, that the Facilities Committee recommend Board approval of the Partial Guaranteed Maximum Price (GMP) with D. Wilson Construction Company to include only the western arched roof-top structure for the 2013 Bond Construction Nursing and Allied Health Campus Expansion as presented.

During deliberation, Dr. Alejo Salinas, Jr. and Mr. Paul R. Rodriguez argued that the cost for the arched roof-top structure should be saved entirely while other 2013 Bond Construction Program projects were still expected to come in over-budget.

There were two votes cast in favor and two opposed, and the motion was lost.

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

Broaddus and Associates was available to discuss the current status of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Southwest Building Renovation.

Broaddus and Associates, EGV Architects, and E-Con had been reviewing the current GMP cost estimates. It was determined that these costs exceeded the current Construction Cost Limitation (CCL). The project team would continue to address cost issues and planned to present the balance of the GMP at the June 2016 Facilities Committee meeting.

This item was not ready for a Committee recommendation for Board approval, and no action was taken.

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

Broaddus and Associates was available to discuss the current status of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Parking and Site Improvements.

Broaddus and Associates, Hinojosa Engineering, and E-Con had been reviewing the current GMP cost estimates. It was determined that these costs exceeded the current Construction Cost Limitation (CCL). The project team would continue to address cost issues and planned to present the GMP at the June 2016 Facilities Committee meeting.

This item was not ready for a Committee recommendation for Board approval, and no action was taken.

Discussion and Action as Necessary on Design Space and Program for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion

The design space and program for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion were presented for discussion and action as necessary at the May 24, 2016 Board meeting.

Purpose

The Committee was informed of the design space program and budget issues for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion.

Justification

The current design space and program exceeded the budget limitations. Discussion on this item was requested to provide options on how to proceed.

Background

On April 25, 2016 as part of the budget confirmation update, Broaddus and Associates identified projects that were becoming budget challenged due to space program increases. Mid Valley Campus Student Services Addition was one of these projects. An update would be provided on the current status of the project in terms of space, cost, and options. Listed below is the original space program and the revised space program based on the design meetings with the project team and college staff.

Space	
Original Program (per contract)	
Cafeteria (servery, vending, etc.)	4,800SF
Dining/Storage/Student Activities	4,470SF
Net To Gross	4,992SF
Total SF	14,262SF

Revised Program	
Cafeteria (server, vending etc.)	TBD
Dining /Storage/Student Activities	5,220 SF
Student Admissions	3,420 SF
Net To Gross	4,652 SF
Current Kitchen (remodel)	3,600 SF
Total SF New and Remodeled	16,892SF

Listed below are the costs budgeted for the project and preliminary construction estimates provided by Skanska USA based on design development drawings from ROFA Architects.

Costs	
Construction Cost Limitation	\$2,500,000
Budget for kitchen equipment	\$325,000
OCIP Cost	(\$32,401)
Total Current Budget	\$2,792,599
Design Development Skanska Estimate	\$4,007,807
Amount Over Budget	(\$1,215,208)

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Student Services Building project was \$2,500,000. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015 - 2016. Broaddus and Associates provided possible options for addressing the budget.

Options

1. Remove outdoor canopy to help reduce overage
 \$ 157,810 (Design Development Estimate)
2. Re-allocate funds from other campus program contingencies
3. Use local funds for remodeling of kitchen

Enclosed Documents

Space programs, space diagram, and schematic floor plan.

Presenters

Representatives from Broaddus & Associates, ROFA Architects, and Skanska USA Building, Inc. attended the Facilities Committee meeting to discuss the Student Services Building costs and options.

Mr. Gilbert Gallegos reviewed the options as described, and then further recommended delaying any formal decision until Broaddus & Associates was able to review the Guaranteed Maximum Price (GMP) proposals for other projects at the Mid Valley Campus and could provide a better-informed recommendation.

No action was taken.

Review and Discussion of 2013 Bond Construction Program Budget for FY 2016 - 2017

A representative from Broaddus & Associates attended the May 24, 2016 Facilities Committee meeting to review the proposed 2013 Bond Construction program projects budgeted for FY 2016 - 2017.

A spreadsheet outlining the proposed Bond Construction program projects and budget for FY 2016 - 2017 was included within the packet. The proposed budget amounts for each project were reviewed with Bond Construction Program Management Consultants Broaddus & Associates. Upon Board approval, the proposed projects would be included in the Bond Construction budget. Mr. Gilbert Gallegos with Broaddus & Associates and Mary Elizondo were present to address questions related to the proposed improvements and budget.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Facilities Committee recommended authorization of the expenditures for FY 2016 – 2017 as listed. The motion carried, and the 2013 Bond Construction Budget for FY 2016 - 2017 would be included within the overall budget presented for Board approval at a later date.

Review and Discussion of FY 2016 - 2017 Non-Bond Unexpended Plant Funds - Construction and Renewals and Replacements Budgets

Mary Elizondo and Rick De La Garza reviewed the proposed **Construction Projects** and the **Renewals and Replacements** budgeted for FY 2016 - 2017. The proposed projects listed were not related to the Bond Construction Program projects and would be managed by the College's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of **Construction Projects** and **Renewals and Replacements Projects (R & R)**:

Non-Bond Construction Fund

The Non-Bond Construction Fund is categorized into four funding project proposals which are Additional Scope, Retrofit, Capital Improvements, and Other Construction Projects.

The College's Non-Bond Construction Fund projects are identified on an annual basis through analysis of construction needs and the construction improvement process.

The Capital Improvements Projects (CIPs) were planned projects as requested and reviewed by College personnel for new renovation and construction. In the CIP process, the college's administrative staff, in conjunction with their respective department/division

staff, identify facility improvement needs and justifications. The various needs were described on a CIP form which included a project description and evaluation criteria. The evaluation criteria required the submitter to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the college mission and related priorities.

The Additional Scope projects were Board-approved 2013 Bond-related projects that require additional non-Bond funding due to a change in the original scope of work.

The Retrofit projects were Board-approved projects where buildings or spaces need to be converted for different or new uses.

The Other Construction projects were Board-approved construction projects for new buildings considered to be major projects of significant construction cost.

Renewals and Replacements Fund

The College's Operations and Maintenance staff along with the Planning & Construction staff work together to identify and project facilities' deferred maintenance projects. These efforts result in a five year plan which is updated on an annual basis and includes capital renewal construction projects needed at each campus. Using this five year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the needs for the following fiscal year.

A report summarizing the proposed Unexpended Plant Funds Construction and Renewal and Replacement projects and budgets for Fiscal Year 2016 - 2017 was provided in the packet. In addition, a report detailing budgets for Construction, Design, FFE (Furniture, Fixtures, & Equipment), Miscellaneous Items, Technology Equipment, and Security Equipment was included in the packet. The Miscellaneous items included materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities. The proposed projects would be included in the Unexpended - Construction Fund budget and the Plant Fund - Renewals and Replacements budget. Mary Elizondo was present to address questions related to the proposed improvements and budget.

No action was requested.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Upgrade of Fencing along 31st Street

Approval to contract construction services for the Non-Bond Pecan Campus Upgrade of Fencing along 31st Street project will be requested at the May 24, 2016 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the replacement of the fence along 31st Street on the north side of the Pecan Campus.

Justification

The existing wooden cedar fence had deteriorated and was in need of repair and replacement. The new cedar fencing would also be stained and sealed to extend the longevity of the finished appearance.

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 April 4, 2016. A total of five (5) sets of construction documents were issued to general contractors and sub-contractors, and a total of two (2) proposals were received on April 20, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
April 4, 2016	Solicitation of competitive sealed proposals began.
April 20, 2016	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommended Central Fence & Supply, Ltd as the highest ranked in the amount of \$27,092. As part of the Request for Proposals (RFP), an alternate was requested to provide pressure treated 2x4 wood runners in lieu of cedar 2x4 wood runners. It was recommended that this alternate not be accepted.

Funding Source

As part of the FY 2015 - 2016 Renewals and Replacements construction budget, funds in the amount of \$50,000 are budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Central Fence & Supply, Ltd.
Renewals and Replacements	\$50,000	\$27,092

Reviewers

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

Enclosed Documents

Staff evaluated these proposals and provided a proposal summary. It was recommended that the top ranked contractor be recommended for Board approval.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract construction services with Central Fence and Supply, Ltd. in the amount of \$27,092 which does not include the rejected deductive alternate, for the Non-Bond Pecan Campus Upgrade of Fencing along 31st Street project as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Nursing and Allied Health Campus Active Learning Classrooms Flooring Replacement

Approval to contract construction services for the Non-Bond Nursing and Allied Health Campus Active Learning Classrooms Flooring Replacement project will be requested at the May 24, 2016 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the replacement of flooring in an Active Learning Classroom at the Nursing and Allied Health 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 April 18, 2016. A total of five (5) sets of construction documents were issued to general contractors and sub-contractors, and a total of three (3) proposals were received on May 2, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
April 18, 2016	Solicitation of competitive sealed proposals began.
May 2, 2016	Three (3) proposals were received.

Justification

The existing classroom was converted to an Active Learning Classroom and required the carpet be replaced to meet the carpet style and pattern of the standard Active Learning Classrooms.

Funding Source

As part of the FY 2015 - 2016 Renewals and Replacements construction budget, funds in the amount of \$10,000 were budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Diaz Floors & Interiors, Inc.
Renewals and Replacements	\$10,000	\$4,260

Reviewers

The proposals were reviewed by staff from the Facilities Planning & Construction, HSI Grants, and Purchasing departments.

Enclosed Documents

Staff evaluated these proposals and prepared a proposal summary. It was recommended that the top ranked contractor be recommended for Board approval. A floor plan was also provided indicating the locations of the flooring replacement at the Nursing and Allied Health Building.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract construction services with Diaz Floors and Interiors, Inc. in the amount of \$4,260 for the Non-Bond Nursing and Allied Health Campus Active Learning Classrooms Flooring Replacement project as presented. The motion carried.

Update on Status of Non-Bond Construction Projects

The Facilities Planning and 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 were present to respond to questions and address concerns of the committee.

No action was taken.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:03 p.m.

I certify that the foregoing are the true and correct minutes of the May 24, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Introduction of New Director for Facilities Planning and Construction for South Texas College

After two national searches, Mr. Ricardo de la Garza has been selected as the Director of Facilities Planning and Construction.

A screening committee consisting of ten members reviewed the applications from a large pool of candidates interested in the position. After careful reviews of the applications and interviews, the committee chose three candidates for on-campus open forum sessions held at all STC campuses. The Search and Screening Committee unanimously agreed that Mr. de la Garza is the best candidate for the position.

Mr. de la Garza has served as a Senior Project Manager at South Texas College for over twelve years where he has supervised project managers and has responsibilities in the areas of master planning, space utilization, project design, capital improvement projects, project budgets, and procurement.

Mr. de la Garza possesses a Bachelor of Environmental Design from Texas A&M University and has over twenty-seven years of experience in the architectural and construction fields. He has work experience in private and state organizations performing project management, project design, drafting, and construction management.

Please join me in welcoming Mr. Rick de la Garza to his new role and in providing support to him and his staff at the Office of Facilities Planning and Construction.

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 June 14, 2016 Board Facilities Committee meeting to provide the update.

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

June 14, 2016

**BROADDUS
&
ASSOCIATES**



BOARD APPROVAL ITEMS

**South Texas College
2013 Bond Construction Program
Upcoming Timeline – 06/14/16**

March '16 April '16 May '16 June '16 July '16

Board Approval						
1	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
2	B&A Use of Contingency Funds	GMP Approvals – Two Meetings in April	GMP Approvals	GMP Approvals	GMP Approvals	GMP Approvals – Two Meetings in June
3	Additional Services – Landscape & Irrigation, Starr	Wage Scale Determination	Pharr RCPSE Civil Engineer Approval	Pharr RCPSE Civil Engineer Approval	Pecan Campus North Academic GMP	Pecan Campus Student Services GMP (6/28)
4	Partial GMP – Technology Building Demolition	Additional Service – Gutierrez Engineering N&AH Thermal Pl.	Pharr RCPSE CM@R Solicitation	Pharr RCPSE CM@R Solicitation	Technology Building GMP	Starr County Health Professional Pkg. #1 GMP
5		PBK Contract Approval – Pharr RCPSE	N&AH Partial GMP	N&AH Partial GMP	Technology Site GMP	
6		Pharr RCPSE Master Plan Additional Service Consultant	Technology Campus GMP Update	Technology Campus GMP Update	Starr County Thermal Plant GMP	
			T&B Selection			

OPERATIONAL ITEMS

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

March '16 April '16 May '16 June '16 July '16

	March '16	April '16	May '16	June '16	July '16
1	Construction Document Completion – 60%	Construction Document Completion	Technology Campus Demo Commencement	Building Standards	NTP's
2	AV/IT Coordination	Ongoing Plan Review	Pharr RCPSE Master Plan Charrette	Notice to Proceed Issuance (NTP)	Staff Increase
3			MVC Thermal & Site Commencement	Thermal Energy Plant Construction	
4	Furniture, Fixtures & Fixture Design		Budget FY '17	Mid-Valley Mobilization	
5	Wage Scale Survey		Starr County Bid Package Strategy	N&AH Mobilization	
6			On going Plan Reviews	Chiller Factory Test	
7					
8					
9					
10					
Operational					

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

March '16 April '16 May '16 June '16 July '16

1	2	3	4	5	6	7	8	9	10
Chiller Procurement Standby LOC									

Informational/Presentations

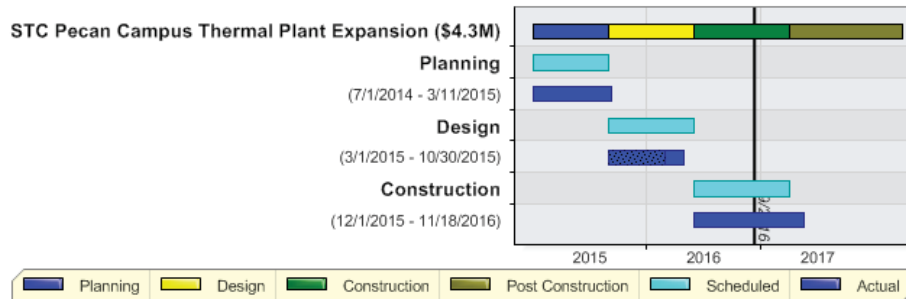
2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - June 16, 2016

Project Number	PROJECT DESCRIPTION	Project Development				Design Phase				Price Proposals		Construction Phase					Architect/Engineer	Contractor		
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	Design Development	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%			95% Substantial Comp	100%
Pecan Campus																				
	North Academic Building																		PBK Architects	D. Wilson Construction
	South Academic Building																		BSA Architects	D. Wilson Construction
	STEM Building																		BSA Architects	D. Wilson Construction
	Student Activities Building and Cafeteria																		Warren Group Architects	D. Wilson Construction
	Thermal Plant Expansion																		Half Associates	D. Wilson Construction
	Parking and Site Improvements																		PCE	D. Wilson Construction
Mid Valley Campus																				
	Health Professions and Science Building																		ROFA Architects	Skanska USA
	Workforce Training Center Expansion																		EGV Architects	Skanska USA
	Library Expansion																		Mata + Garcia Architects	Skanska USA
	Student Services Building Expansion																		ROFA Architects	Skanska USA
	Thermal Plant																		DBR Engineering	Skanska USA
	Parking and Site Improvements																		Half Associates	Skanska USA
Technology Campus																				
	Southwest Building Renovation																		EGV Architects	ECON Construction
	Parking and Site Improvements																		Hinojosa Engineering	ECON Construction
Nursing and Allied Health Campus																				
	Campus Expansion																		ERO Architects	D. Wilson Construction
	Parking and Site Improvements																		R. Gutierrez Engineers	D. Wilson Construction
Starr County Campus																				
	Health Professions and Science Building																		Mata + Garcia Architects	D. Wilson Construction
	Workforce Training Center Expansion																		EGV Architects	D. Wilson Construction
	Library																		Mata + Garcia Architects	D. Wilson Construction
	Student Services Building Expansion																		Mata + Garcia Architects	D. Wilson Construction
	Student Activities Building Expansion																		Mata + Garcia Architects	D. Wilson Construction
	Thermal Plant																		Sigma HN Engineers	D. Wilson Construction
	Parking and Site Improvements																		Melden & Hunt Engineering	D. Wilson Construction
Regional Center for Public Safety Excellence - Pharr																				
	Training Facility																		TBD	TBD
	Parking and Site Improvements																		TBD	TBD
STC La Joya Teaching Site (Jimmy Carter ECHS)																				
	Training Labs Improvements																		EGV Architects	TBD

Scope

	Initial Program	Current Program
Building SF	3,462	3,182
Budget	\$4,300,000	\$4,300,000
GMP		\$4,194,000

Schedule



Activity

30 Day Look Ahead

- Roofing installation, both high and low roofs, to begin 6/9/16.
- Begin hanging ductwork within Bldg. E exp. on 6/20/16.
- Glazing installation to begin at Bldg. E exp. on 6/23/16.
- Bldg. E exp. wall up to begin on 6/27/16.
- Relocated Cooling Tower #1 scheduled to be on-line 6/28/16.
- Owner / Eng. witness test of chiller start-up at factory 6/29/16.
- Chillers deliver on 7/8/16.
- Relocation of existing expansion tanks to take place on 7/11/16.
- Erection of new cooling towers #5 & #6 to be complete by 7/22/16.
- Cooling tower yd. enclosure erection to commence 7/25/16.

Key Consultants/Contractors

- Architect: Halff Associates
- Structural: Chanin Engineering
- MEP: Halff Associates
- Civil: PCE Engineering
- AV/IT: WJHW Consultants

Key Owner Issues or Concerns

Recent Photo



Review and Recommend Action on Additional Services with Broaddus and Associates for a Traffic Impact Analysis for the 2013 Bond Construction Mid Valley Campus

Approval of additional services with Broaddus & Associates for a Traffic Impact Analysis for the 2013 Bond Construction Mid Valley Campus will be requested at the June 28, 2016 Board meeting.

Purpose

A traffic impact analysis is needed to determine the vehicular impacts on existing road infrastructure in the vicinity of the Mid Valley Campus and will provide recommendations for improvements.

Justification

On May 16, 2016, the City of Weslaco requested for the College to conduct an updated traffic impact analysis in order to proceed with the permitting process for the 2013 Bond construction projects at the Mid Valley Campus.

Background

In 2003, a Traffic Impact Analysis was conducted at the Mid Valley Campus as part of the 2001 Bond Construction projects. The City of Weslaco is requesting an updated Traffic Impact Analysis due to the proposed 2013 Bond Construction projects at the Mid Valley Campus. This study will evaluate vehicular impacts on existing road infrastructure as well as ingress and egress locations. Recommendations will also be made for other improvements to enhance traffic safety.

Broaddus and Associates has requested a proposal from Aldana Engineering & Traffic Design, LLC, in the amount of \$14,000 to conduct this analysis. Broaddus and Associates will not be requesting additional fees for these services.

Funding Source

Funds are available in the FY 2015 - 2016 Bond Construction Program management fund.

Enclosed Documents

A proposal dated June 14, 2016 from Broaddus and Associates in the amount of \$14,000 is enclosed.

Presenters

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to address any questions related to the traffic impact analysis.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, additional services with Broaddus & Associates in the amount of \$14,000 for a Traffic Impact Analysis for the 2013 Bond Construction Mid Valley Campus as presented.

ADDITIONAL SERVICES PROPOSAL
to
AMEND AGREEMENT
BETWEEN OWNER AND CONSULTANT

June 14, 2016

Requisition Number: 05

Project Name: 2013 Bond Construction Program

Campus: All

Date: June 14, 2016

To: Dr. Shirley Reed, President
STC

From: Gilbert Gallegos, Project Executive
Broaddus & Associates

Dear Dr. Reed:

Please refer to the Agreement dated August 27, 2014, between South Texas College (“Owner”) and the undersigned (“Consultant”) as amended to the date hereof (such agreement as so modified and amended being hereafter called the “Agreement”) pursuant to which Consultant is to perform certain services. As per Agreement Section V.C.2, the South Texas College Board of Trustees approved and authorized these additional services on November 24, 2015 as follow:

1. Consultant will hire Aldana Engineering & Traffic Design, LLC to conduct a Traffic Engineering Study per the City of Weslaco requirements at the Mid Valley Campus. The scope is defined in Exhibit A of the proposal.
2. Proposed total fee is \$14,000 which includes reimbursable expenses. This is a lump sum amount that will not include mark-up. Invoices will be billed on a monthly basis for the duration of the engagement.
3. Reimbursable expenses are included lump sum amount which includes travel, postage, reproduction, etc.

If the foregoing is acceptable to you, please so execute by signing the enclosed copy of this letter at the space provided for this purpose and by inserting the date upon which Consultant is authorized to commence performance of the Additional Services described in Paragraph 1 above.

Sincerely yours,
Broaddus & Associates

By: _____
Name: Gilbert O. Gallegos, AIA
Title: Senior Vice-President

Agreement is Amended as Follows:

Original Contract Amount	\$3,975,000.00
Previous Additions	918,170
Previous Deductions	<u>0.00</u>
Net Balance Contract Amount	\$4,893,170
This (Addition)(Deduction)	<u>\$14,000</u>
Adjusted Contract Amount	\$4,907,170

Accepted this _____ day of _____ 2015. Project Manager is authorized to commence performance of the Additional Services on July 1, 2016.

SOUTH TEXAS COLLEGE

By: _____
Name: Dr. Shirley A. Reed
Title: President

XC: Project Manager
VP Finance & Administration
Director of FPC
Accounts Payable



ALDANA ENGINEERING & TRAFFIC DESIGN, LLC

TRAFFIC ENGINEERING CONSULTANTS

June 2, 2016

Mrs. Diana Bravo Gonzalez, AIA
Senior Project Manager
Broaddus & Associates
1100 E. Jasmine Ave, Ste 102
McAllen, Texas 78501

**RE: STC Weslaco Campus
Traffic Engineering Services Proposal**

Dear Mrs. Gonzalez:

ALDANA ENGINEERING & TRAFFIC DESIGN (AETD) is pleased to submit this proposal for traffic engineering services relating to a Traffic Engineering Study for the proposed STC Weslaco Campus improvements in Weslaco, Texas.

AETD will perform Traffic Engineering Services as detailed in the attached “**Exhibit A**” – **Scope of Services/Fee**.

SCHEDULE

It is estimated the project will be completed within four weeks from the date a written notice to proceed is received. The project would ideally begin one week after the Weslaco ISD school year begins and would be completed approximately three to four weeks after.

COMPENSATION

The total proposed lump sum fees for this project are **\$14,000.00**. These fees are detailed in the attached **Exhibit A**.

Thank you for the opportunity to provide this proposal. If you have any questions or require additional information, please do not hesitate to call us. If it is your desire to proceed with this project, please print two originals and indicate your approval by signing below and returning. We are ready to begin work immediately upon receiving your acceptance of this proposal.

Sincerely,

ALDANA ENGINEERING & TRAFFIC DESIGN, LLC

Albert J. Aldana, P.E.
Project Manager

APPROVAL & ACCEPTANCE

STC WESLACO CAMPUS TRAFFIC STUDY

PROPOSED FEE: \$14,000.00

Printed Name (OWNER): _____

Title: _____ Date: _____

Entity Name: _____

Address: _____

City: _____

Phone #: _____

ATTACHMENTS:

Exhibit A – Scope of Services/Fee
STC WESLACO CAMPUS

EXHIBIT “A”

**SCOPE OF SERVICES
FOR
TRAFFIC ENGINEERING STUDY**

**STC WESLACO CAMPUS
WESLACO, TEXAS**

Purpose:

The purpose of this project is to conduct a Traffic Engineering Study necessary to evaluate the vehicular impacts of the traffic to be generated by the proposed improvements to the existing STC Weslaco Campus located in Weslaco, Texas. The study will evaluate traffic conditions along Border Ave, Huisache St, and Calle De La Republica. The study will provide recommendations to enhance overall operations and safety.

Description of the Study Area:

The Study limits will include streets bordering STC campus in Weslaco which includes Border Ave., Huisache St., and Calle De La Republica. The scope of work and associated fees for this project is based on the following items:

- a. The CONSULTANT (ALDANA ENGINEERING & TRAFFIC DESIGN) (*AETD*) shall perform a Traffic Engineering Study in accordance with City of Weslaco requirements.
- b. *AETD* shall collect traffic data as required to complete this study.
- c. Broaddus & Associates shall provide *AETD* all project pertinent information for the proposed project such as site plan, total acreage development and projected maximum enrollment.
- d. *AETD* will provide four (4) copies of the traffic engineering study to the OWNER.
- e. This scope of services includes attendance to one meeting by *AETD* to present report findings and/or address questions.
- f. This scope of service does not include traffic engineering design services.
- g. Additional services will be provided upon request.

This traffic study will be accomplished through the completion of several traffic engineering tasks as outlined below:

TASK 1.0 TRAFFIC DATA COLLECTION

AETD will collect existing traffic data required for the various analyses to be conducted in this study.

1.1 ADT COUNTS

AETD will collect bi-directional vehicle volumes on Border Ave, Calle De La Republica, and Huisache St required to perform this study. These traffic counts will be performed for a continuous 24-hour period, tabulated in hourly intervals.

This data will be utilized to perform various traffic analyses during the AM and PM peak hours. The data used in this study will be presented in a table form, tabulated in 60-minute intervals.

TASK 2.0 TRAFFIC ANALYSES

2.1 ANALYSIS OF EXISTING 2016 CONDITIONS

AETD will use the traffic data collected in Task 1 to perform Level of Service Analysis of existing conditions scenario. Roadways will be analyzed using SYNCHRO Software and average control delays will be computed that define the Level of Service. The Level of Service results will be presented in a Table within the study report.

2.2 ANALYSIS OF PROJECTED CONDITIONS

AETD will perform Level of Service Analysis of projected conditions. The analysis will include calculating the average control delay that defines the Level of Service for the study roadways. The Level of Service results will be presented in a Table within the study report.

TASK 3.0 TRAFFIC ENGINEERING STUDY REPORT

AETD shall prepare a traffic engineering study report, which shall include the results of the various analyses performed as part of this study. The report will consist of an overall description of the study area, existing conditions, projected traffic conditions, Exhibits depicting data collected, photographs of the study area, and exhibits illustrating any recommended roadway improvements.

The study report will identify impacts of the proposed STC Weslaco Campus expansion improvements on existing street network and provide recommendations to mitigate these impacts, if necessary. The study report will also evaluate proposed ingress and egress locations and make appropriate recommendations to enhance traffic operations.

Recommendations regarding roadway lane geometry, lane configurations, pavement markings, and signing will also be provided.

AETD will present study findings and recommendations and/or address comments at one meeting with City and/or project team members. Additional meetings will be considered additional services.

DELIVERABLES AND SCHEDULE

AETD will prepare and submit a **study report** within three weeks of a written notice to proceed.

AETD shall deliver Owner four (4) copies of the traffic engineering study report **Additional copies of the study report will be provided for a cost of \$50.00/ea.**

COMPENSATION

The work as defined in this Scope of Services shall be performed at a lump sum fee of **\$14,000.00**. The total amount includes all necessary direct expenses estimated for this project.

TASK	DESCRIPTION	FEE
TRAFFIC STUDY		
TASK 1	Traffic Data Collection	\$1,000.00
TASK 2	Traffic Analyses	\$10,000.00
TASK 3	Traffic Engineering Study Report	\$3,000.00
	TOTAL FEES	\$14,000.00

Additional Services:

AETD, at the written request of OWNER will provide additional services for any work not specifically stated in the scope of services and this will be subject to negotiation.

Discussion and Action as Necessary on Design Space and Program for the 2013 Bond Construction Starr County Campus Projects

Broaddus and Associates will be present to discuss the current status of the design space and program for the 2013 Bond Construction Starr County Campus Projects.

Broaddus and Associates, EGV Architects, Mata+Garcia Architects, and D. Wilson have been reviewing the current GMP cost estimates and it has been determined that these costs have exceeded the Construction Cost Limitations (CCLs). Project teams will continue to address cost issues and plan to present the current status of design space and programs at the June 28, 2016 Facilities Committee meeting.

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

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Thermal Plant will be requested at the June 28, 2016 Board meeting.

Purpose

A Guaranteed Maximum Price is used by the Construction Manager-at-Risk (CM@R) to present their maximum construction cost to provide the Owner with a complete and functioning project.

Justification

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Sigma HN Engineers has submitted construction documents with enough information regarding the construction work of the project.

Background

Sigma HN Engineers 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 D. Wilson Construction Company which has provided a GMP in the amount of \$3,911,000.

CCL and GMP	
Starr Thermal Plant Current CCL	\$3,800,000
Starr Thermal Plant GMP	<u>3,911,000</u>
Budget Variance	<u><u>(\$111,000)</u></u>

Proposed Funding Source	
Budget transfer from Pecan Campus Bond Construction Program	
Contingency Funds	<u>\$111,000</u>

Alternate	
Alternate #1 Add hydronic site piping to existing buildings and retrofit existing HVAC (not in original scope)	<u>\$788,305</u>

Proposed Funding Source
 No funding source identified.

Funding Source

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

amount of \$111,000 are being recommended to be transferred from the Pecan Campus Bond Construction Program Contingency.

Reviewers

The GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 D. Wilson Construction Company is enclosed.

Presenters

Representatives from Broaddus & Associates, Sigma HN Engineers, and D. Wilson Construction Company will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$3,911,000 with D. Wilson Construction Company, the funding source for the variance, and the transfer of \$111,000 from the Pecan Campus Bond Construction Program Contingency for the 2013 Bond Construction Starr County Campus Thermal Plant as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director, FP&C
From: Gilbert Gallegos AIA, Senior Vice President
Date: June 14, 2016
Subject: Starr County Campus, Rio Grande City, Texas
Re: 2013 South Texas College Bond Construction Program – Thermal Plant GMP

Broaddus & Associates is pleased to bring forward a GMP for the STC Board of Trustees approval. This request is for the Starr County Campus Thermal Plant. The GMP is based on 60% Construction Documents from the Design Team of Sigma HN and includes all of the labor and materials for the project scope. The GMP provided is a not-to-exceed amount and with the Board of Trustee's approval will allow for the Construction Manager-at-Risk, D. Wilson Construction Company, to begin their construction work.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted Partial GMP for the Pecan Campus Thermal 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 this proposal for a GMP.



South Texas College – Starr County Campus
 60% CD/GMP Thermal Storage Plant
 Guaranteed Maximum Price

June 8, 2016

Schedule of Values

CSI Section	Division Title	Base Bid
01 00 00	GENERAL REQUIREMENTS	\$206,200
03 00 00	CONCRETE	\$122,176
04 00 00	MASONRY	\$56,623
05 00 00	STRUCTURAL STEEL	\$71,437
06 00 00	CARPENTRY	\$14,631
07 00 00	MOISTURE PROTECTION	\$141,136
08 00 00	DOORS & WINDOWS	\$69,271
09 00 00	FINISHES	\$106,898
10 00 00	SPECIALTIES	\$2,350
12 00 00	FURNISHINGS	—
14 00 00	CONVEYANCE SYSTEMS	—
21 00 00	FIRE SUPPRESSION	\$15,900
22 00 00	PLUMBING	\$64,000
23 00 00	HVAC	\$2,412,552
26 00 00	ELECTRICAL	\$263,500
27 00 00	STRUCTURED CABLING	\$20,928
28 00 00	ELECTRONIC SAFETY AND SECURITY	\$13,836
31 00 00	EARTHWORK	\$93,270
	CONTRACTOR DESIGN CONTINGENCY	\$39,000
	CONSTRUCTION PHASE FEE	3.60% \$138,800
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	\$38,673
	SUBTOTALS:	\$3,852,144
	PROPOSED GMP AMOUNT:	\$3,853,000
	OWNER'S CONTINGENCY (NO FEE)	\$58,000
	GMP TOTAL:	<u>\$3,911,000</u>

General Construction

Design Build

Construction Management

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

Approval of the balance of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Southwest Building Renovation will be requested at the June 28, 2016 Board meeting.

Purpose

A Guaranteed Maximum Price is used by the Construction Manager-at-Risk (CM@R) to present their maximum construction cost to provide the Owner with a complete and functioning project.

Justification

The submitted GMP is necessary for E-Con (CM@R) to begin with the work to meet their overall construction schedule. EGV Architects has submitted construction documents with enough information regarding the construction work of the project.

Background

On March 29, 2016, the Board approved the partial GMP for the Technology Campus Southwest Building Renovation in the amount of \$550,710. The approval of the partial GMP was necessary at that time so that E-Con can begin with the work to meet their overall construction schedule. Since then, E-Con has received the necessary construction documents from EGV Architects to develop the balance of the GMP in the amount of \$10,175,481. The total GMP for this project is \$10,726,191 which includes the initial partial GMP. Additional funds are available from the buyout savings in the amount of \$107,983 from the partial GMP for the Technology Campus Southwest Building Renovation.

CCL and GMP	
Technology Campus Southwest Building Renovation Current CCL	\$12,000,000
Less	
Technology Campus Southwest Building Renovation Partial GMP	550,710
Technology Campus Southwest Building Renovation Balance of GMP	<u>10,175,481</u>
Total GMP	<u><u>\$10,726,191</u></u>
Budget Variance	<u><u>\$1,273,809</u></u>
Buyout Savings	
Technology Campus Southwest Building Renovation Partial GMP	\$550,710
Partial GMP Buyout Amount	<u>442,727</u>
Partial GMP Buyout Savings	<u><u>107,983</u></u>

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Technology Campus Southwest Building Renovation project is \$12,000,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

Funds remaining in Program Contingency in this project are as follows:

- GMP savings amount under the CCL \$1,273,809
- Buyout savings from the partial GMP 107,983
- Total Remaining Program Contingency \$1,381,792

Broaddus & Associates is recommending to transfer \$1,329,319 from the remaining funds available in this budget to cover the budget shortfall in the 2013 Bond Construction Technology Campus Parking and Site Improvements project.

Reviewers

The GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 balance of the GMP submitted by E-Con is enclosed.

Presenters

Representatives from Broaddus & Associates, EGV Architects, and E-Con will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the Balance of the Guaranteed Maximum Price (GMP) in the amount of \$10,175,481 for a total GMP in the amount of \$10,726,191 which includes the initial partial GMP with E-Con for the 2013 Bond Construction Technology Campus Southwest Building Renovation.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director, FP&C
From: Gilbert Gallegos AIA, Senior Vice President
Date: June 14, 2016
Subject: Technology Campus - Building Maximum Price (GMP) from E-CON
Re: 2013 South Texas College Bond Construction Program – Technology Campus Building Renovations - GMP

Broaddus & Associates is pleased to bring forward the Guaranteed Maximum Price (GMP) for the STC Technology Campus Building Renovation to the Board of Trustees for approval. A previous GMP was approved in March 2016 for Demolition which is currently in progress. This GMP includes all interior finish out for the various STC programs that will be housed in these facilities and a new exterior facade to the building. A new roof and all new mechanical, electrical, and plumbing systems are included in this scope.

The GMP for Technology Campus Building Project includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by EGV Architects, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Technology Campus Building 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 as presented and transfer the remaining balance in this budget to the Technology Campus Parking and Site Improvements budget to fully fund that scope of work.

STC Technology Building Improvements
60% CD / Guaranteed Maximum Price



June 9, 2016

SPEC DIVISIONS	DESCRIPTION	BASE BID
01 00 00	General Requirements	443,300
02 00 00	Existing Conditions	75,000
03 00 00	Concrete	192,835
04 00 00	Masonry	282,500
05 00 00	Metals	689,789
06 00 00	Wood, Plastics, Composites	182,000
07 00 00	Thermal & Moisture Protection	1,459,635
08 00 00	Openings	744,476
09 00 00	Finishes	1,072,640
10 00 00	Specialties	131,100
11 00 00	Equipment	49,500
12 00 00	Furnishings	20,000
13 00 00	Special Construction	7,500
21 00 00	Fire Suppression	195,000
22 00 00	Plumbing	373,250
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	1,210,000
26 00 00	Electrical	1,927,068
28 00 00	Communications, Electronic Safety and Security	416,000
31 00 00	Earthwork	NIC
32 00 00	Utilities	NIC

CONSTRUCTION COST SUBTOTAL	\$9,471,593	\$0	\$0	\$0
Contractor's Design Contingency (1%)	94,716	0	0	0
Contractor's Construction Contingency (Owner's) (1.5%)	142,074	0	0	0
CONTINGENCY SUBTOTAL	\$236,790	\$0	\$0	\$0
P&P Bond	88,000			
Subcontractor's P&P Bonds	0			
Permits - Building	15,000			
Insurances (Auto & WC)	20,000			
CMAR Fee (3.5%)	344,098	0	0	0
SUBTOTAL	467,098	0	0	0
GUARANTEED MAXIMUM PRICE	\$10,175,481	\$0	\$0	\$0
GUARANTEED MAXIMUM PRICE DEMOLITION	\$550,710			
PKG TOTAL GMP FOR BUILDING	\$10,726,191			

IMPROVEMENTS

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

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Parking and Site Improvements will be requested at the June 28, 2016 Board meeting.

Purpose

A Guaranteed Maximum Price is used by the Construction Manager-at-Risk (CM@R) to present their maximum construction cost to provide the Owner with a complete and functioning project.

Justification

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

Background

Hinojosa 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 E-Con which has provided a GMP in the amount of \$1,979,319 which includes Alternate 1 for the Truck Driving Training Area in the amount of \$417,658 and Alternate 2 for the East Parking Lot in the amount of \$427,342.

CCL and GMP	
Parking and Site Improvements Current CCL	\$650,000
Parking and Site Improvements GMP	\$1,134,319
Budget Variance	<u><u>(\$484,319)</u></u>

Proposed Funding Source	
Budget Transfer from Technology Campus Building Renovation	<u>\$484,319</u>

Alternates	
Alternate #1 Truck Driving Training Area (not in original scope)	\$417,658
Alternate #2 East Parking Lot	427,342
Total Alternates	<u><u>\$845,000</u></u>

Proposed Funding Source	
Budget Transfer from Technology Campus Building Renovation	\$845,000

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Technology Campus Parking and Site Improvements project is \$650,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

Broaddus and Associates is recommending to transfer \$1,329,319 from the Technology Campus Building Renovation project budget to fund the overage for this project.

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 E-Con is enclosed.

Presenters

Representatives from Broaddus & Associates, Hinojosa Engineering, and E-Con will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$1,979,319 with E-Con which includes Alternates 1 and 2, and approval to transfer \$1,329,319 from the 2013 Bond Construction Technology Campus Southwest Building Renovation Program Contingency to the 2013 Bond Construction Technology Campus Parking and Site Improvements project as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director, FP&C
From: Gilbert Gallegos AIA, Senior Vice President
Date: June 14, 2016
Subject: Technology Campus – Parking and Site Improvements Maximum Price (GMP) from E-CON
Re: 2013 South Texas College Bond Construction Program - Technology Campus - GMP

Broaddus & Associates is pleased to bring forward the Guaranteed Maximum Price (GMP) for the STC Technology Campus Parking and Site Improvements to the Board of Trustees for approval. This GMP includes all new site utilities and storm drainage, parking, lighting, landscaping and irrigation, new truck driving area, 55 parking spaces at the front of the building, and 195 parking spaces towards rear of the campus.

Due to budget allocation, only site work related to the building which include utilities, storm drainage, landscaping, irrigation, and 55 parking spaces are presented in the base GMP. The truck driving area and East parking lot towards rear of the campus (195 parking spaces) are presented as alternates for consideration.

The GMP for Technology Campus Parking and Site Improvement Project includes all the materials and labor for the project scope. The pricing is based on 60% drawings for the site improvements designed by the Civil Engineering firm of Hinojosa Engineering, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Technology Campus Parking and Site Improvement 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 approval of these proposals as presented.

STC Technology Site Improvements
60% CD / Guaranteed Maximum Price



May 13, 2016

SPEC DIVISIONS	DESCRIPTION	BASE BID	ALTERNATE #1	ALTERNATE #2
01 00 00	General Requirements	62,255		
02 00 00	Existing Conditions	0		
03 00 00	Concrete	0		
04 00 00	Masonry	0		
05 00 00	Metals	0		
06 00 00	Wood, Plastics, Composites	0		
07 00 00	Thermal & Moisture Protection	0		
08 00 00	Openings	0		
09 00 00	Finishes	0		
10 00 00	Specialties	0		
11 00 00	Equipment	0		
12 00 00	Furnishings	0		
13 00 00	Special Construction	0		
21 00 00	Fire Suppression	0		
22 00 00	Plumbing	0		
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	0		
26 00 00	Electrical	295,371	incl'd in Base	83,500
28 00 00	Electronic Safety and Security	0		
31 00 00	Earthwork	439,706	384,424	271,693
32 00 00	Utilities	235,800		38,310

CONSTRUCTION COST SUBTOTAL	\$1,033,132	\$384,424	\$393,503
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Contractor's Design Contingency (1%)	10,331	3,844	3,935
Contractor's Const. Contingency (Owner's) (1.5%)	15,497	5,766	5,903
CONTINGENCY SUBTOTAL	\$25,828	\$9,611	\$9,838

P&P Bond	23,000	7,000	7,050
Subcontractor's P&P Bonds	0	0	0
Permits - Building & Demolition	7,500	0	0
Insurances (Auto & W/C)	6,500	2,500	2,500
CMAR Fee (3.5%)	38,359	14,124	14,451

SUBTOTAL	75,359	23,624	24,001
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GUARANTEED MAXIMUM PRICE	\$1,134,319	\$417,658	\$427,342
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Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Pecan Campus North Academic Building

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus North Academic Building will be requested at the June 28, 2016 Board meeting.

Purpose

A Guaranteed Maximum Price is used by the Construction Manager-at-Risk (CM@R) to present their maximum construction cost to provide the Owner with a complete and functioning project.

Justification

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

Background

PBK Architects 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 Architect has provided the necessary construction documents to D. Wilson Construction Company which has provided a GMP in the amount of \$10,951,000.

Project Scope

64,299 SF Current total SF
61,267 SF Original SF
3,032 SF Net Difference

Note: The additional square footage resulted from the addition of student collaborative spaces, all gender restrooms, and widening of hallways.

CCL and GMP	
North Academic Building Current CCL	\$10,500,000
North Academic Building GMP	10,951,000
Budget Variance	<u><u>(\$451,000)</u></u>

Proposed Funding Source	
Utilized Pecan Campus Bond Construction Program Contingency Funds	\$451,000

Alternate	
Alternate #1 Add Curved Roof Structure (not in original scope) No funding source identified.	\$226,000

Proposed Funding Source
 No funding source identified.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Pecan Campus North Academic Building project is \$10,500,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016. Program contingency funds from the Pecan North Academic Building in the amount of \$451,000 are being recommended to be used.

Reviewers

The GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 D. Wilson Construction Company is enclosed.

Presenters

Representatives from Broaddus & Associates, PBK Architects, and D. Wilson Construction Company will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus North Academic Building in the amount of \$10,951,000 with D. Wilson Construction Company and approval to utilize \$451,000 from Pecan Campus North Academic Building Program Contingency as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director, FP&C
From: Gilbert Gallegos AIA, Senior Vice President
Date: June 14, 2016
Subject: Pecan County Campus, Rio Grande City, Texas
Re: 2013 South Texas College Bond Construction Program – North Academic Building GMP

Broaddus & Associates is pleased to bring forward a GMP for the STC Board of Trustees approval. This request is for the Pecan Campus North Academic Building. The GMP is based on 60% Construction Documents from the Design Team of PBK Architects and includes all of the labor and materials for the project scope. The GMP provided is a not-to-exceed amount and with the Board of Trustee's approval will allow for the Construction Manager-at-Risk, D. Wilson Construction Company, to begin their construction work.

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



McAllen • San Antonio

**South Texas College - Pecan Campus
60% CD GMP North Academic Building
Guaranteed Maximum Price**

June 8, 2016

Schedule of Values

CSI Section	Division Title	Amount
01-0000	GENERAL CONDITIONS	\$546,780
02-0000	EXISTING CONDITIONS	—
03-0000	CONCRETE	\$840,800
04-0000	MASONRY	\$830,934
05-0000	STRUCTURAL STEEL	\$1,115,986
06-0000	CARPENTRY	\$153,500
07-0000	MOISTURE PROTECTION	\$592,315
08-0000	DOORS & WINDOWS	\$766,185
09-0000	FINISHES	\$1,394,100
10-0000	SPECIALTIES	\$101,054
11-0000	EQUIPMENT - By Owners	—
12-0000	FURNISHINGS	\$25,360
13-0000	SPECIAL CONSTRUCTION	—
14-0000	CONVEYANCE SYSTEMS	\$173,000
21-0000	FIRE PROTECTION	\$164,880
22-0000	PLUMBING	\$350,000
23-0000	MECHANICAL	\$1,309,700
26-0000	ELECTRICAL	\$1,681,125
31-0000	SITE CONSTRUCTION	\$158,499
	CONTRACTOR DESIGN CONTINGENCY	\$104,000
	CONSTRUCTION PHASE FEE 3.60%	\$391,000
	INSURANCE	—
	BOND	\$89,690
	OWNER CONSTRUCTION CONTINGENCY	\$162,000
GMP TOTAL:		\$10,951,000

Review and Recommend Action on Schematic Design for the Non-Bond Nursing and Allied Health Campus Thermal Plant

Approval of schematic design by Halff Associates for the Non-Bond Nursing and Allied Health Campus Thermal Plant will be requested at the June 28, 2016 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, Halff Associates will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using the College's design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Halff Associates began working with Broaddus & Associates, Facilities Planning & Construction, and College staff to develop plans and elevations. Although this is a non-bond project, Broaddus and Associates has agreed to manage this project. As per the Owner/Consultant agreement with Broaddus and Associates, the scope of work can be increased in the aggregate with a not to exceed amount of five percent of the total amount of the original bond program with no additional fees to the consultant.

This project will be partially funded with bond funds. Bond funds totaling \$548,530 will be used to cover \$368,530 for the chillers and \$180,000 for the thermal energy distribution lines from the new building to the thermal plant. The proposed Non-Bond Nursing and Allied Health Campus Thermal Plant project includes the following scope:

- **Engineer**
 - Halff Associates

- **Construction Manager-at-Risk**
 - D. Wilson Construction Company

- **Construction Cost Limitation (CCL)**
 - \$3,000,000

- **Program Scope**
 - SQ FT – 3,141
 - One Floor

 - **Chillers and Mechanical Support**
 - Water cooled chillers (2 at 500 tons each)
 - **Office Spaces**
 - Facility Manager
 - Office Pool
 - Inventory/Custodial
 - **Building Support Spaces**
 - Restroom
 - Loading Areas

Funding Source

The current Construction Cost Limitation (CCL) is \$3,000,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction and Operations and Maintenance Departments.

Enclosed Documents

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

Presenters

Halff Associates has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Halff Associates will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the proposed schematic design by Halff Associates for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented.

South Texas College Schematic Design Presentation



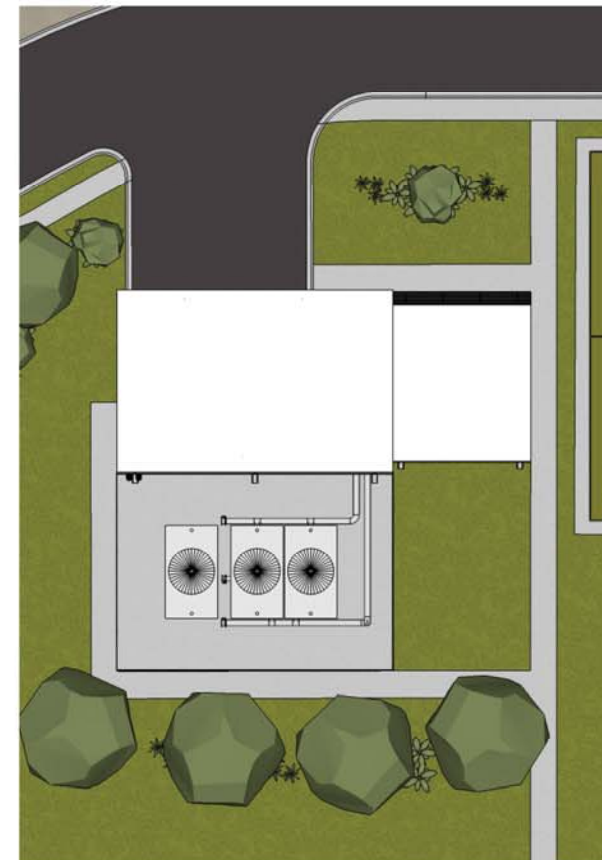
Nursing & Allied Health Campus
Thermal Plant
June 14, 2016

Program Scope & Cost

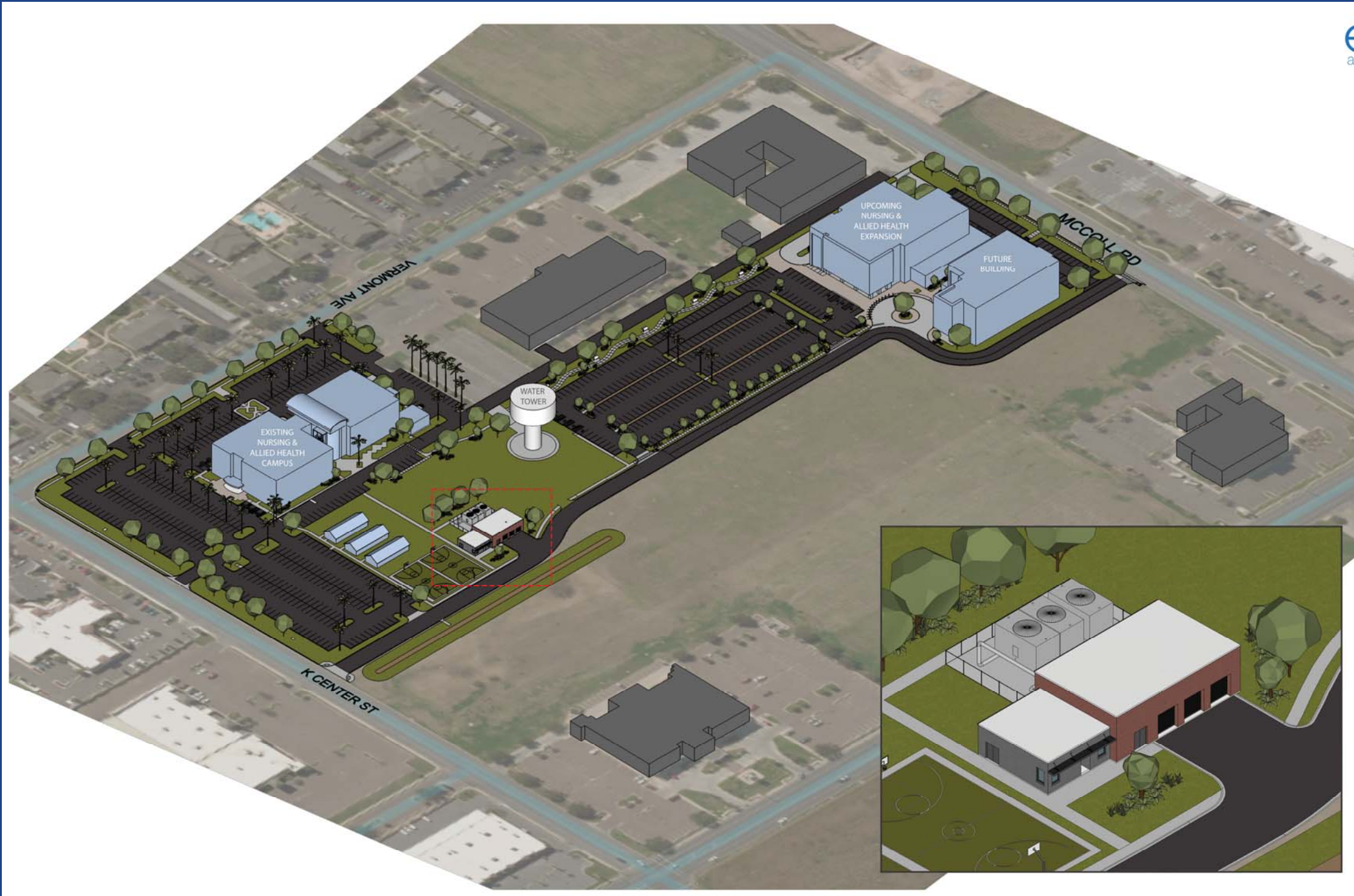
Design of a Thermal Plant building located on the STC Nursing and Allied Health Campus. Building shall include the following spaces: the Chiller Mechanical Room, Facility Manager's Office, Office Staff Pool, and Custodial/Inventory Spaces.

- Construction Cost Limitation: \$3,000,000
- Building Area: 3,141 SF

Schematic Site Plan



Perspectives



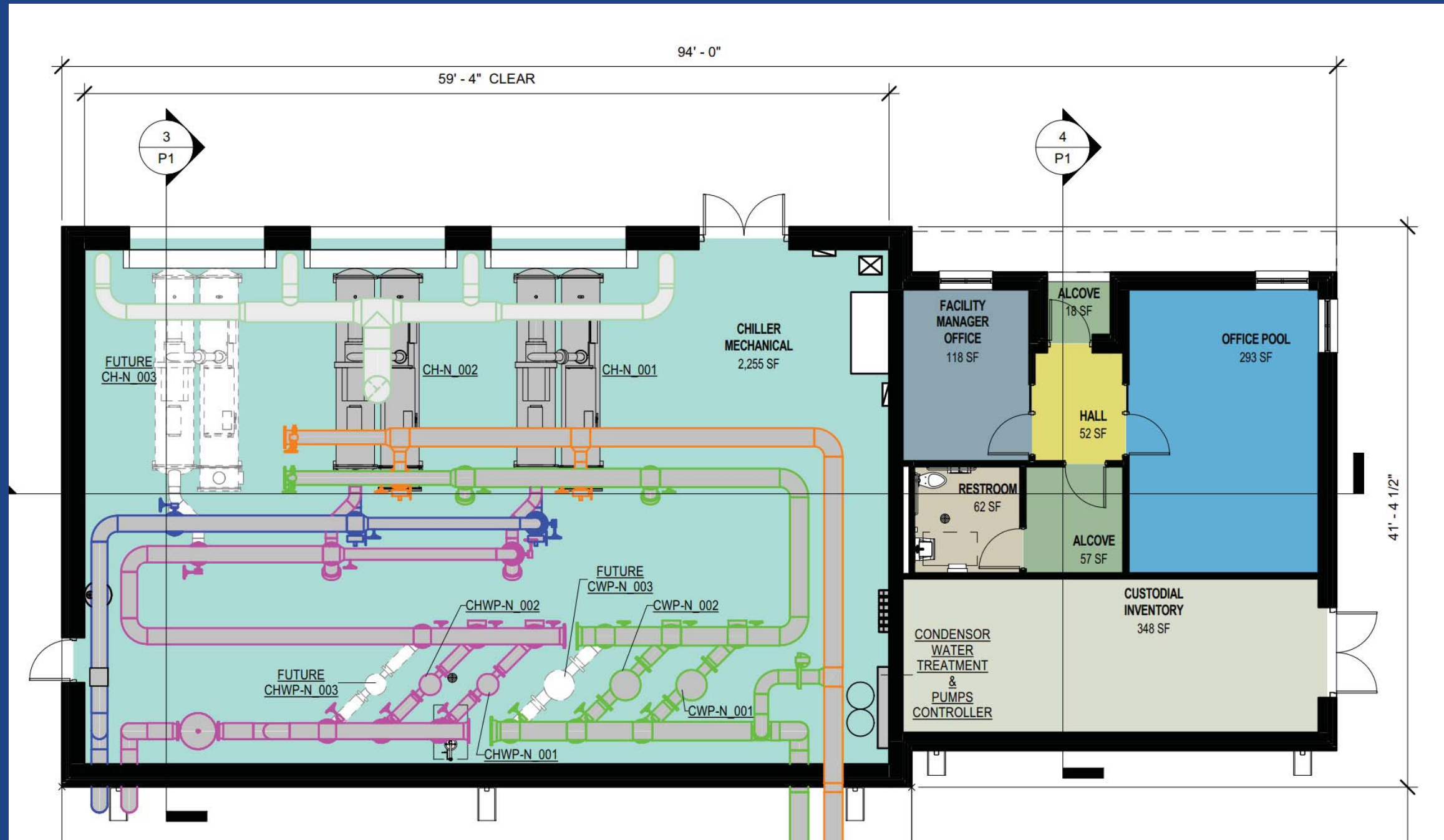
Perspectives



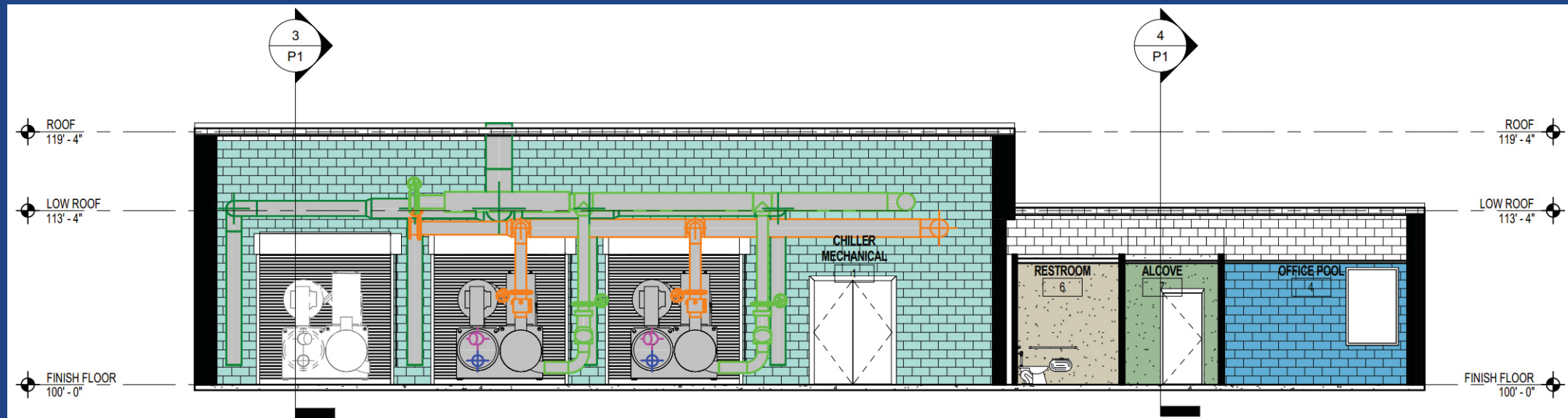
Perspectives: Building



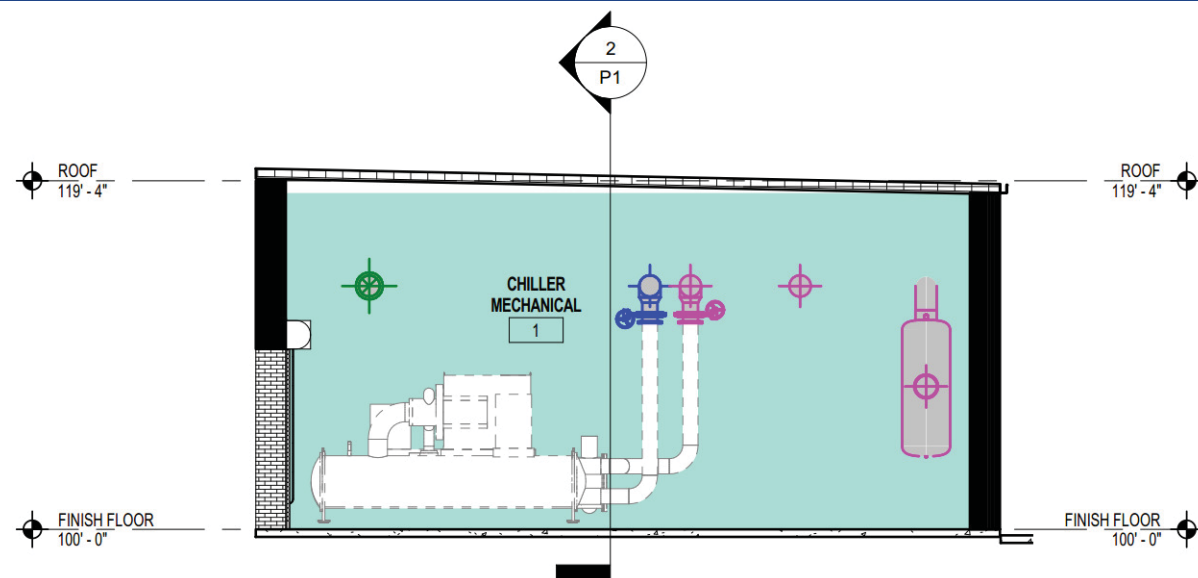
Floor Plan – Plant Building



Sections



2 PROPOSED BUILDING SECTION
1/8" = 1'-0"



3 PROPOSED BUILDING SECTION
1/8" = 1'-0"

Review and Recommend Action on Schematic Design for the Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant

Approval of schematic design by R. Gutierrez Engineering for the Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant project will be requested at the June 28, 2016 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, R. Gutierrez Engineering will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using college design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, R. Gutierrez began working with Broaddus and Associates, Facilities Planning and Construction, and college staff to develop parking and site plans. Although this is a non-bond project, Broaddus and Associates has agreed to manage this project and will be funded with non-bond funds. As per the Owner/Consultant agreement with Broaddus and Associates, the scope of work can be increased in the aggregate with a not to exceed amount of five percent of the total amount of the original bond program with no additional fees to the consultant.

The proposed Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant includes the following scope:

- **Engineer**
 - R. Gutierrez Engineering

- **Construction Manager-at-Risk**
 - D. Wilson Construction Company

- **Construction Cost Limitation (CCL)**
 - \$200,000

- **Program Scope**
 - 2 Parking Spaces
 - Drives, Sidewalks
 - Infrastructure Improvements
 - Grading and Drainage
 - Landscaping and Irrigation
 - Access drive to dumpsters

Funding Source

The current Construction Cost Limitation (CCL) is \$200,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds are budgeted in the Non-Bond Construction budget for FY 2015 - 2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus and Associates and staff from Facilities Planning and Construction and Operations and Maintenance Departments.

Enclosed Documents

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

Presenters

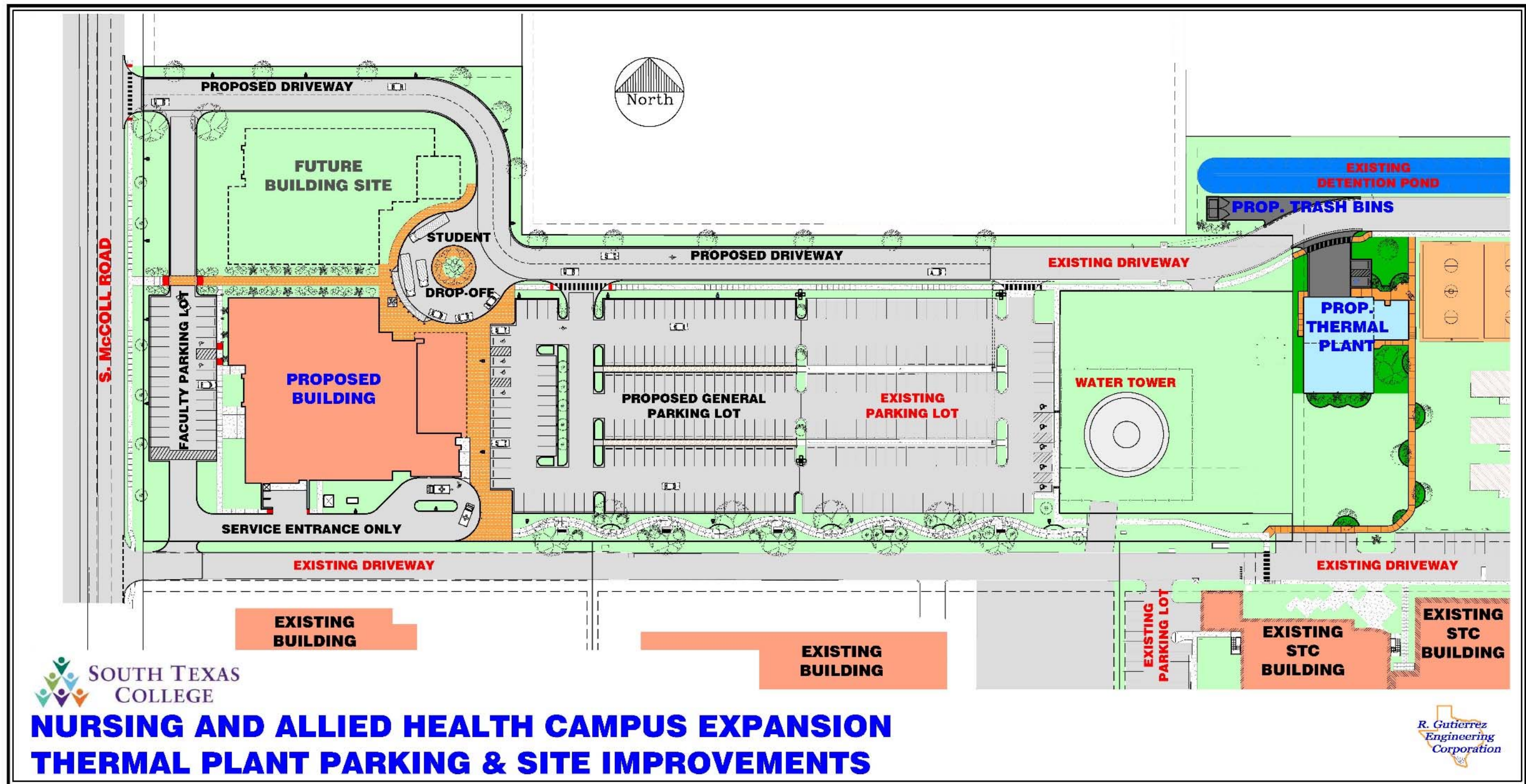
Representatives from Broaddus and Associates and R. Gutierrez Engineering will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

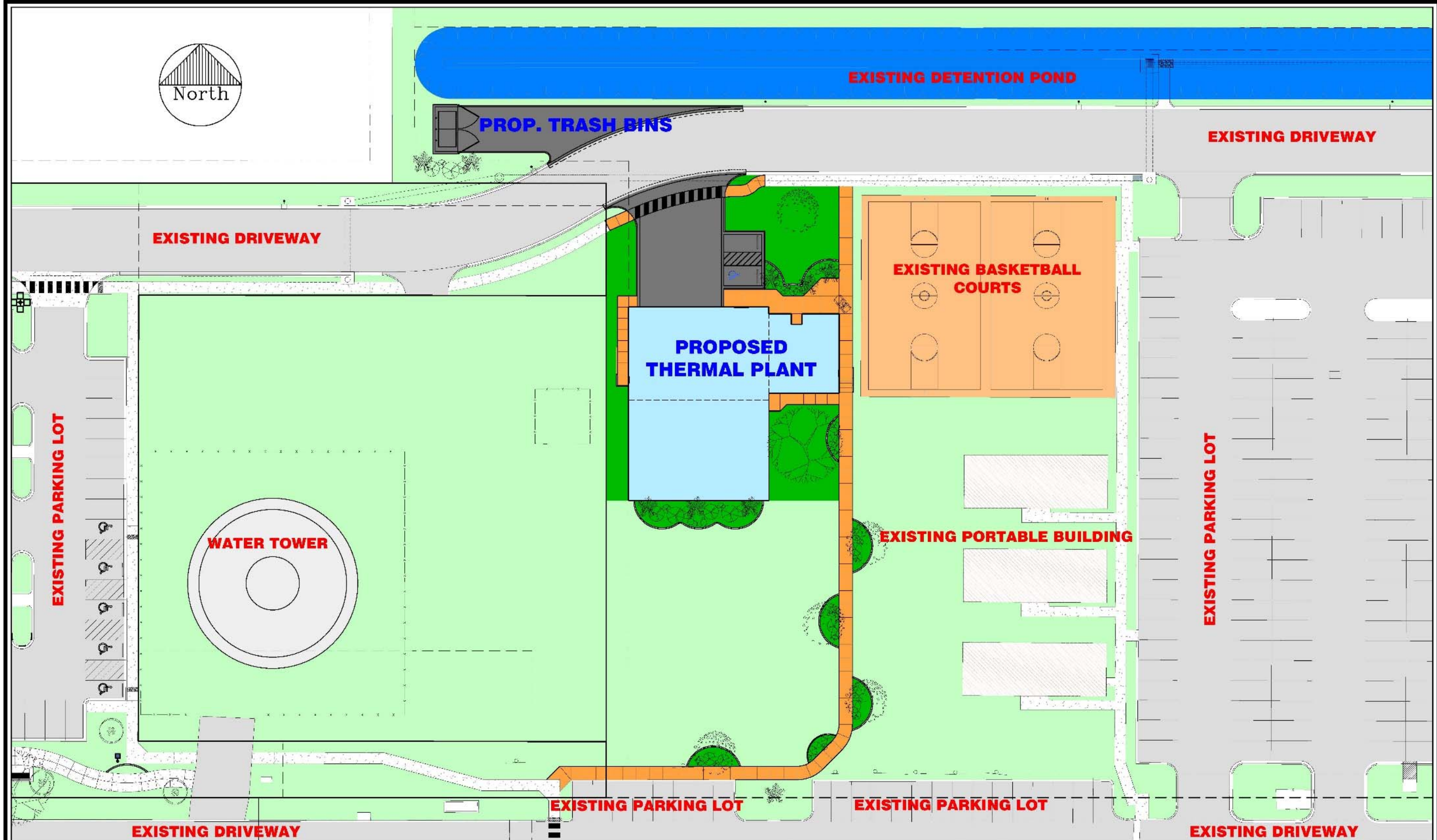
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the proposed schematic design by R. Gutierrez Engineering for the Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant project as presented.



**NURSING AND ALLIED HEALTH CAMPUS EXPANSION
THERMAL PLANT PARKING & SITE IMPROVEMENTS**





**NURSING AND ALLIED HEALTH CAMPUS EXPANSION
THERMAL PLANT PARKING & SITE IMPROVEMENTS**



Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Portable Building Infrastructure Phase II

Approval to contract construction services for the Non-Bond Pecan Campus Portable Building Infrastructure Phase II project will be requested at the June 28, 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.

Justification

The last two portable buildings need to be relocated to allow for the construction of the 2013 Bond Construction STEM Building and South Academic Building at the Pecan Campus. These portable buildings will be used to accommodate new classes for the fall semester at the Pecan Campus.

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 May 2, 2016. A total of four (4) sets of construction documents were issued to general contractors and sub-contractors, and a total of two (2) proposals were received on May 18, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
May 2, 2016	Solicitation of competitive sealed proposals began.
May 18, 2016	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend Zitro Electric, LLC as the highest ranked in the amount of \$39,500.

Funding Source

As part of the FY 2015 - 2016 Non-Bond Construction budget, funds in the amount of \$40,000 are available for this project.

Source of Funding	Amount Available	Highest Ranked Proposal Zitro Electric, LLC
Non-Bond Construction	\$40,000	\$39,500

Reviewers

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

Recommended Action

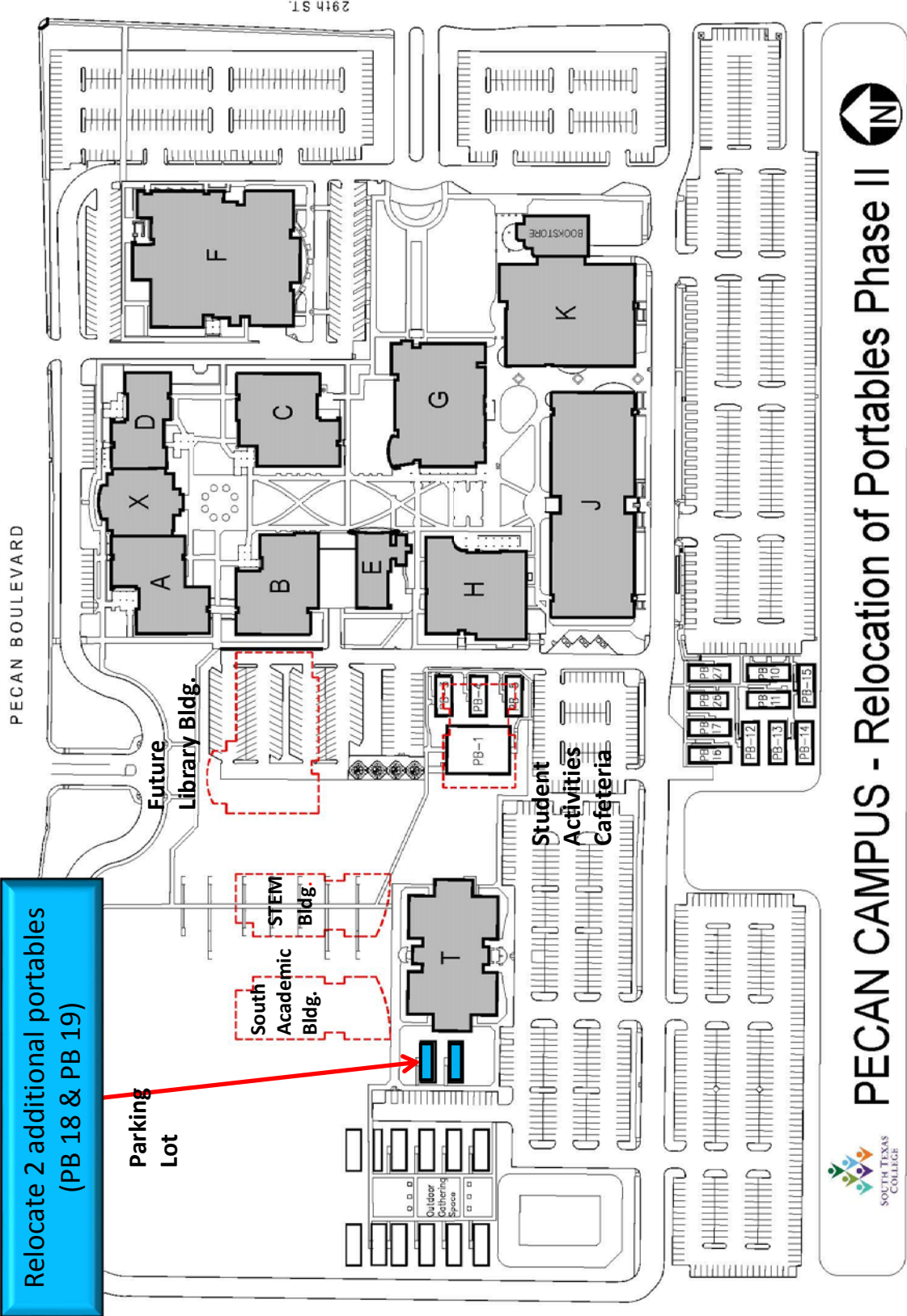
It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, to contract construction services with Zitro Electric, LLC in the amount of \$39,500 for the Non-Bond Pecan Campus Portable Building Infrastructure Phase II project as presented.

**SOUTH TEXAS COLLEGE
RE-BID PECAN CAMPUS INFRASTRUCTURE FOR
PORTABLE BUILDINGS - PHASE II
PROJECT NO. 15-16-1082**

VENDOR		Metro Electric, Inc.	Zitro Electric, LLC.
ADDRESS		1901 Industrial Dr	604 Palmview Dr
CITY/STATE/ZIP		McAllen, TX 78504	Palmview, TX 78574
PHONE		956-686-2323	956-581-8899
FAX		956-686-4559	956-581-8892
CONTACT		Michael Gerdes	Mike Pena
#	Description	Proposed	Proposed
1	Base Bid: Infrastructure for Portable Buildings - Phase II	\$54,132.00	\$39,500.00
2	Begin Work Within	10 Working Days	10 Working Days
3	Completion of Work Within	72 Calendar Days	30 Calendar Days
TOTAL PROPOSAL AMOUNT		\$54,132.00	\$39,500.00
TOTAL EVALUATION POINTS		69.72	79.32
RANKING		2	1

**SOUTH TEXAS COLLEGE
REBID- PECAN CAMPUS INFRASTRUCTURE FOR
PORTABLE BUILDINGS - PHASE II
PROJECT NO. 15-16-1082**

VENDOR		Metro Electric, Inc.	Zitro Electric, LLC.		
ADDRESS		1901 Industrial Dr	604 Palmview Dr		
CITY/STATE/ZIP		McAllen, TX 78504	Palmview, TX 78574		
PHONE		956-686-2323	956-581-8899		
FAX		956-686-4559	956-581-8892		
CONTACT		Michael Gerdes	Mike Pena		
1	The Respondent's price proposal. (up to 45 points)	32.9	32.9	45	45
		32.9		45	
		32.9		45	
		32.9		45	
		32.9		45	
		32.9		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	9	9	8.66
		9		9	
		9		9	
		9		8	
		9		8	
		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.66	8.5	8.25
		8		8	
		9		7	
		8		8	
		9		9	
		9		9	
4	The Respondent's safety record (up to 5 points)	4	4	3.5	3.75
		4		4	
		4		4	
		4		4	
		3		3	
		5		4	
5	The Respondent's proposed personal. (up to 8 points)	7.5	7.25	6	6.5
		8		8	
		7		7	
		7		6	
		7		6	
		7		6	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8.5	7.91	6	7.16
		8		9	
		7		6	
		8		7	
		8		7	
		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.91	3	4.25
		4		6	
		4.5		4.5	
		5		4	
		5		4	
		6		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	2.9	2.9	7	7
		2.9		7	
		2.9		7	
		2.9		7	
		2.9		7	
		2.9		7	
TOTAL EVALUATION POINTS		69.72		79.32	
RANKING		2		1	



Review and Recommend Action on Contracting Construction Services for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2

Approval to contract construction services for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2 project will be requested at the June 28, 2016 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the resurfacing of Parking Lot 2 at the Nursing and Allied Health Campus.

Justification

The existing parking lot 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.

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 May 10, 2016. A total of fifteen (15) sets of construction documents were issued to general contractors and sub-contractors, and a total of eight (8) proposals were received on May 26, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
May 10, 2016	Solicitation of competitive sealed proposals began.
May 26, 2016	Eight (8) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend Mid Valley Paving, Inc. as the highest ranked in the amount of \$98,367.30.

Funding Source

As part of the FY 2015 - 2016 Non-Bond Renewals and Replacements budget, funds in the amount of \$250,000 are budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Mid Valley Paving, Inc.
Non-Bond Renewals and Replacements	\$250,000	\$98,367.30

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.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, to contract construction services with Mid Valley Paving, Inc. in the amount of \$98,367.30 for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2 project as presented.

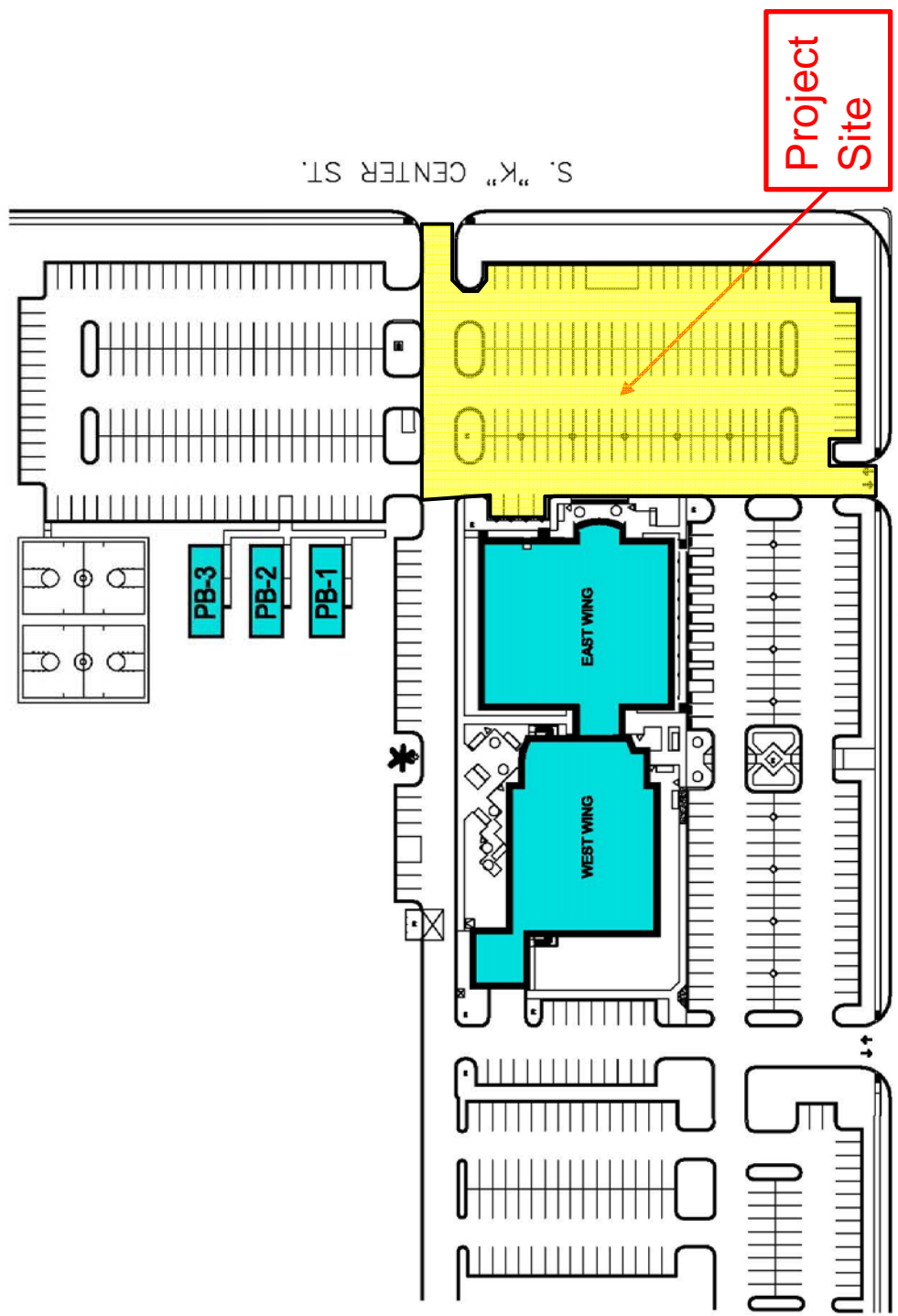
**SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS - RESURFACING OF PARKING LOT #2
PROJECT NO. 15-16-1085**

VENDOR	Bearkat Construction, LLC.	2 GS, LLC./dba Earthworks Enterprise	G & T Paving, LLC.	Mid Valley Paving, Inc.	NM Contracting, LLC.	RDH Site and Concrete, LLC.	Rhyner Construction Services, Inc.	Rocha Construction Services, LLC.	
ADDRESS	3317 W Alberta Rd	1307 Highway 83 Ste C	2005 Mercedes Rd P O Box 5136	306 S Illinois	2022 Orchid Ave	3809 Clavel St Ste D	201 N Robertson Rd P O Box 309	819 Rio Grande Dr	
CITY/STATE/ZIP	Edinburg, TX 78539	Peñitas, TX 78576	Brownsville, TX 78520	Mercedes, TX 78570	McAllen, TX 78504	Palmview, TX 78572	Rio Hondo, TX 78583	Mission, TX 78572	
PHONE	956-627-3480	956-424-3414	956-546-3633	956-565-4892	956-631-5667	956-502-5426	956-748-3100	956-867-7620	
FAX	956-800-4813	956-683-6149	956-546-5333	956-565-3385	956-627-3959	956-475-3917	956-748-3103	956-584-0450	
CONTACT	Oscar Cancino	Humberto Garcia, Jr.	Abel Gonzales	William R. Mize	Noel Munoz, Jr.	Diandly De Hoyos	Stephanie Rhyner	Juan S. Rodriguez	
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	
A	Base Bid: Nursing and Allied Health Campus - Resurfacing of Parking Lot #2	\$ 147,160.00	\$ 121,700.00	\$ 130,917.70	\$ 81,091.30	\$ 177,864.10	\$ 205,333.00	\$ 198,190.00	\$122,000.00
Alternate 1									
1	Additional Parking Lot Paving Improvements	\$ 27,584.00	\$ 14,915.00	\$ 15,877.16	\$ 9,878.00	\$ 19,675.50	\$ 22,495.00	\$ 27,181.50	\$17,070.00
Alternate 2									
2	6 Foot Concrete Valley Gutter Alternate 2	\$ 14,796.00	\$ 5,856.75	\$ 6,781.50	\$ 7,398.00	\$ 7,718.58	\$ 9,864.00	\$ 9,247.50	\$5,000.00
B	Begin Work Within	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days
C	Completion of Work Within	No Response	60 Calendar Days	21 Calendar Days	30 Calendar Days	90 Calendar Days	No Response	No Response	No Response
TOTAL PROPOSAL AMOUNT		\$189,540.00	\$142,471.75	\$153,576.36	\$98,367.30	\$205,258.18	\$237,692.00	\$234,619.00	\$144,070.00
TOTAL EVALUATION POINTS		****	70.6	74.4	91.1	59.8	36.2	50.1	39.4
RANKING		****	3	2	1	4	7	5	6

**** Vendor did not submit the required documents therefore not evaluated.

**SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS - REFURFACE PARKING LOT #2
PROJECT NO. 15-16-1085**

VENDOR ADDRESS/CITY/STATE/ZIP/PHONE/FAX/CONTACT	Earthworks Enterprise	G & T Paving, LLC.	Mid Valley Paving, Inc.	NM Contracting, LLC.	and Concrete, LLC.	Construction Services, Inc.	Construction Services, LLC.
1	31 31 31 31	28.8 28.8 28.8 28.8	45 45 45 45	21.6 21.6 21.6 21.6	18.5 18.5 18.5 18.5	18.9 18.9 18.9 18.9	30.6 30.6 30.6 30.6
2	6 8 8 7 8.5	8 9 9 8.5 9	9 10 9 9 9.5	8 7 8 7 9	3 3 6 6 5	8 5.5 8 6 8.5	5 5 6 5 8
3	7 9 8 9	8 6 8 8.5	9 8 9 9	8 8 6 8 8	4 4 6 7 5	7 5 5 5 6	3 3 3 3 3
4	5 4 4 4 4	4 4 4 3.5 4	5 4 4 4 4.5	2 3.5 4 3.5 3.5	0 1 2 2.5 2	5 4.5 4 4 4.5	0 0 0 0 0
5	5.5 6 6	7 6.5 6.5	7 6 7 7	7 5 6.5 6.5	2 2 4 4 4	6 5 6 6 6	0 0 0 0 0
6	6 8 7.5 7 7	6 8 7 8 7	6 8 7.5 7.5 8	6 7 7 7.5 8	2 1 2 2 3	5 4 7 7 7	0 0 0 0 0
7	5 4 5 4.5 5.5	5 5 5 4.5 5	5 5 4 4.5 5.5	5 4 4.5 4.5 4	3 0 1 0 2	4 1 3 1 2	0 0 0 0 0
8	2.5 2.5 2.5 2.5 2.5	7 7 7 7 7	4.9 4.9 4.9 4.9 4.9	1.6 1.6 1.6 1.6 1.6	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
TOTAL EVALUATION POINTS	70.6	74.4	91.1	59.8	36.2	50.1	39.4
RANKING	3	2	1	4	7	5	6



**NURSING & ALLIED
HEALTH CAMPUS**

Review and Recommend Action on Annual Facility Usage Agreements

Approval of the FY 2016 – 2017 annual facility usage agreements for use by the kinesiology program will be requested at the June 28, 2016 Board meeting.

Purpose

Approval of annual facility usage agreements for various locations that host student instruction will be requested for FY 2016 – 2017.

Justification

Various locations are needed to accommodate the kinesiology program courses offered at South Texas College. The facilities needed are course specific (ex. golf, swimming, tennis, weight training, etc.)

Background

Below is a list of facilities which are leased on an annual basis and used for various instructional purposes. The facilities will provide for Fitness Walking, Weight Training, Bowling, Golf, Basketball, Volleyball, Swimming, and Tennis courses in the kinesiology program for the fall 2016, spring 2017 and summer 2017. In FY 2015 - 2016 a total of 1,569 students enrolled in kinesiology courses and a Physical Education Special Activity fee of \$55 was charged per student for each course taken. A total of \$86,295 was collected for building use fees during FY 2015 - 2016. The following are facilities that kinesiology courses may be offered

- City of McAllen
 - Boys and Girls Club Othal Brand Center
 - Boys and Girls Club Roney Center
 - Boys and Girls Club Pool
 - Las Palmas Park
 - Los Encinos Park Tennis Courts
 - Municipal Baseball Complex
 - Municipal Pool
 - Palmview Golf Course
 - Parks and Recreation Bicentennial Soccer Field
 - Westside Park
- City of Mission
 - Parks & Recreation North Side Pool
- City of Weslaco
 - City Park Tennis Courts
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McHi Tennis Courts
- Ultimate Fitness Center (Weslaco, TX)

Funding Source

Funds have been budgeted in the proposed FY 2016 - 2017 kinesiology budget.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the annual facility usage agreements for use by the kinesiology program during the period beginning September 1, 2016 to August 31, 2017, at an estimated total cost of \$37,500 as presented.

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 - May 31, 2016

Project number	PROJECT DESCRIPTION	Project Development				Design Phase			Construction Phase					Project Manager	Architect/Engineer	Contractor		
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start				30%	50%
Pecan Campus and Pecan Plaza																		
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns															Robert	EGV Architects	Holchmont 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 - Phase II															Rick	Melden & Hunt	Celso Construction
15-1-003	Pecan - Relocation of Electrical Power Lines															Robert	Sigma Engineering	TBD
15-1-007	Pecan - Building K Enrollment Center															Robert	Boulinghouse Simpson Gates Architects	Metro Electric
15-1-020	Pecan - AECHS Service Drive and Sidewalk															David	Boulinghouse Simpson Gates Architects	TBD
15-1-001	Pecan - Resurfacing East Loop Road and Entrance (RR)															Rick	R. Gutierrez Engineering	Roth Excavation
16-1-001	Pecan - Removal of Existing Trees															Robert	Melden & Hunt	TBD
16-1-001	Pecan - Building A Sign Replacement (RR)															Robert	TBD	Maldonado Nursery
16-1-002	Pecan - Upgrade Fence Along 31st Street (RR)															David	Public Relations	
15-1-003	Pecan Plaza - Emergency Generator and Wiring															Rick	TBD	TBD
15-1-004	Pecan Plaza - Resurfacing Back Side of Building B (RR)															Rick	Halt 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	Halt 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	Halt 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
	DW - La Joya Monument Sign															David	N/A	TBD
	DW - Active Learning Classrooms-Flooring Replacement															David	N/A	TBD

For FY 2015-2016, 24 non-bond projects are currently in progress, 12 have been completed and 38 pending start up - 74 Total

Status of Non-Bond Construction Projects in Progress June 2016

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Pecan Campus								
Covered Area for Ceramic Arts Kilns	100%	December 2015	1. Construction Phase 2. Final Completion	\$ 325,000.00	\$ (18,792.85)	\$ 343,792.85	\$ 343,792.85	\$ -
Interior Renovation for Ceramic Arts	100%	November 2015	1. Construction Phase 2. Final Completion	\$ 325,000.00	\$ 215,791.00	\$ 109,209.00	\$ 109,209.00	\$ -
Library Additional Study Rooms	15%	July 2015	1. Design Phase 2. Design on hold	\$ 54,000.00	TBD	TBD	\$ -	TBD
Sports Fields Lighting	100%	February 2016	1. Construction Phase 2. Construction Complete	\$ 228,500.00	\$ -	\$ 228,500.00	\$ 228,500.00	\$ -
Infrastructure for Relocation of Portable Buildings	100%	March 2016	1. Construction Phase 2. Final Completion	\$ 350,000.00	\$ (22,337.93)	\$ 372,337.93	\$ 372,337.93	\$ -
Relocation of Electrical Power Lines	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 220,000.00	\$ 3,894.35	\$ 216,105.65	\$ 216,105.65	\$ -
Student Services Building K Enrollment Center	80%	July 2016	1. Design Phase 2. Re-design in Progress	\$ 42,825.00	\$ 10,815.00	\$ 32,010.00	\$ 22,407.00	\$ 9,603.00
AECHS Service Drive and Sidewalk Relocation	100%	August 2015	1. Construction Phase 2. Construction Complete	\$ 60,000.00	\$ 10,528.00	\$ 49,472.00	\$ 49,472.00	\$ -
Resurfacing East Loop Road	10%	June 2016	1. Construction Phase 2. Contract Negotiations	\$ 75,000.00	TBD	TBD	\$ -	TBD
Removal of Trees for Bond Construction	100%	January 2016	1. Construction Phase 2. Construction Complete	\$ 21,000.00	\$ 13,850.00	\$ 7,150.00	\$ 7,150.00	\$ -
Building A Sign Replacement	0%	April 2016	1. Project Development 2. Design in Progress	\$ 10,000.00	TBD	TBD	\$ -	TBD
Upgrade Fence Along 31st Street	100%	February 2016	1. Construction Phase 2. Bidding Phase	\$ 50,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza Police Department Emergency Generator	0%	June 2016	1. Project Development 2. Work in Progress	\$ 400,000.00	TBD	TBD	\$ -	TBD

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Pecan Plaza Asphalt Resurfacing on Alley Side	100%	November 2015	1. Construction Phase 2. Construction Complete	\$ 75,000.00	\$ (43,140.00)	\$ 118,140.00	\$ 118,140.00	\$ -
Pecan Plaza Parking Area for Police Vehicles	20%	May 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	\$ 212.00	\$ 24,788.00	\$ -	\$ 24,788.00
Pecan Campus Total				\$ 2,261,325.00	\$ 170,819.57	\$ 1,501,505.43	\$ 1,467,114.43	\$ 34,391.00
Mid Valley Campus								
Childcare Center Play Ground Flooring	100%	December 2015	1. Construction Phase 2. Construction Complete	\$ 31,000.00	\$ 1,310.00	\$ 29,690.00	\$ 29,690.00	\$ -
Building H Data Cabling Infrastructure	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 43,500.00	\$ 688.25	\$ 42,811.75	\$ 42,811.75	\$ -
Mid Valley Campus Total				\$ 74,500.00	\$ 1,998.25	\$ 72,501.75	\$ 72,501.75	\$ -
Technology Campus								
GM Car Storage Area Upgrade	60%	May 2016	1. Design Phase 2. Design in Progress	\$ 11,250.00	\$ (9.00)	\$ 11,259.00	\$ 6,079.86	\$ 5,179.14
West Academic Building Re-roofing	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 1,698,900.00	\$ 423,200.00	\$ 1,275,700.00	\$ 1,275,700.00	\$ -
HVAC Cooling Tower Replacement	95%	May 2015	1. Construction Phase 2. Final Completion in progress	\$ 415,000.00	\$ 54,000.00	\$ 361,000.00	\$ 361,000.00	\$ -
Building B Main Door and Frame Replacement	60%	May 2016	1. Design Phase 2. Design in Progress	\$ 7,500.00	\$ 3,750.00	\$ 3,750.00	\$ -	\$ 3,750.00
Building C Conference Room Addition	60%	May 2016	1. Design Phase 2. Design in Progress	\$ 9,000.00	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00
Repair Concrete Floor Mechanical Room	95%	May 2016	1. Design Phase 2. Contract Negotiations	\$ 5,000.00	TBD	TBD	\$ -	TBD
Building B Concrete Floor Repairs	95%	May 2016	1. Design Phase 2. Contract Negotiations	\$ 50,000.00	TBD	TBD	\$ -	TBD

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Building B Flooring Replacement	5%	July 2016	1. Construction Phase 2. Construction in Progress	\$ 44,200.00	\$ 9,192.00	\$ 35,008.00	\$ -	\$ 35,008.00
Technology Campus Total				\$ 2,240,850.00	\$ 494,633.00	\$ 1,691,217.00	\$ 1,642,779.86	\$ 48,437.14
Nursing and Allied Health Campus								
Irrigation System Upgrades	100%	October 2015	1. Construction Phase 2. Construction Complete	\$ 30,000.00	\$ (7,767.00)	\$ 37,767.00	\$ 37,767.00	\$ -
Thermal Plant	10%	June 2016	1. Design Phase 2. Design in Progress	\$ 260,000.00	\$ 53,300.00	\$ 206,700.00	\$ -	\$ 206,700.00
Resurface Parking Lot 2	95%	May 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	\$ 1,550.00	\$ 23,450.00	\$ -	\$ 23,450.00
Nursing and Allied Health Campus Total				\$ -	\$ 315,000.00	\$ 267,917.00	\$ 37,767.00	\$ 230,150.00
Starr County Campus								
Bldg E & J Crisis Management Center with Generator	0%	June 2016	1. Project Development 2. Work in Progress	\$ 400,000.00	TBD	TBD	\$ -	TBD
Starr County Campus Total				\$ 400,000.00		\$ -	\$ -	\$ -
District Wide								
Building to Building ADA Accessibility Improvements Phase II	85%	June 2016	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ (66,112.03)	\$ 466,112.03	\$ -	\$ 466,112.03
Parking Lot Lighting Upgrades to LED	100%	August 2015	1. Construction Phase 2. Construction Complete	\$ 100,000.00	\$ 49,309.00	\$ 50,691.00	\$ 50,691.00	\$ -
Directional Signage Updates	10%	May 2016	1. Project Development 2. Work in Progress	\$ 50,000.00	TBD	TBD	\$ -	TBD
Outdoor Furniture	100%	January 2016	1. Construction Phase 2. Construction Complete	\$ 25,000.00	TBD	TBD	\$ -	TBD
Air Handler Blower Wheels	90%	June 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 32,640.13	\$ 17,359.87	\$ 12,582.95	\$ 4,776.92
La Joya Monument Sign	90%	May 2016	1. Project Development 2. Work in Progress	\$ 35,000.00	TBD	TBD	\$ -	TBD

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Active Learning Classrooms- Flooring Replacement	95%	June 2016	1. Construction Phase 2. Bidding Complete	\$ 10,000.00	TBD	TBD	\$ -	TBD
District Wide Total				\$ 670,000.00	\$ 15,837.10	\$ 534,162.90	\$ 63,273.95	\$ 470,888.95
Non-Bond Construction Project Total				\$ 5,961,675.00	\$ 951,204.92	\$ 4,067,304.08	\$ 3,283,436.99	\$ 783,867.09
For FY 2015 - 2016, 27 non-bond projects are currently in progress, 12 have been completed and 35 pending start up - 74 Total								

Discussion and Action as Necessary on the Acquisition of Real Property Adjacent to the Mid Valley Campus

The College has been contacted regarding the possibility of acquiring real property adjacent to the Mid Valley Campus.

Dr. Reed will discuss this real property acquisition opportunity and recommended actions as necessary with the Facilities Committee in Executive Session.

Any action must be taken in Open Session.

The Facilities Committee will be asked to recommend Board approval and authorization as necessary regarding the acquisition of the real property adjacent to the Mid Valley Campus, as presented.