

South Texas College
 Board of Trustees
 Facilities Committee
 Ann Richards Administration Building, Board Room
 Pecan Campus
 Tuesday, August 9, 2016
 @ 4:00 PM
 McAllen, Texas

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

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Approval of Facilities Committee Meetings Minutes

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

1. July 6, 2016 Facilities Committee Meeting
2. July 12, 2016 Facilities Committee Meeting
3. July 26, 2016 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
July 6, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Wednesday, July 06, 2016 @ 3:00 PM**

MINUTES

The Facilities Committee Meeting was held on Wednesday, July 6, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:18 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Mr. Jesse Villarreal, and Ms. Rose Benavidez.

Members absent: Dr. Alejo Salinas, Jr., Mrs. Graciela Farias, Mr. Paul R. Rodriguez, and Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mrs. Wanda Garza, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. Khalil Abdullah, Mr. George McCaleb, Mr. Cody Gregg, Dr. Arturo Montiel, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Mr. Bill Wilson, Mr. Eliazar Rodriguez, Mr. Miguel Martinez, Mr. John Gates, Mr. Bob Simpson, Mr. Joey Yzaguirre, and Mr. Andrew Fish

Review of Budget and Status of 2013 Bond Construction Program and Projects

On June 28, 2016 the Board of Trustees instructed Broaddus & Associates, Construction Program Manager for the South Texas College 2013 Bond Construction Program, to provide a review of the budget and status of the projects within that program.

The Board clarified that Broaddus & Associates was expected to provide clear documentation showing all funds and budgets for the 2013 Bond Construction Program, separately enumerated and accounted for. Mr. Gallegos asserted that Broaddus & Associates had the documentation available, and would be ready to present as requested.

Broaddus & Associates did not provide documentation in time for publication and distribution prior to the meeting.

Mr. Gurwitz asked Mr. Gallegos to go through the 2013 Bond Construction Program projects item by item to establish the original budget as a comparison to the current standing for each project.

During this discussion, the Committee determined that Broaddus & Associates was not providing adequate reporting on the changes to project scopes and costs to allow the Committee and Board to make informed decisions.

The Facilities Committee further outlined their expectations for accountability reporting by Broaddus & Associates and asked that this reporting be provided at the July 12, 2016 Facilities Committee meeting.

This item was for the Committee's review and feedback to staff and 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 5:07 p.m.

I certify that the foregoing are the true and correct minutes of the July 6, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Meeting Minutes

Facilities Committee Meeting

July 12, 2016

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, July 12, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:26 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mrs. Mary Elizondo, Mrs. Wanda Garza, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Matthew Hebbard, Mr. Danny Montez, Mr. Cody Gregg, Mr. Robert Cuellar, Mr. Khalil Abdullah, and Mr. Andrew Fish

Approval of Facilities Committee Meetings 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. June 14, 2016 Facilities Committee Meeting
2. June 28, 2016 Facilities Committee Meeting

The motion carried.

The following items were skipped and no deliberation or action took place:

- II. Review of Budget and Status of 2013 Bond Construction Program and Projects**
- III. Update on Status of 2013 Bond Construction Program**
- IV. Discussion and Action as Necessary on Design Space and Program for the 2013 Bond Construction Mid Valley Campus Projects**
- V. Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Projects**

Review and Recommend Action on Contracting Mechanical Electrical and Plumbing (MEP) Engineering Services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System Upgrades

Approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System Upgrades will be requested at the July 26, 2016 Board meeting.

Purpose

The procurement of a MEP engineer would provide for design services necessary for the upgrade of the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project.

Justification

The procurement of a MEP engineer would allow for the engineer to work with staff 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. Construction documents would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

The science department requested the upgrade of the existing system for the Pecan Campus Building G due to it not functioning efficiently. The fume hoods and exhaust system were over fifteen years old and in need of replacing and upgrading. This project was not budgeted through the normal Capital Improvement Process (CIP) but was needed for the demand of science classes currently scheduled.

Sigma HN Engineers was previously contracted to perform a study to review the existing conditions and determined that the existing fume hoods and exhaust system are not functioning properly. They provided a report describing the items of the existing system that need to be upgraded and repaired. They estimated the construction costs to be just under \$200,000.

In order to proceed with the design of the upgrade to the fume hoods and exhaust system, staff recommended contracting MEP engineering services for preparation of plans and specifications. This work would be scheduled to be constructed during the fall of 2016.

Three MEP engineering firms listed below were previously approved by the Board for to provide professional on-call services as needed for projects under \$300,000.

1. DBR Engineering
2. Half Associates
3. Sigma HN Engineers

Based on the following criteria, Sigma HN Engineers was recommended to provide MEP engineering services for this project.

- Previous experience with science exhaust systems and this system
- Experience with similar projects
- Familiarity with the College’s standards
- Previously performed study to review existing conditions

Funding Source

Funds were available in the FY 2015 – 2016 renewals and renewals budget, through savings on other projects, for design and construction of these upgrades.

Proposed Project Budget		
Budget Components	Amount Available	Proposed Costs
Design	\$20,000	Design fees were proposed at 10%.
Construction	\$200,000	Actual cost would be determined after the solicitation of construction proposals.

Enclosed Documents

The packet included a floor plan indicating the proposed room locations in need of the upgrades.

Upon a motion by Ms. Rose Benavidez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to contract MEP engineering services with Sigma HN Engineers for the Non-Bond Pecan Campus Building G Science Lab Fume Hood and Exhaust System Upgrades project as presented. The motion carried.

Review and Recommend Action on Contracting Mechanical Electrical and Plumbing (MEP) Engineering Services for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator

Approval to contract Mechanical, Electrical, and Plumbing (MEP) Engineering design services to prepare plans for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects will be requested at the July 26, 2016 Board meeting.

Purpose

MEP engineering design services were necessary for the design and construction administration services for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The proposed the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects were needed in response to the following:

- Pecan Plaza Police Department
 - Provide emergency electrical service when a power failure occurs
- Starr County Campus Building
 - Building E – provide emergency power in IT rooms
 - Building J – provide emergency power for the future Crisis Management Center

Background

On May 31, 2016, South Texas College began soliciting for MEP design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects. A total of eight (8) firms received a copy of the RFQ and a total of three (3) firms submitted their responses on June 16, 2016.

Funding Source

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

Reviewers

The Requests for Qualifications were reviewed by college staff.

Enclosed Documents

The evaluation team members completed evaluations for the firms and prepared a scoring and ranking summary.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract Mechanical, Electrical, Plumbing (MEP) design services with DBR Engineering Consultants, Inc. for preparation of plans and specifications for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects as presented. The motion carried.

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

Approval to contract construction services for the Non-Bond Pecan Campus Building K Enrollment Center project will be requested at the July 26, 2016 Board meeting.

Purpose

Authorization was requested to contract construction services in order to begin the modifications in Building K Enrollment Center at the Pecan Campus.

Justification

The procurement of a contractor would provide for construction services necessary for the Non-Bond Pecan Campus Building K Enrollment Center project.

Background

On March 29, 2016, the Board rejected the construction proposals submitted for this project due to the qualified construction proposals being over the \$500,000 construction cost limit when using the Architectural Services on Call process. The design team at Boultinghouse Simpson Architects worked with college staff to reduce the project scope in order to meet the budget. Boultinghouse Simpson Gates Architects prepared and issued the necessary revised plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on June 15, 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 June 30, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
June 15, 2016	Solicitation of competitive sealed proposals began.
June 30, 2016	Three (3) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommended NM Contracting, LLC as the highest ranked in the amount of \$408,600.

Funding Source

As part of the FY 2015 - 2016 Non-Bond Construction budget, funds in the amount of \$400,000 were budgeted for this project. Additional funds were available in savings from other construction projects to fund the balance of the proposed construction amount.

Source of Funding	Amount Budgeted	Additional Funds Available	Highest Ranked Proposal NM Contracting, LLC
Non-Bond Construction	\$400,000	\$8,600	\$408,600

Reviewers

The proposals were reviewed by Boultinghouse Simpson Gates Architects and staff from the Facilities Planning & Construction, Student Services, 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.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to contract construction services with NM Contracting, LLC in the amount of \$408,600 for the Non-Bond Pecan Campus Building K Enrollment Center project as presented. The motion carried.

Review and Recommend Action on District-Wide Building Names

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

Purpose

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

Justification

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

Designating the campus wide building names and letters for each building was necessary at this time for the following reasons:

- The architects and engineers requested the names of the buildings in order to properly note them in the required BIM documents.
- Academic Affairs requested the names of the buildings for future class scheduling.
- Police Department was updating the campus maps and requested to have the building names finalized for printing prior to the Fall 2016 semester.

Background

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

Enclosed Documents

The packet included a listing of the buildings and the recommended name for each building.

During discussion, several Committee members requested an alternative to be provided for the Workforce Centers at Starr County Campus, Technology Campus, and Mid Valley Campus. They also requested additional options for the proposed "Main Academic Building" at the Starr County Campus.

This item was deliberated, but no action was taken. Staff was asked to provide additional options for discussion on July 28, 2016.

Review and Recommend Action on FY 2016 – 2017 Committee Meeting Schedule

The Facilities Committee was asked to review the following schedule and recommend amendment or approval as appropriate. The Board would be asked to review and take action on a calendar of Committee and Board Meetings for FY 2016 - 2017 at the July 26, 2016 Regular Board Meeting.

The proposed meeting schedule for the Facilities Committee was as follows:

<u>Weekday</u>	<u>Date</u>	<u>Meeting Time</u>
Tuesday	September 13, 2016	4:00 p.m.
Tuesday	October 11, 2016	4:00 p.m.
Tuesday	November 8, 2016	4:00 p.m.
Tuesday	December 6, 2016	4:00 p.m.
Tuesday	January 17, 2017	4:00 p.m.
Tuesday	February 14, 2017	4:00 p.m.
Tuesday	March 7, 2017	4:00 p.m.
Tuesday	April 11, 2017	4:00 p.m.
Tuesday	May 9, 2017	4:00 p.m.
Tuesday	June 13, 2017	4:00 p.m.
Tuesday	July 11, 2017	4:00 p.m.
Tuesday	August 8, 2017	4:00 p.m.
Tuesday	September 12, 2017	4:00 p.m.

Facilities Committee Meetings were generally scheduled for the second Tuesday of each month at 4:00 p.m. unless scheduling conflicts required a schedule adjustment.

The draft schedule included such adjustments around scheduling conflicts as follows:
Tuesday, December 6, 2016 – scheduled one week early to accommodate Winter Break
Tuesday, January 17, 2017 – scheduled one week late to accommodate Winter Break
Tuesday, March 7, 2017 – scheduled one week early to accommodate Spring Break

A full calendar view of the proposed Committee and Board meeting schedule was provided in the packet for the Committee's information.

The Facilities Committee was asked to recommend Board action as necessary regarding the proposed Committee meeting schedule. No conflicts or suggestions were made, and no formal action was taken by the Committee.

Review and Recommend Action on Proposed Revision to Policy #1110: *Board Committees*

The Facilities Committee was asked to review the role and responsibilities of the Facilities Committee and recommend Board action on the proposed revisions to existing Board Policy #1110: *Board Committees* and to recommend Board approval for action as necessary at the July 26, 2016 Regular Board Meeting.

The proposed revisions as recommended by staff were included in the packet, with additional text highlighted in yellow and italicized. The revisions to the policy were necessary for the following reasons:

- To change the name of the Finance & Human Resources Committee, to the Finance, Audit, & Human Resources Committee.
- To update the responsibility roles already held by the Finance & Human Resources Committee.
- To update the responsibility roles already held by the Facilities Committee.

The Facilities Committee was asked to discuss and recommend any further changes that might be appropriate at this time. The Committee agreed with the proposed changes as related to the Facilities Committee's role and responsibilities.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed revision to Policy #1110: *Board Committees* as proposed and which supersedes any previously adopted Board policy. The motion carried.

Update on Status of Non-Bond Construction Projects

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

This item was for the Committee's review and feedback to staff and 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 5:25 p.m.

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

Mr. Gary Gurwitz, Chair

Meeting Minutes
Facilities Committee Meeting
July 26, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, July 26, 2016 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, July 26, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:01 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Cody Gregg, Mr. Khalil Abdullah, Dr. Jim Broaddus, Mr. Gilbert Gallegos, Mr. Brian Fruge, Mr. Rolando Garcia, Ms. Diana Bravos Gonzalez, Mr. Jim Barraco, Mr. Eddie Vela, Mr. Hector Garcia, Mr. Bill Wilson, Mr. Josue Reyes, Mr. Eliazar Rodriguez, Mr. Miguel Martinez, Mr. Steve Taylor, and Mr. Andrew Fish

Review of Budget and Status of 2013 Bond Construction Program and Projects

Broaddus and Associates was asked to discuss the budget and status of 2013 Bond Construction Program and Projects.

Dr. Jim Broaddus introduced Mr. Brian Fruge, Program Manager with Broaddus & Associates who was joining the team managing South Texas College's 2013 Bond Construction Program. Mr. Fruge would be primarily assigned to this program and was brought on board to help provide oversight and accountability reporting to help provide accurate information to the Facilities Committee and Board. Dr. Broaddus also introduced Mr. Jim Barraco, who was also joining the team to help manage construction projects as part of this program.

Mr. Fruge then presented an executive summary of the 2013 Bond Construction Program budget. Current projections indicated that the full scope of the 2013 Bond Construction Program could be completed as approved by the Board for approximately \$4.5M over budget. Additionally, Broaddus & Associates anticipated the ability to recoup over \$6M in project savings. If these savings were realized, they would offset the budget overage, bringing the full scope of the approved program to delivery within budget.

The Committee asked about the timeline for project completion, in addition to the budget. Broaddus & Associates had focused on its presentation of budget and scope change.

Mr. Gallegos asserts that the Mid Valley Campus, Technology Campus were on schedule, and the Nursing & Allied Health Campus would be ready by Spring 2018. Mr. Gallegos was not prepared to commit to project substantial completion or occupancy timelines for the other projects under the 2013 Bond Construction Program and asked for more time to bring this information to the Committee and Board.

Mr. Paul R. Rodriguez clarified that his questions were whether the timeline for the program construction was included in their accountability review and reporting thus far, and accepted that it had not been included by Broaddus & Associates in their recent review.

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. This item was not discussed.

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

The design space and program for the 2013 Bond Construction Mid Valley Campus Projects were provided for discussion and action as necessary at the July 26, 2016 Board meeting.

Purpose

The Board would be informed of the design space program and budget issues for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building, Student Services Building Expansion, Workforce Training Center Expansion, and Library Expansion projects.

Justification

The proposed design space and program for each project exceeded the budget limitations. Discussion on these items is 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. These projects were the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building, Student Services Building Expansion, Workforce Training Center Expansion, and Library Expansion. An update was provided on the current status of these projects in terms of space, costs, and options. Broaddus & Associates provided the original proposed and revised square footage for each building based on the design meetings with the project teams and college staff. The costs budgeted for the projects and preliminary construction estimates were provided by Skanska USA Building based on the latest drawings from the architects.

Funding Source

Bond funds were budgeted in the Bond Construction budget for FY 2015 - 2016. Broaddus and Associates provided possible options for addressing the budget overages.

Possible Funding Options

The options below were provided by Broaddus and Associates.

1. Re-allocate funds from other campus contingencies
2. Group and bid projects together for volume leverage

Enclosed Documents

Space programs, space diagrams, schematic floor plans, and cost estimates for each building were included in the packet.

Presenters

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

No action was taken by the Facilities Committee on this item.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building will be requested at the July 26, 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. ROFA Architects submitted construction documents with enough information regarding the construction work of the project.

Background

ROFA Architects 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 would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to Skanska USA Building, Inc. who provided a GMP in the amount of \$14,500,895. Broaddus and Associates recommended value management options using an alternate roof system and the reduction of the South Entry for a savings of \$252,386 with the final GMP of \$14,248,509.

CCL and GMP	
Health Professions and Science Building Target CCL	\$13,500,000
Proposed Health Professions and Science Building GMP	\$14,500,895
<u>Value Management Options</u>	
Siplast roofing system 2 ply SBS torch 30 year NDL	(\$204,879)
Reduction of South Entry	(47,507)
Total Value Management Options	<u>(\$252,386)</u>
Proposed Health Professions and Science Building GMP	\$14,500,895
Total Value Management Options	<u>(\$252,386)</u>
Revised GMP	\$14,248,509
Deficit Budget Variance	(\$748,509)
Proposed Funding Source	
Utilize Bond Construction Program Contingency Funds	\$748,509

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Health Professions Building was \$13,500,000. Bond funds were budgeted in the Bond Construction budget for FY 2015 - 2016. The balance of funds would be funded by the Bond Program Contingency.

Reviewers

The 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 GMP submitted by Skanska USA Building, Inc. was provided in the packet.

Presenters

Representatives from Broaddus & Associates, ROFA Architects, and Skanska USA Building, Inc. attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

The Committee reviewed the earlier discussion in which Broaddus & Associates asserted that the full scope of projects under the 2013 Bond Construction Program could be accomplished at a worst-case scenario of approximately \$4.5M over budget, and that they expected to be able to accomplish over \$6M in program-wide savings. Because of this, the Committee was interested in cutting costs where appropriate, but did not agree with the recommendation of a sub-optimal roofing system as recommended.

The Committee rejected the Value Management option #1 related to the proposed Siplast roofing system, instead opting to approve the GMP to include the roofing system recommended by the College's staff.

The Committee accepted the Value Management option #2 related to the reduction of the South Entry, for a savings of \$47,507.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$14,500,895, rejected the proposed deductive alternate #1 as proposed for the Siplast roofing system, and accepted the deductive construction alternate #2 as proposed in the amount of \$47,507 for the reduction of the South Entry, for a total GMP of \$14,453,388 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building as presented. The motion carried.

The Committee asked that the Minutes reflect their recommendation for board approval of the use of bond program contingency funds to the extent that such contingency funds are available, up to the deficit budget variance of \$953,388.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion will be requested at the July 26, 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. ROFA Architects submitted construction documents with enough information regarding the construction work of the project.

Background

ROFA Architects 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 would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to Skanska USA Building, Inc. who provided an initial proposed GMP in the amount of \$3,850,923. Broaddus and Associates recommended a value management option using an alternate roof system for a savings of \$109,909 with the final GMP of \$3,741,014.

CCL and GMP

Student Services Building Expansion Target CCL	\$2,500,000
Fixed Kitchen Equipment	325,000
Total	<u>\$2,825,000</u>
Proposed Student Services Expansion GMP	\$3,850,923

Deficit Budget Variance	(\$1,025,923)
<u>Less: Value Management Option</u>	
Siplast 2 ply, SBS Torch, 30 year NDL	<u>\$109,909</u>
Deficit Budget Variance	<u>(\$916,014)</u>
Revised GMP	\$3,741,014
Proposed Funding Source	
Utilize Bond Construction Program Contingency Funds	\$916,014

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion was \$2,500,000. Bond funds were budgeted in the Bond Construction budget for FY 2015 - 2016. The balance of funds could be funded by the Bond Program Contingency.

Reviewers

The 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 GMP submitted by Skanska USA Building, Inc. was provided in the packet.

Presenters

Representatives from Broaddus & Associates, ROFA Architects, and Skanska USA Building, Inc. attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

The Committee reviewed the earlier discussion in which Broaddus & Associates asserted that the full scope of projects under the 2013 Bond Construction Program could be accomplished at a worst-case scenario of approximately \$4.5M over budget, and that they expected to be able to accomplish over \$6M in program-wide savings. Because of this, the Committee was interested in cutting costs where appropriate, but did not agree with the recommendation of a sub-optimal roofing system as recommended.

The Committee rejected the Value Management option related to the proposed roofing system, instead opting to approve the GMP to include the roofing system recommended by the College's staff.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$3,850,923 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Student Services Building Expansion as presented, and rejected the deductive construction alternate as proposed. The motion carried.

The Committee asked that the Minutes reflect their recommendation for board approval of the use of bond program contingency funds to the extent that such contingency funds are available, up to the deficit budget variance of \$1,025,923.

Review and Update on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Projects

- 1. Mid Valley Campus Workforce Training Expansion**
- 2. Mid Valley Campus Library**

Broaddus and Associates was present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Workforce Training Center Expansion and Library Expansion projects.

No GMPs were available, and there was nothing substantial to report. No action was taken.

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

Approval of the balance of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Nursing and Allied Health Campus Expansion will be requested at the July 26, 2016 Board meeting.

Purpose

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

Justification

The submitted GMP was necessary for D. Wilson Construction (CM@R) to begin with the work to meet their overall construction schedule. ERO Architects has submitted construction documents with adequate information regarding the construction work of the project.

Background

On May 24, 2016, the Board approved the partial GMP for the Nursing and Allied Health Campus Expansion in the amount of \$4,142,000. The approval of the partial GMP was necessary at that time so that D. Wilson Construction could begin with the work to meet their overall construction schedule. Since then, D. Wilson received the necessary construction documents from ERO Architects to develop the balance of the GMP in the amount of \$12,867,860. The total GMP for this project was \$17,009,860 which included the initial partial GMP. Additional funds were available in the amount of \$34,860 to account for the deficit budget variance, with Board approval of use of the 2013 Bond Construction Program Contingency fund. Approval of the GMP would allow for construction to continue and meet the overall construction schedule.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Nursing and Allied Health Campus Expansion project was as follows:

Construction Cost Limitation	\$16,600,000
Fixed Equipment (Kitchen)	\$375,000
Total	<hr/> \$16,975,000
D. Wilson Construction GMP	\$12,867,860
Previous Partial GMP (Foundation and Steel)	\$ 4,142,000
Total GMP	<hr/> 17,009,860
Deficit Budget Variance	(\$34,860)

Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016. Additional funds for the deficit budget variance could be used from the Bond Construction Program Contingency.

Reviewers

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

Enclosed Documents

A memorandum from Broaddus & Associates and a description of the GMP submitted by D. Wilson Construction was provided in the packet.

Presenters

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Balance of the Guaranteed Maximum Price (GMP) in the amount of \$12,867,860 for a total GMP in the amount of \$17,009,860 which included the initial partial GMP and use of bond program contingency funds in the amount of \$34,860 with D. Wilson Construction for the 2013 Bond Construction Nursing and Allied Health Campus Expansion as presented. The motion carried.

Review and Recommend Action on Partial GMP for the 2013 Bond Construction Starr County Campus Health Professions and Science Building

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Health Professions and Science Building will be requested at the July 26, 2016 Board meeting.

Purpose

A Guaranteed Maximum Price is the method used by the Construction Manager-at-Risk (CM@R) to present their proposed construction cost to provide the Owner with a complete and functioning project. 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. Mata + Garcia Architects submitted construction documents with enough information regarding the construction work of the project. The included construction work for the Partial GMP was for the foundation and structure and includes areas of concrete, steel, and under slab mechanical, electrical and plumbing infrastructure work only.

Background

Mata Garcia 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. The 100% set of construction documents consisted only of foundation and structural drawings necessary for the development of the partial GMP. 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 architect provided the necessary construction documents to D. Wilson Construction Company, who provided the partial GMP in the amount of \$1,736,000. 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 Starr County Campus Health Professions and Science Building was \$8,500,000. Bond funds were budgeted in the Bond Construction budget for FY 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 in the packet.

Presenters

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the Partial Guaranteed Maximum Price (GMP) with D. Wilson Construction Company in the amount of \$1,736,000 for the 2013 Bond Construction Starr County Campus Health Professions and Science Building as presented. The motion carried.

Review and Recommend Action on District-Wide Building Names

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

Purpose

Authorization was requested to recommend the Board adoption of the proposed names of the new bond construction buildings and the renaming of some existing buildings.

Justification

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

Designating the campus wide building names and letters for each building was necessary at this time for the following reasons:

- The architects and engineers were requesting the names of the buildings in order to properly note them in the required BIM documents.
- Academic Affairs was requesting the names of the buildings for future class scheduling.
- Police Department was working on updating the campus maps and would like to have the building names noted on them for printing prior to the Fall 2016 semester.

Background

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

On July 12, 2016, the list of building names was presented to the Facilities Committee. The Facilities Committee requested other name options for the Workforce Center and the General Academic Buildings. Staff provided a list of additional options for these buildings for the Board's review and recommendation.

Enclosed Documents

The packet included a listing of the buildings and the recommended name for each building.

The Facilities Committee discussed the names of each building at each campus, as presented, and identified the following building names.

PECAN CAMPUS

Building Name	
A,D,X	ANN RICHARDS ADMINISTRATION
B	ART
C	SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE
E	PHYSICAL PLANT
F	LIBRARY
G	ARTS AND SCIENCES
H	STUDENT ACTIVITIES CENTER
J	SOUTH ACADEMIC
K	STUDENT SERVICES
L	COOPER CENTER FOR COMMUNICATION ARTS
M	INFORMATION TECHNOLOGY
N	INSTITUTIONAL SUPPORT SERVICES
P	NORTH ACADEMIC
Q	FUTURE
R	FUTURE
S	FUTURE
T	WEST ACADEMIC
U	STUDENT UNION
V	STEM
W	FUTURE
Y	GENERAL ACADEMIC
Z	FUTURE LIBRARY

PECAN PLAZA

Building Name	
A	HUMAN RESOURCES
B	EAST
C	WEST

TECHNOLOGY CAMPUS

Building Name	
A	EAST
B	WEST
C	WEST
D	SHIPPING AND RECEIVING
E	WORKFORCE INNOVATION CENTER

DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS

Building Name

A	NURSING AND ALLIED HEALTH EAST
B	NURSING AND ALLIED HEALTH WEST
C	PHYSICAL PLANT

STARR COUNTY CAMPUS

Building Name

A	ADMINISTRATION/BOOKSTORE
B	CENTER FOR LEARNING EXCELLENCE
C	NORTH ACADEMIC
D	WORKFORCE INNOVATION CENTER
E	SOUTH ACADEMIC
F	CULTURAL ARTS CENTER
G	STUDENT ACTIVITIES CENTER
H	STUDENT SERVICES
J	MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER
K	LIBRARY
L	HEALTH PROFESSIONS AND SCIENCES
M	FUTURE
N	FUTURE
P	PHYSICAL PLANT

MID VALLEY CAMPUS

Building Name

A	CENTER FOR LEARNING EXCELLENCE
B	NURSING ALLIED HEALTH
C	WELLNESS CENTER
D	WORKFORCE INNOVATION CENTER
E	LIBRARY
F	STUDENT UNION
G	NORTH ACADEMIC
H	SOUTH ACADEMIC
J	PHYSICAL PLANT
K	HEALTH PROFESSIONS AND SCIENCES
L	CHILDCARE DEVELOPMENT CENTER
M	FUTURE
N	FUTURE
P	FUTURE
Q	FUTURE

PHARR CENTER

Building Name

A	REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
---	--

While no formal action was taken by the Committee, the Committee asked that the recommended buildings names be presented for the Board's consideration.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:25 p.m.

I certify that the foregoing are the true and correct minutes of the July 26, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Update on Status of Board Request to Broaddus & Associates for the Project and Program Accountability

On July 13, 2016, Dr. Salinas wrote to Broaddus & Associates, the South Texas College 2013 Bond Construction Program Manager (CPM), requesting the delivery of project and program accountability reporting to the Board of Trustees. The letter, provided in this packet for the Committee's review, outlined the Board's expectations of the CPM.

Broaddus & Associates has been asked to provide an update to the Facilities Committee on August 9, 2016 in response to Dr. Salinas' letter.

P. O. Box 9701
McAllen, Texas 78502-9701

(956) 872-3555
Fax: (956) 872-8368

July 13, 2016

Mr. Gilbert Gallegos
Broaddus & Associates
1100 E. Jasmine Ave., Ste 102
McAllen, TX 78501

Mr. Gallegos:

As a follow up to the Board's request for appropriate accountability for all construction projects, we hereby request that you develop and implement a spread sheet which includes the bulleted items noted. You may include additional items that you feel are appropriate to the issues at hand. The administrative team can help you with this endeavor.

Project/Program Budget Accountability

The full accounting for the 2013 Bond Construction Program budget, including:

- Original Program- and Project-level budgets and Board-approved expenditures
- Any Board-approved commitment of non-bond funds to projects managed by Broaddus & Associates
- Any Board-approved adjustments to the starting Program budgets
- Any Board-approved adjustments to the starting Program project scopes
- Any budget or project scope designations proposed by Broaddus & Associates, pending Board approval

I further suggest that you include information on the following:

- program budget and project budgets,
- Individual project scopes,
- requests for changes (and identify the initiator),
- program contingencies by category (design, construction, general {Gallegos}, and others),
- additions and deducts,
- deviations (alternates, buyouts, other savings),
- ongoing budget balances,
- final project cost,
- reconciliations with initial budgeted amount

This information is expected to be updated as changes occur, with clear designation of which changes have been approved by the Board, and which are pending Board approval.

You are expected to provide this Program and Project budget accounting, in writing, to the Facilities Committee and Board at each meeting during which you provide any update on the 2013 Bond Construction Program.

Recommendations for Committee/Board

It is your responsibility as the Construction Program Manager to review and recommend any 2013 Bond Construction Program items presented for the Committee and Board. When staff, a design team, or a CM@R provides a recommendation, it is the CPM's responsibility to vet that recommendation thoroughly, and if the CPM concurs, to present the recommendation to the Committee and Board as appropriate.

In all future presentations to the Committee and Board please indicate, in writing, that Broaddus & Associates supports and is accountable for each recommendation that you present for their review and action. Additionally, signed certification and appropriate justification needs to be provided whenever changes to the initial scope are made or requested. The following team members should sign off on this item: B & A representative, person initiating changes to original scope, administration representative(s) of affected program spaces, architect, and CM@R.

Regards,



Dr. Alejo Salinas, Jr.
Board Chair
South Texas College
P: (956) 872-3555
F: (956) 872-8368

- CC: Mr. Gary R. Gurwitz, Facilities Committee Chair
- Mrs. Graciela Farias, Board Vice Chair
- Mr. Jesse Villarreal, Board Secretary
- Ms. Rose Benavidez, Member
- Mr. Paul R. Rodriguez, Member
- Mr. Roy de León, Member
- Dr. Shirley A. Reed, College President
- Mrs. Mary G. Elizondo, VP for Finance and Administrative Services
- Mr. Ricardo de la Garza, Director of Facilities Planning & Construction
- Mr. Khalil Abdullah, Internal Auditor
- Mr. Jesus Ramirez, Legal Counsel

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 August 23, 2016 Board Facilities Committee meeting to provide the update.

OPERATIONAL ITEMS

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

June '16 July '16 August '16 September '16 October '16

	June '16	July '16	August '16	September '16	October '16
1	Building Standards	NTP's	NTP's	NTP's	NTP's
2	Notice to Proceed Issuance (NTP)	Staff Increase	Ongoing Mobilization & Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity
3	Thermal Energy Plant Construction	Pecan Campus Chiller Delivery	City of McAllen P&Z Approval – North Academic	FF&E Budget Confirmation	
4	Mid-Valley Mobilization	Budget FY '17	Pecan Campus Portable Bldg. Removal		
5	N&AH Mobilization				
6	Chiller Factory Test				
7					
8					
9					
10					

Operational

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

	June '16	July '16	August '16	September '16	October '16
1	OCIP Credit - \$9.8M, \$204,500 CMR Credit, \$129K	Bond Program Contingency Reconciliation	Pecan Campus Thermal Plant Issue Presentation	Bond Program Budget Update	Bond Program Budget Update
2			Bond Program Budget Update	Contingency & Buyout tracking	Contingency & Buyout tracking
3					
4					
5					
6					
7					
8					
9					
10					
Informational/Presentations					

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - August 9, 2016

Project Number	PROJECT DESCRIPTION	Project Development				Design Phase				Price Proposals		Construction Phase				Occupancy Phase				Architect/Engineer	Contractor				
		Project Development	Contract Negotiations	Concept Development	Schematic Approval	Design Development	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%	95% Substantial Comp	100%	Final Completion	Furniture			Technology	Final Clean Up	Move In	
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																							Mala + 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																							Mala + Garcia Architects	D. Wilson Construction
	Workforce Training Center Expansion																							EGV Architects	D. Wilson Construction
	Library																							Mala + Garcia Architects	D. Wilson Construction
	Student Services Building Expansion																							Mala + Garcia Architects	D. Wilson Construction
	Student Activities Building Expansion																							Mala + 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																							PBK Architects	TBD
	Parking and Site Improvements																							Dannenbaum Engineering	TBD
STC La Joya Teaching Site (Jimmy Carter ECHS)																									
	Training Labs Improvements																							EGV Architects	TBD

STC Bond Construction Program - Pecan Thermal Plant

Scorecard #15

Status: **Submitted**

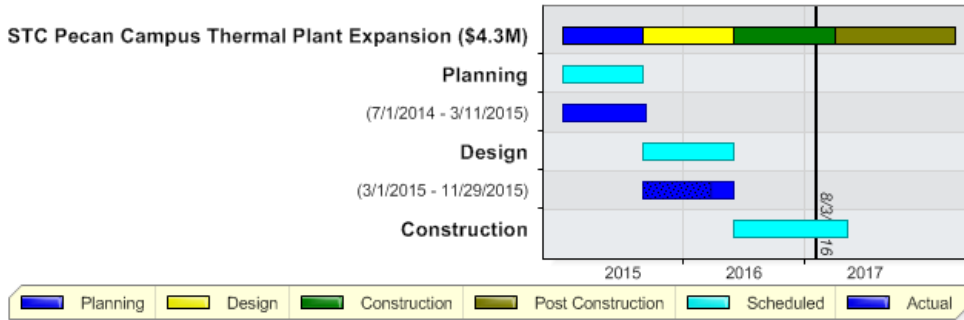
08/01/2016



Scope

	Initial Program	Current Program
Building SF	1,440	3,182
Budget	\$4,300,000	\$4,300,000
GMP		\$4,194,000

Schedule



Activity

30 Day Look Ahead

- Complete chiller power rough-ins.
- Complete electrical trim out in Bldg. E expansion.
- Complete tie-in of fire sprinkler system to existing.
- Complete electrical rough-ins at CT Yd.
- Complete controls wiring at new towers 5 & 6.
- Complete controls wiring at new Chillers 4 & 5.
- Complete painting of CHW lines.
- Complete installation of metal roof panels.
- Complete installation of storefronts and glazing.
- Complete erection of CT Yd. enclosure.
- Complete installation of HVAC system.
- Begin insulating CHW lines as required.
- Start-up of HVAC system.
- Begin installation of finishes; millwork, flooring, fixtures, ect...

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Sanitary Sewer Connection for CofO; part of Site Improvements project.
- Flatwork for CofO; part of Site Improvements project.

Recent Photo



Nursing and Allied Health Building

Scorecard #17
 Status: **Submitted**
 08/01/2016

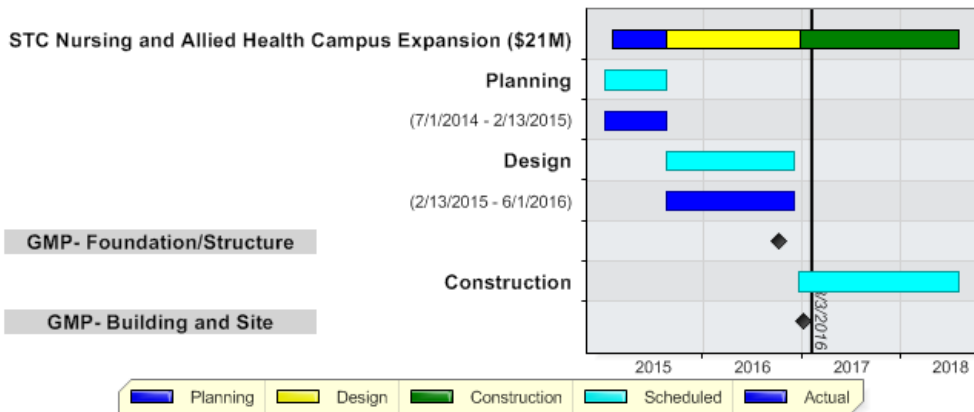


Scope

Intro Text

	Initial Program	Current Program
Bldg. SF	87,232	95,923
Budget	\$ 16,975,000	\$ 17,009,860

Schedule



Activity

30 Day Look Ahead

- Complete installation and testing of select fill
- Complete pier fabrication
- Set building corners and pier locations
- Begin drilling piers

Key Consultants/Contractors

- ERO Architects
- Gutierrez Engineering-Civil
- Wilson Construction

Key Owner Issues or Concerns

- Steel shop drawing submittal
- Stair shop drawing submittal

Recent Photo



Mid Valley Parking and Site Improvements

Scorecard #14
 Status: **Submitted**
 08/03/2016



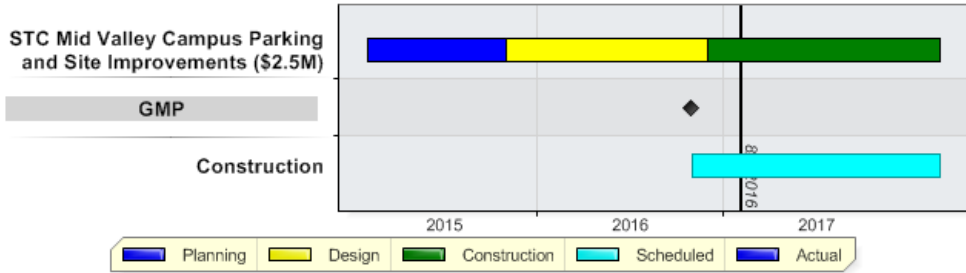
Scope

Design of all Civil Engineering , Landscaping and Surveying for All the Mid Valley Campus Bond Projects which includes a new parking lot

Budget

	Initial Budget
Construction	\$2,479,153

Schedule



Activity

30 Day Look Ahead

- Continue scarification of site and haul off / store spoils.
- Begin installation of CHW lines throughout.
- Begin installation of Storm Sewer lines throughout.

Key Consultants/Contractors

- Half Civil
- Rofa Architects
- Mata Garcia Architects
- EGV Architects
- DBR Engineering
- Skanska USA

Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

Recent Photo



Mid Valley Thermal Plant Expansion

Scorecard #14
 Status: **Submitted**
 08/01/2016



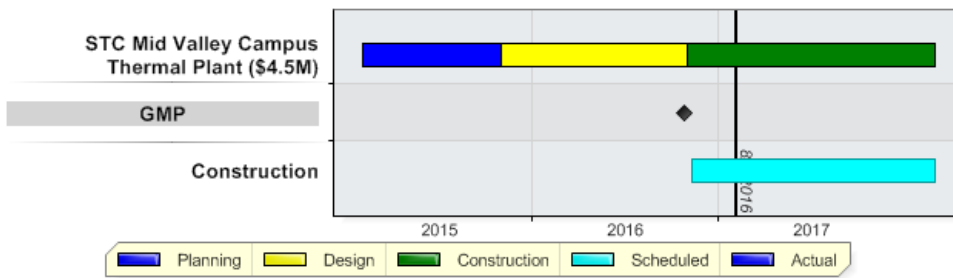
Scope

Design for a New Thermal Energy Plant for the Mid Valley Campus to include all new STC Bond projects and Retrofit of all existing buildings

Budget

	Initial Budget
Construction	\$4,506,269
Architect/Engineer	\$0
Other	\$0
Project Management	\$0

Schedule



Activity

30 Day Look Ahead

- Complete testing of bldg. pad subgrade.
- Complete installation and testing of bldg. pad fill.
- Begin UG utility rough-ins within bldg. pad.

Key Consultants/Contractors

- DBR Engineering
- Rofa Architects
- Mata Garcia Architects
- EGV Architects
- Half Civil
- Skanska USA

Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

Recent Photo



Technology Campus Scorecard

Scorecard #11
 Status: **Submitted**
 08/03/2016



Scope

Technology Building will include but not limited to:

- Office/Administration Spaces
- Classroom/Computer Labs
- Open Labs
- Shared Spaces
- Shipping & Receiving
- Audio Visual
- IT

for a total ASF of 80,994.

Budget

	Initial Budget
Construction	\$12,000,000
Furniture, Fixtures & Equipment	\$607,772
Architect/Engineer/Technology	\$900,000
Miscellaneous & Program Contingency	\$1,138,357
Construction Project Management	\$364,509

Schedule



Activity

30 Day Look Ahead

- Interior demolition has been completed.
- CMR is currently bidding out renovations work; 8-5-16.
- Permitting processes are underway.

Key Consultants/Contractors

- Architect: EGV Architects, Inc
- Structural: Chanin
- MEP: Trinity
- CMR: ECON Enterprises

Key Owner Issues or Concern

- NO current concerns

Recent Photo



STC Technology Campus Civil and Sitework

Scorecard #12
 Status: **Submitted**
 08/03/2016



Scope

Civil, Sitework, Landscaping and Surveying for the Renovations to the STC Technology Campus

Budget

	Initial Budget
Construction	\$650,000
Architect/Engineer	\$65,000

Schedule



Activity

30 Day Look Ahead

- Site & Parking demolition has been completed.
- CMR is currently bidding out remaining work.
- Permitting processes are underway.

Key Consultants/Contractors

- Hinojosa Engineering
- EGV Architects
- ECON Construction

Key Owner Issues or Concerns

- Hinojosa Engineering Add services in process
- Site plans not complete for Bidding

Recent Photo



Review and Recommend Action on Updated Timeline for the Scheduled Guaranteed Maximum Prices (GMPs), Completion Dates, and Occupancy Dates for the 2013 Bond Construction Program

The updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program will be reviewed and discussed at the August 23, 2016 Board meeting.

Purpose

The Board will be asked to review and approve the updated scheduled timeline for the upcoming requests to approve the Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates 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 project. 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. At the May 24, 2016 Board meeting, an updated timeline which included completion dates and occupancy dates was presented to the Board for adoption. Broaddus and Associates has since then updated the GMP schedule, completion dates, and occupancy dates which will be presented to the Board for approval.

Enclosed Documents

Enclosed is an updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates as provided by Broaddus and Associates.

Presenters

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to present the updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2016 Board meeting, approval of updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program as presented.

2013 Bond Construction Program Schedule

#	Projects	B&A Contract Sq. ft	B&A Contract Budget	Architect/Engineers	Contractors	Facilities Committee GMP Schedule				Board Approval GMP Schedule				Construction Timeline						STC Academic Timeline				
						GMP Schedule as of 2/23/16	GMP Revised Schedule as of 4/14/16	Revised Schedule as of 5/19/16	Revised Schedule as of 8/3/16	GMP Schedule as of 2/23/16	GMP Revised Schedule as of 4/14/16	Revised Schedule as of 5/19/16	Revised Schedule as of 8/3/16	Construction Start Date as of 2/23/16	Substantial Completion Date as of 2/23/16	Construction Start Date as of 5/19/16	Substantial Completion Date as of 5/19/16	Construction Start Date as of 8/3/16	Substantial Completion Date as of 8/3/16	Construction Period	FFE Completion of Move In	Semester	Faculty Start Date	Classes Begin
Buildings, Expansions and Renovations																								
Pecan Campus																								
1	North Academic Building	61,267	\$14,843,110	PBK Architects	D. Wilson Construction	05/10/16	06/14/16	06/28/16	06/28/16	05/24/16	06/28/16	06/28/16	06/28/16	6/2016	6/2017	7/1/2016	7/2017	8/8/2016	8/21/2017	12.5 months	8/21/2016	Fall 2017	8/21/2016	8/28/2017
2	South Academic Building	40,000	\$9,454,426	BSA Architects	D. Wilson Construction	06/14/16	06/14/16	08/09/16	08/23/16	06/28/16	06/28/16	08/23/16	08/23/16	7/2016	5/2017	9/1/2016	9/1/2017	9/15/2016	9/15/2017	12 months	11/2017	Spring 2018	1/3/2018	1/16/2018
3	STEM Building	48,879	\$13,103,319	BSA Architects	D. Wilson Construction	07/12/16	07/12/16	08/09/16	08/23/16	07/26/16	07/26/16	08/23/16	08/23/16	8/2016	9/2017	9/1/2016	11/1/2017	9/15/2016	11/15/2017	14 months	12/2017	Spring 2018	1/3/2018	1/16/2018
4	Student Activities Building and Cafeteria	33,042	\$8,828,254	Warren Group Architects	D. Wilson Construction	07/12/16	07/12/16	06/28/16	06/28/16	07/26/16	07/26/16	06/28/16	06/28/16	8/2016	6/2017	7/1/2016	4/2017	8/15/2016	8/15/2017	12 months	09/2017	Fall 2017	9/15/2017	8/28/2017
Mid-Valley Campus																								
5	Health Professions and Science Building	76,069	\$19,794,354	ROFA Architects	Skanska USA	05/10/16	06/14/16	07/12/16	07/26/16	05/24/16	06/28/16	07/26/16	07/26/16	6/2016	7/2017	8/1/2016	9/2017	8/15/2016	8/15/2017	12 months	8/21/2017	Fall 2017	8/21/2016	8/28/2017
6	Library Expansion	10,369	\$1,882,184	Mata+Garcia Architects	Skanska USA	06/14/16	07/12/16	07/12/16	10/11/16	06/28/16	07/26/16	07/26/16	10/25/16	7/2016	6/2017	8/1/2016	7/2017	11/1/2016	8/28/2017	10 months	8/21/2017	Fall 2017	8/21/2016	8/28/2017
7	Student Services Building Expansion	14,269	\$2,836,391	ROFA Architects	Skanska USA	05/10/16	06/14/16	07/12/16	07/26/16	05/24/16	06/28/16	07/26/16	07/26/16	6/2016	5/2017	8/1/2016	7/2017	9/01/2016	8/28/2017	12 months	8/21/2017	Fall 2017	8/21/2016	8/28/2017
8	Workforce Training Center Expansion	10,000	\$1,921,739	EGV Architects	Skanska USA	05/10/16	06/14/16	07/12/16	09/27/16	05/24/16	06/28/16	07/26/16	09/27/16	6/2016	3/2017	8/1/2016	7/2017	10/15/2016	8/28/2017	10 months	8/21/2017	Fall 2017	8/21/2016	8/28/2017
Starr County Campus																								
9	Health Professions and Science Building Partial GMP					06/14/16	06/14/16	06/28/16	07/26/16	06/28/16	06/28/16	07/26/16	7/2016	7/2017	7/1/2016	6/30/2017	8/15/2016				8/21/2017		8/21/2016	8/28/2017
	Health Professions and Science Building Package 2	48,690	\$12,123,842	Mata+Garcia Architects	D. Wilson Construction			08/09/16	09/13/16			08/23/16	09/27/16	7/2017	7/2018	9/1/2016	6/30/2017	10/1/2016	8/15/2017	12 months	8/21/2017	Fall 2017	8/21/2016	8/28/2017
10	Library	16,516	\$3,376,229	Mata+Garcia Architects	D. Wilson Construction	07/12/16	07/12/16	08/09/16	10/11/16	07/26/16	07/26/16	08/23/16	10/25/16	8/2016	8/2017	9/1/2016	6/30/2017	11/1/2016	9/1/2017	10 months	09/2017	Fall 2017	9/15/2017	8/28/2017
11	Student Activities Building Expansion	4,923	\$1,010,002	Mata+Garcia Architects	D. Wilson Construction	04/12/16	05/10/16	08/09/16	10/11/16	04/26/16	05/24/16	08/23/16	10/25/16	5/2016	2/2017	9/1/2016	6/30/2017	11/1/2016	9/1/2017	10 months	09/2017	Fall 2017	9/15/2017	8/28/2017
12	Student Services Building Expansion	5,000	\$1,034,955	Mata+Garcia Architects	D. Wilson Construction	04/12/16	05/10/16	08/09/16	10/11/16	04/26/16	05/24/16	08/23/16	10/25/16	5/2016	1/2017	9/1/2016	6/30/2017	11/1/2016	9/1/2017	10 months	09/2017	Fall 2017	9/15/2017	8/28/2017
13	Workforce Training Center Expansion	9,302	\$2,050,676	EGV Architects	D. Wilson Construction	06/14/16	06/14/16	08/09/16	10/11/16	06/28/16	06/28/16	08/23/16	10/25/16	7/2016	7/2017	9/1/2016	6/30/2017	11/1/2016	9/1/2017	10 months	09/2017	Fall 2017	9/15/2017	8/28/2017
Nursing & Allied Campus																								
14	Campus Expansion Package 1					04/12/16	05/10/16	05/10/16	05/10/16	04/26/16	05/10/16	05/24/16	05/24/16	5/2016	1/2018	6/1/2016	-	6/1/2016		18 months	12/15/2017		1/3/2018	1/16/2018
	Campus Expansion Package 2	87,222	\$22,645,000	ERO Architects	D. Wilson Construction			08/09/16	07/26/16			08/23/16	07/26/16	5/2016	1/2018	9/1/2016	2/2018	9/1/2016	12/1/2017	15 months	12/15/2017	Spring 2018	1/3/2018	1/16/2018
Technology Campus																								
	Southwest Building Renovation Demolition Package					04/12/16	05/10/16	-	-	04/26/16	05/01/16	NTP	03/29/16	5/2016	5/2017	5/2016	-	5/2016		3 months	8/21/2017		8/21/2016	8/28/2017
15	Southwest Building Renovation Building Package	72,000	\$14,583,033	EGV Architects	ECON Construction			06/14/16	06/14/16			06/28/16	06/28/16	5/2016	5/2017	7/2016	7/2017	8/15/2016	8/15/2017	12 months	8/21/2017	Fall 2017	8/21/2016	8/28/2017
Regional Center for Public Safety Excellence																								
16	Training Facility	16,000	\$3,974,471	PBK Architects	TBD	TBD	TBD		2/14/2017	TBD	TBD		2/28/2017	TBD	TBD	3/2017	1/2018	4/2017	2/2018	10 months	4/2018	Summer 2018		6/4/2018
La Joya Center																								
17	Training Labs Improvements	11,000	\$1,436,000	EGV Architects	TBD	TBD	TBD		12/6/2016	TBD	TBD		12/13/2016	TBD	TBD	11/2016	5/2017	2/17/2017	8/15/2017	12 months	8/21/2017	Fall 2017	8/21/2016	8/28/2017
Thermal Plants																								
18	Pecan Campus Thermal Plant Expansion	1,440	\$5,542,049	Half Associates	D. Wilson Construction	11/10/15	11/10/15	NA	11/10/15	11/24/15	11/24/15	NTP	11/24/15	10/2015	9/2016	12/2015	9/2016	12/01/2015	10/30/2016	10 months	12/1/2017	Fall 2017	8/22/2016	8/29/2016
19	Mid Valley Thermal Plant	4,000	\$4,885,586	DBR Engineering	D. Wilson Construction	04/12/16	04/12/16	NTP	04/12/16	04/26/16	04/26/16	NTP	04/26/16	5/2016	12/2016	5/2016	2/2017	6/1/2016	2/2017	8 months	3/2017	Spring 2017	1/4/2017	1/17/2017
20	Starr County Thermal Plant	4,000	\$4,885,584	Sigma HN Engineers	D. Wilson Construction	04/12/16	06/14/16	06/14/16	06/14/16	04/26/16	06/28/16	06/28/16	06/28/16	7/2016	12/2016	7/1/2016	5/2017	9/1/2016	7/2017	10 months	9/2017	Fall 2017	1/3/2018	1/16/2018
21	Nursing and Allied Health Campus Thermal Plant*	-	\$3,000,000	Half Associates	D. Wilson Construction	TBD	TBD	10/11/16	10/11/16	TBD	TBD	10/25/16	10/25/16	TBD	TBD	11/2016	9/2017	11/2016	9/2017	10 months	10/2017	Fall 2017	1/3/2018	1/16/2018
Parking & Site Improvements																								
22	Pecan Campus Parking and Site Improvements	-	\$2,490,261	Perez Consulting Engineers	D. Wilson Construction	04/12/16	04/12/16	08/09/16	09/13/16	04/26/16	04/26/16	08/23/16	09/27/16	5/2016	2/2017	9/2017	7/2017	11/2016	9/2017	10 months	10/2017	Fall 2017	1/3/2018	1/16/2018
23	Mid Valley Campus Parking and Site Improvements	-	\$2,456,421	Half Associates	Skanska USA	05/10/16	04/14/16	NTP	04/12/16	05/24/16	04/26/16	NTP	04/26/16	6/2016	8/2017	5/2016	5/2017	6/2016	7/2017	11 months	08/2017	Fall 2017	8/21/2017	8/28/2017
24	Starr County Campus Parking and Site Improvements Partial Package 2	-	\$1,235,739	Melden & Hunt Engineering	D. Wilson Construction	05/10/16	06/14/16	08/09/16	06/14/16	05/24/16	06/28/16	08/23/16	06/28/16	6/2016	7/2017	9/2016	7/2017	9/2016	9/2017	12 months	10/2017			
	Nursing and Allied Health Campus Parking and Site Improvements	-	\$1,448,033	R.Gutierrez Engineers	D. Wilson Construction	04/12/16	06/14/16	06/14/16	10/11/16	04/26/16	06/28/16	08/23/16	10/25/16	5/2016	11/2017	7/2016	1/2018	11/2016	11/2017	12 months	2/2018	Spring 2018	1/3/2018	1/16/2018
26	Technology Campus Parking and Site Improvements	-	\$1,187,281	Hinojosa Engineering	ECON Construction	05/10/16	05/10/16		06/14/16	05/24/16	05/24/16	06/28/16	06/28/16	6/2016	6/2017	3/2017	7/2017	10/2016	8/2017	10 months	8/2017	Fall 2017	8/21/2017	8/28/2017
27	Regional Center for Public Safety Parking and Site Improvements	-	\$	TBD	TBD	TBD	TBD		03/14/17	TBD	TBD		03/28/17	TBD	TBD	TBD	1/2018	4/2017	4/2018	12 months	6/2018	Summer 2018		6/4/2018
TOTAL		573,988	\$ 159,028,940																					
			\$ 3,000,000																					

*Non Bond Funds

Priority projects

Review and Recommend Action on Proposed Use of Buyout Savings for the 2013 Bond Construction Mid Valley Campus Projects

Approval on proposed use of buyout savings for the 2013 Bond Construction Mid Valley Campus Projects will be reviewed and discussed at the August 23, 2016 Board meeting.

Purpose

The buyout savings for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements and Mid Valley Campus Thermal Plant will be discussed at the August 9, 2016 Facilities Committee meeting.

Background

On April 26, 2016 the Board approved the GMP's for the Mid Valley Campus Parking and Site Improvements and Mid Valley Campus Thermal Plant with Skanska USA Building. Several alternates were not accepted at the time the GMP was approved. There was an interest to accept these alternates at a later date as part of the buyout saving process. Based on this process, Broaddus & Associates with the assistance of Skanska USA Building brings forward cost information to allow the acceptance of alternates previously presented. They are as follows:

Mid Valley Campus Parking and Site Improvements Alternate #1 <ul style="list-style-type: none"> • Provide complete parking lot per Civil Drawings (80 spaces deferred) 	\$192,074
Mid Valley Thermal Plant Alternate #1 Cooling Tower	\$109,376

Funding Source

Buyout savings

Project	Contractor	Current Buyout Savings	Requested Item	Cost
Mid Valley Parking and Site Improvements	Skanska	\$146,670	80 parking spaces	\$0
Mid Valley Thermal Plant	Skanska	\$6,189	Cooling Tower	\$109,376

Options

Mid Valley Parking and Site Improvements

Accept the complete parking lot including 80 parking spaces as designed for \$0 additional costs as part of Skanska USA negotiation process. With acceptance of this alternate it leaves \$146,670 in Buyout Savings to be utilized for additional scope.

Mid Valley Thermal Plant

Accept Alternate for third Cooling Tower using funds from Mid Valley Parking and Site Improvements Buyout Savings.

Presenters

Representatives from Broaddus & Associates and Skanska, Inc. will be present at the Facilities Committee meeting to discuss the buyout savings.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2016 Board meeting, approval of proposed use of buyout savings for the 2013 Bond Construction Mid Valley Campus Projects as presented.

**Review and Recommend Action on Budget Update for the 2013 Bond
Construction Program**

Broaddus and Associates will be present to discuss the budget and status of 2013 Bond Construction Program and Projects. Gilbert Gallegos and Brian Fruge will be available to address concerns of the committee.

**Bond Construction Budget - Executive Summary
July Board Update**

BUDGET IMPACT ITEMS		%	Original	Current	Difference	%	Remarks
Construction	Square Feet		573,988	611,923	(37,935)	\$ 6,637,352	Cost Impact, Does Not Include Thermal Plant Increase
	Construction Cost Limitation	73.54%	\$ 116,950,000	\$ 126,754,438	\$ (9,804,438)	77.74%	
	Fixed Equipment	0.00%	\$ -	\$ 1,285,000	\$ (1,285,000)	0.79%	
	IT Duct Bank	0.00%	\$ -	\$ 1,266,298	\$ (1,266,298)	0.78%	
	Preconstruction Services, Chillers, OCIP	0.00%	\$ -	\$ 3,799,382	\$ (3,799,382)	2.33%	
Soft Costs	Design Fees, CPM, Consultants, Additional Services	9.85%	\$ 15,670,000	\$ 13,848,076	\$ 1,821,924	8.49%	
	FFE	3.92%	\$ 6,231,186	\$ 6,165,000	\$ 66,186	3.78%	Difference Used to Cover Portion Cost of Consultant
	Technology	5.49%	\$ 8,723,657	\$ 8,020,235	\$ 703,422	4.92%	Difference Used to Cover Cost of Consultant
	Contingency	6.27%	\$ 9,978,348	\$ -	\$ 9,978,348	0.00%	
	Miscellaneous Cost Increase	0.93%	\$ 1,475,748	\$ 1,903,381	\$ (427,633)	1.17%	Increased 7/1/16
TOTAL ORIGINAL VS CURRENT		100.00%	\$ 159,028,939	\$ 163,041,810	\$ (4,012,871)	100.00%	

Allocation Analysis		
	Starr	Mid Valley
\$ 23,056,288	\$ 29,115,226	Current CCL
\$ 25,717,028	\$ 33,776,674	Bond Amount
89.65%	86.20%	Current Hard Cost %
77.74%	77.74%	Average Hard Cost %
11.91%	8.46%	Difference
\$ 3,062,966	\$ 2,856,052	Additional Cost to Equal Average

Additional Items

Mid Valley Campus Student Services SF Add	\$ -	\$ 347,158	\$ (3,665,713)	Student Admissions Recommended 7/6/17
Starr County Campus Workforce SF Add	\$ -	\$ 750,000	\$ (2,915,713)	Construction Trades Recommended 7/6/17

Bond Construction Budget - Original vs. Current Analysis

BREAKOUT COMPARISON HARD COST VS SOFT COST					
Hard Costs	73.54%	\$ 116,950,000	\$ 133,105,118	\$ (16,155,118)	81.64%
Soft Costs	26.46%	\$ 42,078,939	\$ 29,936,692	\$ 12,142,247	18.36%
Total Comparison Hard Cost vs Soft Cost		\$ 159,028,939	\$ 163,041,810	\$ (4,012,871)	

POTENTIAL DOLLARS TO OFFSET BUDGET SHORTFALLS	
a. GMP Construction Contingency - Actual Percentage Dollars	\$ 1,743,033
b. GMP Design Contingency - Actual Percentage Dollars	\$ 1,413,121
c. Projected Buy Out Savings @ 3% - B&A Estimated Projection	\$ 3,802,633
Total Contingency & Buyout Savings	\$ 6,958,787

BUDGET ADJUSTMENTS TO DATE INCLUDING CONTINGENCY NOT IN PREVIOUS BUDGET		
a. Construction Cost Limitation (CCL) Additional Costs	\$ 9,804,438	\$ 6,637,352 Includes Additional Square Footage
b. Fixed Equipment	\$ 1,285,000	
c. IT Duct Bank	\$ 1,266,298	
d. Preconstruction Services, Chillers, OCIP	\$ 3,799,382	
e. Deduct Design Fees, CPM, Consultants, Additiona Serv.	\$ (1,821,924)	
f. Fee	\$ (66,186)	
g. Technology	\$ (703,422)	
h. Misc. Cost Increase	\$ 427,633	
i. Total Included	\$ 13,991,219	
j. Budget Difference	\$ (4,012,871)	
k. Starting Program Contingency	\$ 9,978,348	

Critical Project Needing Board Approval

1. Nursing and Allied Health Expansion
(Early procurement of Foundation, Underground Plumbing & Structural Steel)
2. Mid Valley Campus Health Profession
3. Starr County Health Profession
(Early procurement of Foundation, Underground Plumbing & Structural Steel)

**South Texas College
2013 Bond Construction Program
Comparison Between CCLs, GMPs, and Contingencies
As of August 3, 2016**

Based on July 26, 2016 Board Meeting

BA COMMENTS AND UPDATES Based on July 26, 2016 Board Meeting

	Original CCLs	Revised CCLs GMP Target	Approved GMPs	GMPs Variance	Projected GMPs	Projected Variance	Current Est. & Approved GMPs	Total Variance CCLs / GMPs	Projected Design Contingency	GMP Design Contingency	GMP Design Contingency Balance Remaining	Projected Construction Contingency	GMP Construction Contingency	GMP Contingency Balance Remaining	Projected Buy- Out Savings @3%	Actual Buy- Out Savings To Date	Projected Budget Variances
Pecan Campus																	
North Academic	\$ 10,500,000	\$ 10,500,000	\$ 10,951,000	\$ (451,000)			\$ 10,951,000	\$ (451,000)	\$ 107,010			\$ 164,265	\$ 150,000	\$ 150,000	\$ 318,530	\$ -	\$ -
South Academic	\$ 6,800,000	\$ 6,800,000			\$ 7,375,866	\$ (575,866)	\$ 7,375,866	\$ (575,866)	\$ 71,259			\$ 110,638	\$ 100,000	\$ 100,000	\$ 216,276	\$ -	\$ -
STEM Building	\$ 8,500,000	\$ 8,500,000			\$ 9,703,192	\$ (1,203,192)	\$ 9,703,192	\$ (1,203,192)	\$ 97,032			\$ 145,548	\$ 125,000	\$ 125,000	\$ 286,096	\$ -	\$ -
Student Activities & Cafeteria	\$ 5,700,000	\$ 6,285,000	\$ 6,888,179	\$ (603,179)			\$ 6,888,179	\$ (603,179)	\$ 68,882			\$ 103,323	\$ 85,000	\$ 85,000	\$ 201,645	\$ -	\$ -
Thermal Plant Expansion	\$ 4,300,000	\$ 4,300,000	\$ 4,194,000	\$ 106,000			\$ 4,194,000	\$ 106,000	\$ 41,940	\$ 110,000	\$ 66,822	\$ 62,910	\$ 50,000	\$ 7,919	\$ 125,820	\$ 61,634	\$ -
Parking and Site Improvements	\$ 2,000,000	\$ 2,122,925			\$ 2,147,341	\$ (24,416)	\$ 2,147,341	\$ (24,416)	\$ 21,473			\$ 32,210	\$ 30,000	\$ 30,000	\$ 64,420	\$ -	\$ -
Pecan Campus Subtotal	\$ 37,800,000	\$ 38,507,925	\$ 22,033,179	\$ (948,179)	\$ 19,226,399	\$ (1,803,474)	\$ 41,259,578	\$ (2,751,653)	\$ 407,596	\$ 110,000	\$ 66,822	\$ 618,894	\$ 540,000	\$ 497,919	\$ 1,212,787	\$ -	\$ -
Nursing & Allied Health Campus																	
Expansion	\$ 16,600,000	\$ 16,975,000	\$ 17,009,860	\$ (34,860)			\$ 17,009,860	\$ (34,860)	\$ 165,099			\$ 255,148	\$ 250,000	\$ 250,000	\$ 500,296	\$ -	\$ -
Thermal Plant Expansion					\$ 181,470	\$ (181,470)	\$ 181,470	\$ (181,470)	\$ 1,815			\$ 2,722	\$ -	\$ -	\$ 5,444	\$ -	\$ -
Campus Parking and Site Improvements	\$ 1,100,000	\$ 1,421,915			\$ 1,163,000	\$ 258,915	\$ 1,163,000	\$ 258,915	\$ 11,630			\$ 17,445	\$ 16,000	\$ 16,000	\$ 34,890	\$ -	\$ -
NAH Campus Subtotal	\$ 17,700,000	\$ 18,396,915	\$ 17,009,860	\$ (34,860)	\$ 1,344,470	\$ 77,445	\$ 18,354,330	\$ 42,585	\$ 178,543			\$ 275,315	\$ 266,000	\$ 266,000	\$ 540,630	\$ -	\$ -
Technology Campus																	
Expansion	\$ 12,000,000	\$ 12,000,000	\$ 10,412,857	\$ 1,587,143			\$ 10,412,857	\$ 1,587,143	\$ 101,629			\$ 156,193	\$ 175,000	\$ 175,000	\$ 302,386	\$ -	\$ -
Campus Parking and Site Improvements	\$ 650,000	\$ 752,575	\$ 1,963,574	\$ (1,210,999)			\$ 1,963,574	\$ (1,210,999)	\$ 19,636			\$ 29,454	\$ 10,000	\$ 10,000	\$ 58,907	\$ -	\$ -
Technology Campus Subtotal	\$ 12,650,000	\$ 12,752,575	\$ 12,376,431	\$ 376,144	\$ -	\$ -	\$ 12,376,431	\$ 376,144	\$ 121,264			\$ 185,646	\$ 185,000	\$ 185,000	\$ 361,293	\$ -	\$ -
Mid Valley Campus																	
Professional & Science Building	\$ 13,500,000	\$ 13,500,000	\$ 14,453,388	\$ (953,388)			\$ 14,453,388	\$ (953,388)	\$ 206,801			\$ 216,801	\$ 201,033	\$ 201,033	\$ 423,602	\$ -	\$ -
Workforce Expansion	\$ 1,750,000	\$ 1,750,000			\$ 2,997,098	\$ (1,247,098)	\$ 2,997,098	\$ (1,247,098)	\$ 44,956			\$ 44,956	\$ 25,000	\$ 25,000	\$ 89,913	\$ -	\$ -
Library Expansion	\$ 1,750,000	\$ 1,750,000			\$ 2,364,405	\$ (614,405)	\$ 2,364,405	\$ (614,405)	\$ 35,466			\$ 35,466	\$ 25,000	\$ 25,000	\$ 70,932	\$ -	\$ -
Student Services Building Expansion	\$ 2,500,000	\$ 2,825,000	\$ 3,850,923	\$ (1,025,923)			\$ 3,850,923	\$ (1,025,923)	\$ 57,764			\$ 57,764	\$ 37,000	\$ 37,000	\$ 110,528	\$ -	\$ -
Thermal Plant Expansion	\$ 3,800,000	\$ 3,800,000	\$ 3,787,322	\$ 12,678			\$ 3,787,322	\$ 12,678	\$ 56,810			\$ 56,810	\$ 55,000	\$ 55,000	\$ 113,620	\$ -	\$ -
Campus Parking and Site Improvements	\$ 2,000,000	\$ 2,492,063	\$ 2,479,153	\$ 12,910			\$ 2,479,153	\$ 12,910	\$ 37,187			\$ 37,187	\$ 30,000	\$ 30,000	\$ 74,375	\$ -	\$ -
Mid Valley Campus Subtotal	\$ 25,300,000	\$ 26,117,063	\$ 24,570,786	\$ (1,953,723)	\$ 5,361,503	\$ (1,861,503)	\$ 29,932,289	\$ (3,815,226)	\$ 438,984			\$ 448,984	\$ 373,033	\$ 373,033	\$ 882,969	\$ -	\$ -
Starr County Campus																	
Professional & Science Building	\$ 8,500,000	\$ 8,500,000			\$ 9,041,004	\$ (541,004)	\$ 9,041,004	\$ (541,004)	\$ 83,410			\$ 135,615	\$ 125,000	\$ 125,000	\$ 259,691	\$ -	\$ -
Workforce Expansion	\$ 1,600,000	\$ 1,600,000			\$ 3,094,000	\$ (1,494,000)	\$ 3,094,000	\$ (1,494,000)	\$ 30,842			\$ 46,410	\$ 25,000	\$ 25,000	\$ 92,820	\$ -	\$ -
Library Expansion	\$ 2,800,000	\$ 2,800,000			\$ 3,407,000	\$ (607,000)	\$ 3,407,000	\$ (607,000)	\$ 34,070			\$ 51,105	\$ 42,000	\$ 42,000	\$ 102,210	\$ -	\$ -
Expansion of student services, advising, admissions, and financial services building	\$ 850,000	\$ 850,000			\$ 1,198,402	\$ (348,402)	\$ 1,198,402	\$ (348,402)	\$ 11,984			\$ 17,976	\$ 13,000	\$ 13,000	\$ 35,952	\$ -	\$ -
Expansion of student activities building	\$ 850,000	\$ 850,000			\$ 1,167,702	\$ (317,702)	\$ 1,167,702	\$ (317,702)	\$ 11,677			\$ 17,516	\$ 13,000	\$ 13,000	\$ 35,031	\$ -	\$ -
Thermal Plant Expansion	\$ 3,800,000	\$ 3,800,000	\$ 3,911,000	\$ (111,000)			\$ 3,911,000	\$ (111,000)	\$ 39,110			\$ 58,665	\$ 55,000	\$ 55,000	\$ 117,330	\$ -	\$ -
Parking and Site Improvements	\$ 1,000,000	\$ 1,226,820			\$ 1,464,000	\$ (237,180)	\$ 1,464,000	\$ (237,180)	\$ 14,640			\$ 21,960	\$ 15,000	\$ 15,000	\$ 43,920	\$ -	\$ -
Starr County Campus Subtotal	\$ 19,400,000	\$ 19,626,820	\$ 3,911,000	\$ (111,000)	\$ 19,372,108	\$ (3,545,288)	\$ 23,283,108	\$ (3,656,288)	\$ 225,733			\$ 349,247	\$ 288,000	\$ 288,000	\$ 686,954	\$ -	\$ -
Regional Center for Public Safety Excellence - Pharr																	
Training Facility	\$ 2,800,000	\$ 2,800,000			\$ 2,800,000	\$ 200,000	\$ 2,800,000	\$ 200,000	\$ 28,000			\$ 42,000	\$ 57,000	\$ 57,000	\$ 84,000	\$ -	\$ -
Parking and Site Improvements	\$ 200,000	\$ 200,000			\$ 200,000	\$ (200,000)	\$ 200,000	\$ (200,000)	\$ 2,000			\$ 3,000	\$ 18,000	\$ 18,000	\$ 6,000	\$ -	\$ -
Regional Center for Public Safety Excellence- Pharr Subtotal	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000	\$ -	\$ 30,000			\$ 45,000	\$ 75,000	\$ 75,000	\$ 90,000	\$ -	\$ -
STC La Joya Teaching Site (Jimmy Carter ECHS)																	
Lab Improvements	\$ 1,100,000	\$ 1,100,000			\$ 1,100,000	\$ -	\$ 1,100,000	\$ -	\$ 11,000			\$ 16,500	\$ 16,000	\$ 16,000	\$ 33,000	\$ -	\$ -
La Joya Teaching Site Subtotal	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -	\$ 11,000			\$ 16,500	\$ 16,000	\$ 16,000	\$ 33,000	\$ -	\$ -
Grand Totals	\$ 116,950,000	\$ 119,501,298	\$ 79,901,256	\$ (2,671,618)	\$ 49,404,480	\$ (7,132,820)	\$ 129,305,736	\$ (9,804,438)	\$ 1,413,121			\$ 1,939,586	\$ 1,743,033	\$ 1,700,952	\$ 3,807,633	\$ -	\$ -

Budget Adjustments applied against Program Contingency

Program Contingency not in previous Program Budget	\$ 9,978,348
Program Contingency Funds Approved to Date	\$ (4,844,228)
Balance Remaining 7.6.16	\$ 5,134,120 7.6.16 Fac. Comm. Mtg
Board Approved GMP's 7.26.16	
Nursing & Allied Health	\$ (34,860)
Mid Valley Health & Profession & Science	\$ (953,388)
Mid Valley Student Services	\$ (1,025,923)
Program Contingency Balance 7.26.16	\$ 3,119,949 7.26.16 Board Meeting

Budget Exposures / Projections base on remaing projects without GMP's
Projected Budget Shortfall

\$ (7,132,820)
\$ (4,012,871)

\$ 1,413,121

\$ 1,743,033

\$ 3,802,633

Update on Status of Construction Progress for the 2013 Bond Construction Pecan Thermal Plant

An update on the status of construction progress for the 2013 Bond Construction Pecan Campus Thermal Plant project will be presented for the Committee's information.

Background

Construction of the Pecan Campus Thermal Plant has been ongoing and is currently 75% complete. Its capacity will ultimately provide chilled water for new and future Pecan Campus buildings.

This project is located on Pecan Campus in the center south portion. Whereas this is the most efficient location to allow for distribution of chilled water, it is also one of the most congested areas due to a multitude of utilities both old and new which require much coordination and discovery. Besides these challenges it does not come without the unique issues that have arisen within the complexity of this project execution.

These unique issues can be focused on two items; 1) new cooling tower column locations and 2) elevated platform adjustment due to dimensional discrepancy. Regardless of these issues, D. Wilson Construction Company is moving forward with completion of this project in timely manner.

Issue #1

Halff & Associates acting as Design Engineer of Record provided contractor the incorrect column locations for new cooling towers. In order to accommodate the discrepancy, the top of the column had to be modified with a galvanized cap which was designed by the structural engineer (see attached photo). Halff & Associates accepts responsibility of the miscalculations and associated costs. No cost impact to Owner.

Issue #2

Halff & Associates was the Design Engineer of the original 2001 Bond Construction Thermal Energy Plant and had related documents to use as the basis of design including dimensions of existing cooling tower locations. Unfortunately, the existing information was not reflective of actual conditions and a discrepancy of 18" that was actually constructed.

At the November 24, 2015 Board meeting, Alternate #2 – Add Center Framing was approved by Board of Trustees in the amount of \$141,000 which facilitated vertical access to cooling tower cleaning and overall safe maintenance. This elevated platform surrounds the existing and new cooling towers and due to the discrepancy of 18" an adjustment of the elevated platform had to be made. In essence, the east side of the existing cooling tower platform had to be cut, refabricated, re-galvanized and reused for the west side of existing cooling towers.

In order to have this material galvanized, steel had to be sent to Houston, Texas. D. Wilson Construction Company placed the order at the commencement of project based on the dimensions that were provided on the construction documents. Unfortunately, the discrepancy was not realized until the material had been delivered to fabricator's location.

Typically, dimensions are field verified but in this case it was difficult to verify because the new elevated conditions had not been constructed. Additionally, D. Wilson Construction Company ordered the material to expedite schedule with the information available which was incorrect. If material would have been ordered once the chiller yard enclosure was defined it could have added an additional month to schedule. No cost impact to Owner.

Enclosed Documents

Modified Galvanized Cap Photo and Elevated Structure Framing Plan

Presenters

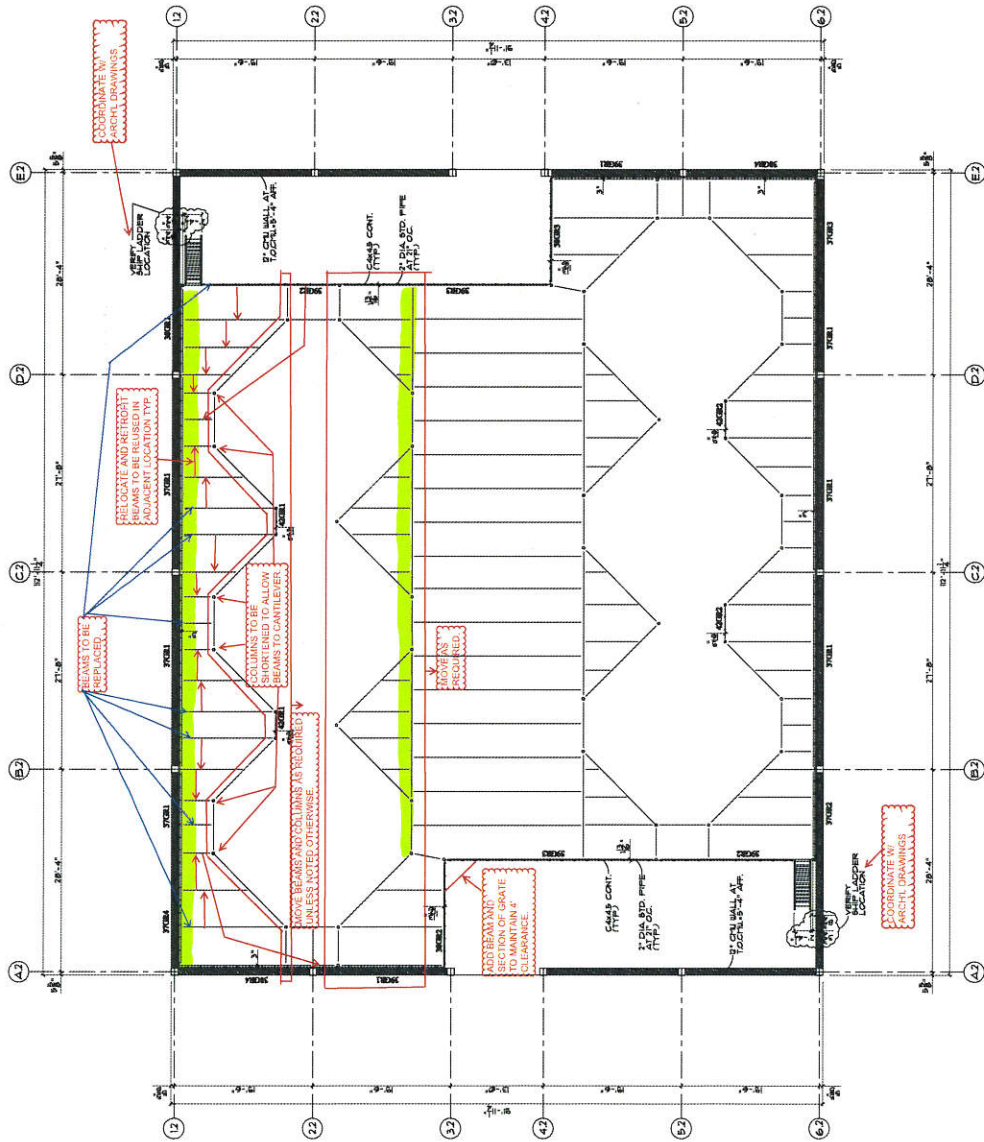
Representatives from Broaddus & Associates, D. Wilson Construction Company, Halff & Associates and Chanin Engineering will be present at the Facilities Committee to address any questions.

Recommended Action

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



Columns with Modified Galvanized Caps



18" Added

18" Removed

**FRAMING PLAN FOR GUARD RAIL
AT COOLING TOWER**

SOUTHERN STEEL FABRICATORS	
PHONE (866) 464-1166	FAX (866) 464-8646
CUSTOMER: D. WILSON CONSTRUCTION	
PROJECT: STC COLLEGE/PEGAN CAMPUS	
LOCATION: THERMAL PLANT EXPANSION	
ARCHITECT: HALLIF	
ENGINEER:	DATE: 01/17/16
DESIGNER:	CHK BY: MS
CONTRACT NO.:	DATE:
1666	

Modifications to Elevated Platform

**Review and Recommend Action on Revised Exterior Elevations and Floor Plans
for the 2013 Bond Construction Starr County Campus Student Services
Expansion and Student Activities Building Expansion**

Approval of exterior elevations and floor plans for the 2013 Bond Construction Starr County Campus Student Services Expansion and Student Activities Building Expansion will be requested at the August 23, 2016 Board meeting.

Purpose

Exterior elevations corresponding to the revised floor plans for the 2013 Bond Construction Starr County Campus Student Services Building Expansion and Student Activities Building Expansion will be presented and approval requested.

Justification

The exterior elevations corresponding to the revised floor plans will show the external views of the buildings.

Background

At the June 28, 2016 Board meeting, the comparisons of the design space and programs for these projects were presented to the Board for review and approval. The architect provided revised floor plans indicating the reduction in square footage in an effort to meet the program budgets. The Board requested the design team to provide exterior elevations for the Student Services Building and Student Activities Building Expansions at the Starr County Campus.

Enclosed Documents

Exterior elevations and floor plans for each building are enclosed.

Presenters

Representatives from Broaddus & Associates and Mata Garcia Architects will be present at the Facilities Committee meeting to address any questions.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2016 Board meeting regarding the exterior elevations and floor plans for the Starr County Campus Student Services Expansion and Student Activities Building Expansion projects as presented.



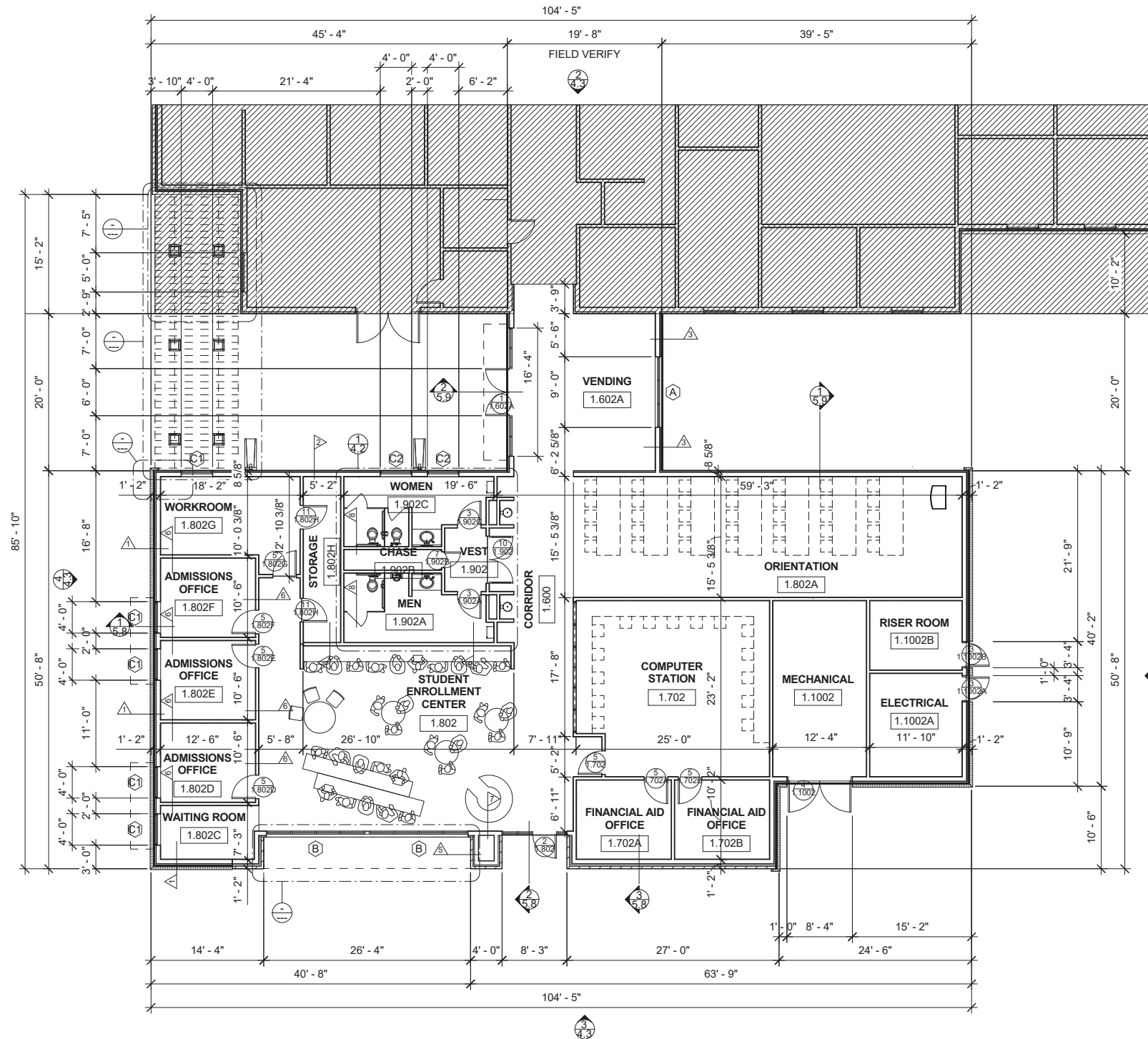
SOUTH TEXAS COLLEGE
STUDENT SERVICES EXPANSION
REVISED SOUTH ELEVATION



ORIGINAL SOUTH ELEVATION



WEST ELEVATION



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

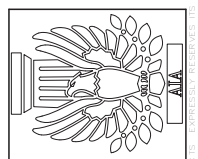


5,320 S.F.

PROJECT # 201504
DATE: 1/27/2016
DRAWN BY: A.G.
CHECKED BY:
REVISION:

SOUTH TEXAS COLLEGE
STUDENT SERVICES EXPANSION
STARR COUNTY CAMPUS
RIO GRANDE CITY, TEXAS
SOUTH TEXAS COLLEGE

architecture
project management
interior design
Tel: (956) 631-1945
Fax: (956) 631-1968



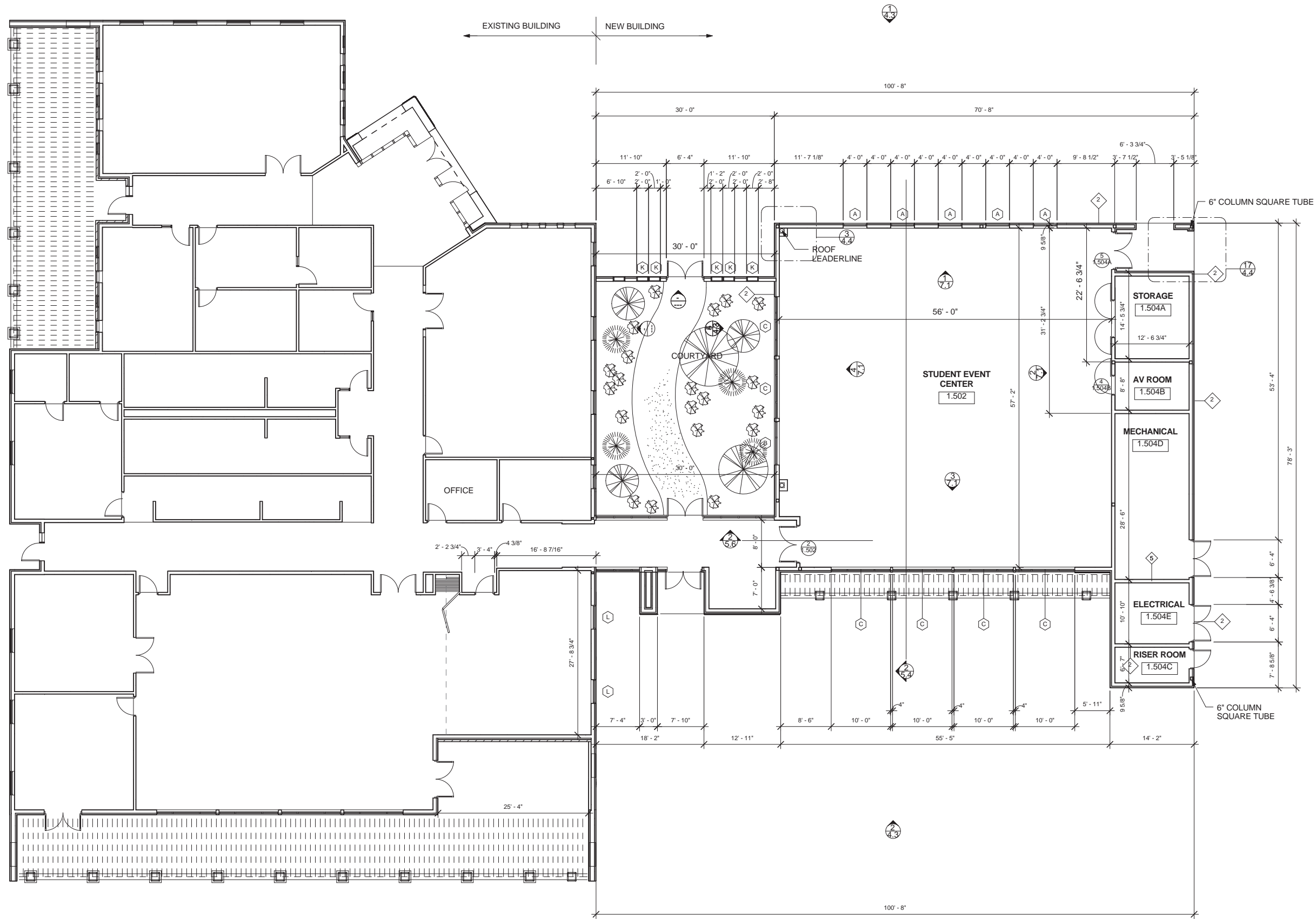
SHEET: **4.1**



SOUTH ELEVATION STUDENT ACTIVITIES EXPANSION REVISED



ORIGINAL SOUTH ELEVATION STUDENT ACTIVITIES EXPANSION



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING BUILDING NEW BUILDING

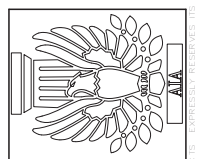
PROJECT #: 201503
DATE: 4/2/16
DRAWN BY: A.A.
CHECKED BY: MR. GARCIA
REVISION:
1.
2.
3.
4.

SOUTH TEXAS COLLEGE
STUDENT ACTIVITIES EXPANSION
STARR COUNTY CAMPUS
RIO GRANDE CITY, TEXAS
SOUTH TEXAS COLLEGE

PROJECT: #/##/##
OWNER: #/##/##
LICENSE EXPIRES: #/##/##
FILE REPRODUCED, CORRECTED, AND/OR MODIFIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

architecture
project management
interior design
Tel: (660) 631-1945
Fax: (660) 631-1968

MATA
garola
ARCHITECTS, L.L.P.
1314 West Ivy Avenue McAllen, Texas 78501



SHEET:
4.1

Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects

- 1. Nursing and Allied Health Campus Expansion**
- 2. Technology Campus Southwest Building Renovations**

Approval of proposed colors and finishes for the 2013 Bond Construction projects will be requested at the August 23, 2016 Board meeting.

The architects have prepared color boards containing interior paint colors, wall finishes, flooring materials, millwork finishes and wall tile for review by the Facilities Committee. The proposed colors and finishes have been reviewed with College staff and Broaddus and Associates. Representatives from the respective architects will be at the August 9, 2016 Facilities Committee meeting to present the color boards as follows:

Nursing and Allied Health Campus Expansion – ERO Architects
Technology Campus Southwest Building Renovations – EGV Architects

Recommended Action

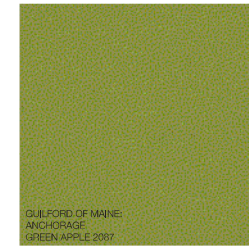
It is requested that the Facilities Committee recommend for Board approval at the August 23, 2016 Board meeting, the selection of proposed colors and finishes for the 2013 Bond Construction Nursing and Allied Health Campus Expansion and Technology Campus Southwest Building Renovations projects as presented.



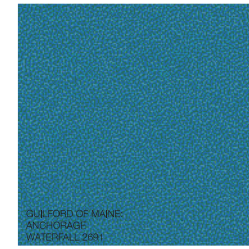
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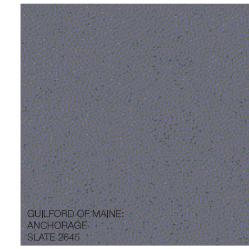
LIBRARY



GULFORD OF MAINE ANCHORAGE GREEN APPLE 2097



GULFORD OF MAINE ANCHORAGE WATERFALL 2091



GULFORD OF MAINE ANCHORAGE SLATE 2641



SHERWIN-WILLIAMS IRON ORE SW7069



WILSONART FROSTY WHITE 1573-60



WILSONART NEOWALNUT 7991-38



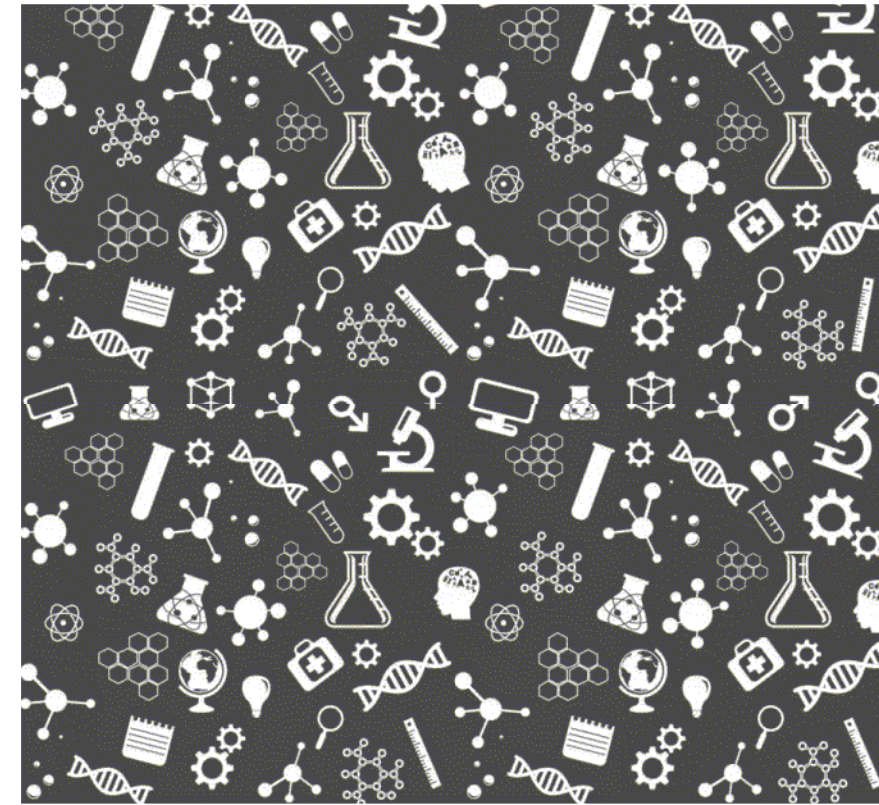
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GORDON MARQUIS LINEAR PANEL DARK WALNUT



SHERWIN-WILLIAMS CONCORD GRAPE SW6559



MDC CUSTOM WALLCOVERING MATTE SMOOTH



SHERWIN-WILLIAMS CITYSCAPE SW7067



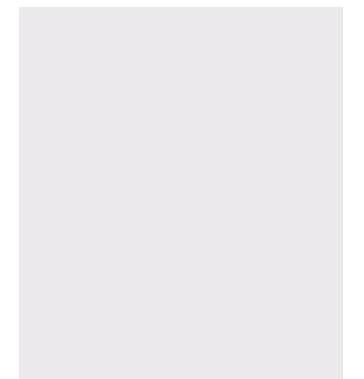
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SHERWIN-WILLIAMS VERDANT SW6713



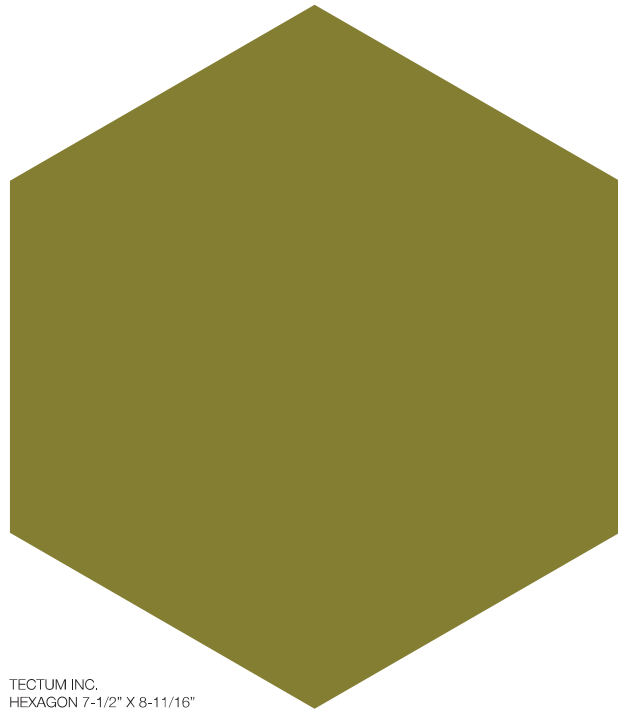
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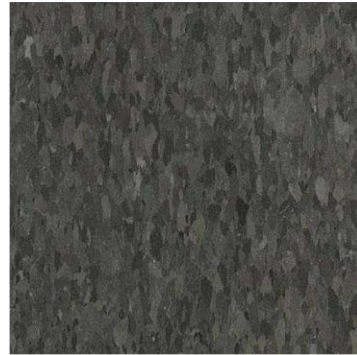
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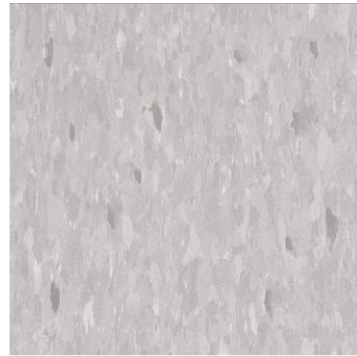




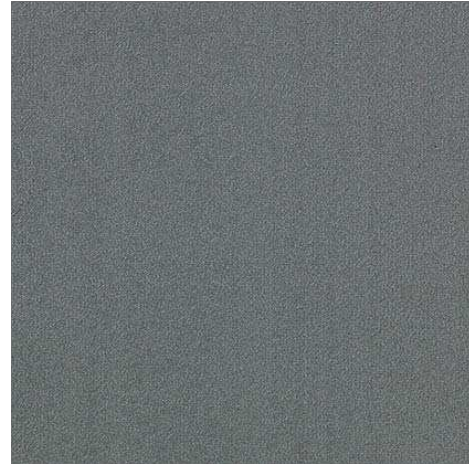
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HEXAGON 7-1/2" X 8-11/16"
FIELD PAINTED



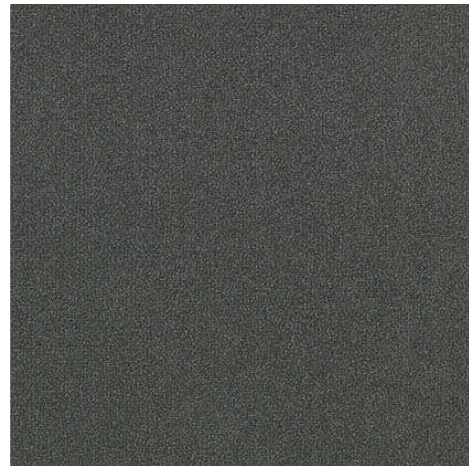
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ESSENTIALS VCT
DARK BARK 179



MANNINGTON COMMERCIAL
ESSENTIALS VCT
PEWTER 112



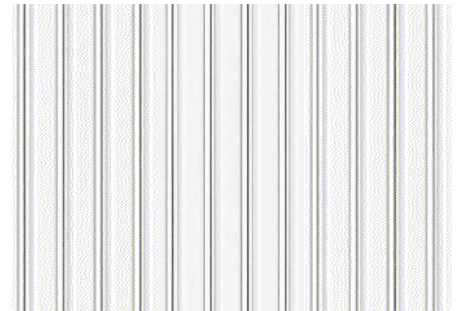
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MANNINGTON COMMERCIAL
BASIC TEE
STELLA 15824



MANNINGTON COMMERCIAL
PHILADELPHIA
MUSIC ROW 12331



POLYGAL
TITAN SKY ICE LT



ROPPE
193 BLACK BROWN



LOBBY



LOBBY - 2ND & 3RD FLOOR



DINING



LOBBY - 2ND & 3RD FLOOR





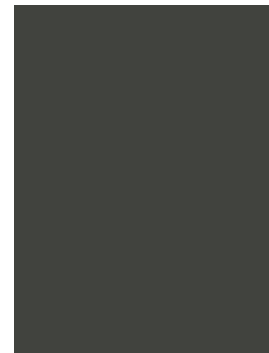




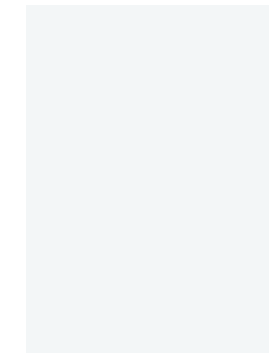
EXTERIOR FINISHES



FIRESTONE METAL PRODUCTS
KYNAR 500 / HYLAR 5000
FLUOROCARBON STEEL
DARK BRONZE



FIRESTONE METAL PRODUCTS
KYNAR 500 / HYLAR 5000
FLUOROCARBON STEEL
BONE WHITE



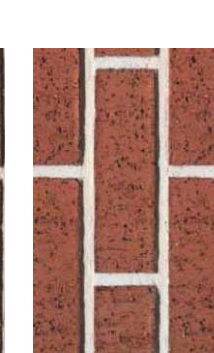
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HILL COUNTRY STONE
PEWTER



HANSON
TEXAS COLLECTION
VELOUR 228
GREY



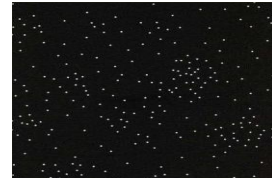
HANSON
TEXAS COLLECTION
VELOUR 170
BURGUNDY



KAWNEER
PERMAFLUOR
UC109850
CLASSIC BRONZE



WILSONART
QUARTZ
VIA AUGUSTA Q4024



SCRANTON PRODUCTS
HINY HIDERS
PAISLEY



STONEPEAK
SIMPLY MODERN
SIMPLY CREME



STONEPEAK
SIMPLY MODERN
SIMPLY BLACK



STONEPEAK
ADAMAS
ARAMAS ARANTIA







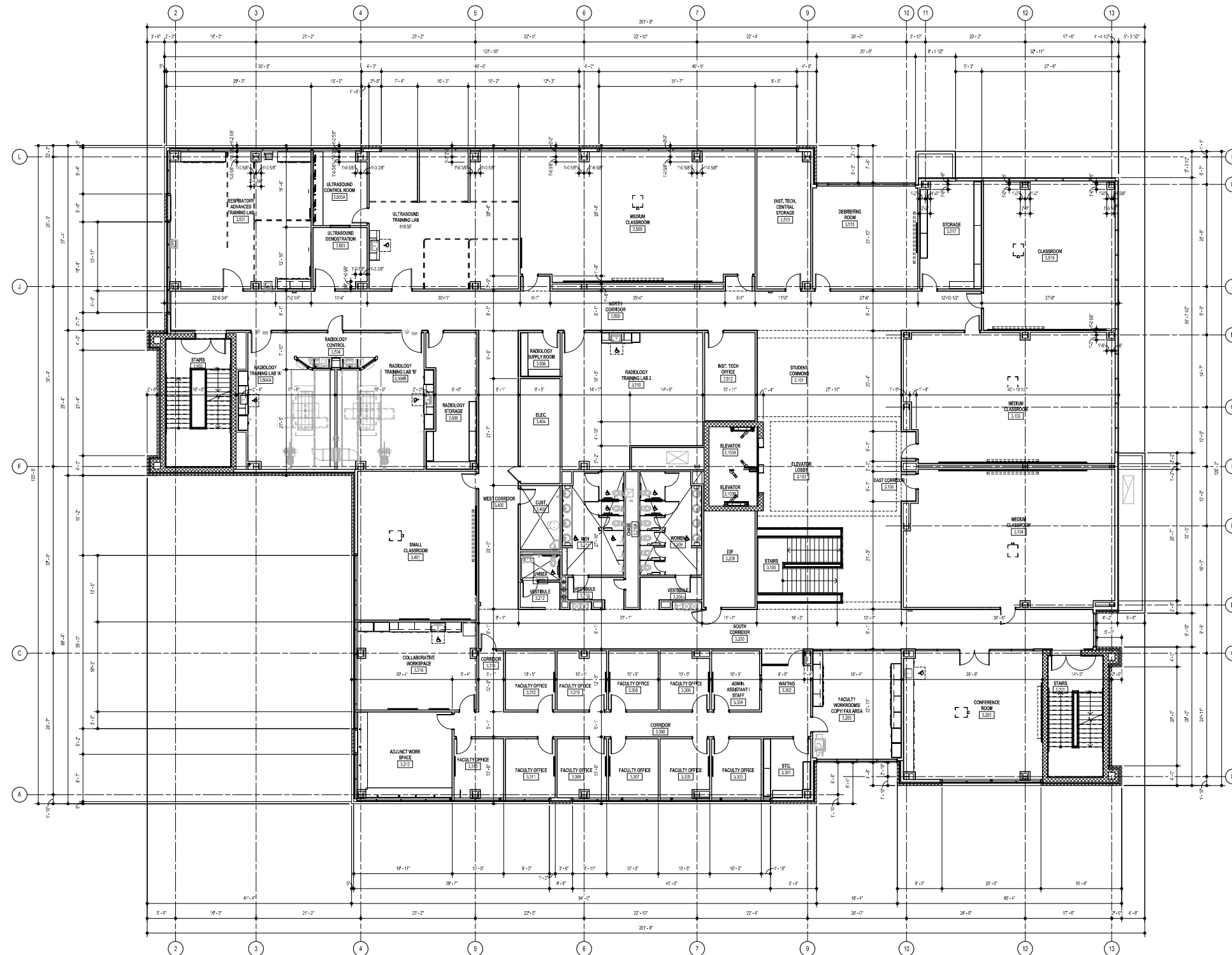
SOUTH TEXAS
COLLEGE

SOUTH TEXAS
COLLEGE

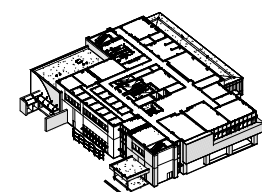
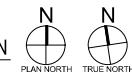
SOUTH TEXAS
COLLEGE
NURSING AND ALLIED HEALTH



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A1 DIMENSIONAL 3RD FLOOR PLAN
1/8" = 1'-0"



3RD FLOOR KEYPLAN

FLOOR PLAN GENERAL NOTES

1. REFER TO 'CONSTRUCTION GENERAL NOTES' FOR ADDITIONAL REQUIREMENTS.
2. FLOOR PLANS DIMENSIONS ARE TO THE CENTER LINE OF COLLING, FACE OF CONCRETE OR MASONRY WALLS AND FACE OF METAL STUDS, UNLESS NOTED OTHERWISE.
3. REFER TO SHEETS 0300, 0301 AND 0302 FOR ACCESSIBILITY REQUIREMENTS AND PROJECT INFORMATION.
4. REFER TO SHEET A200 FOR WALL TYPES.
5. REFER TO 'A' SHEETS FOR GENERAL ROOM FINISHES.
6. 'A' SHEETS CONTAINING IN COLOR, REFER TO 'A' FILE FOR COORDINATION.
7. PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL MOUNTED ITEMS AND CEILING MOUNTED EQUIPMENT.
8. E.I.C. - FIRE EXTINGUISHER CABINETS TO BE PROVIDED AND FURNISHED BY CONTRACTOR.



300 S. 6th Street
McAllen, TX 78501
T 361-661-0400
F 361-661-0401
eroarchitects.com



CONSULTANTS:
STRUCTURAL:
ERO ARCHITECTS
801 S. 10th Street
McAllen, TX 78501
361-661-0400

BUILDING ENVELOPE:
KIMM & ASSOCIATES, INC.
4011 LINDENWOOD PARKWAY, STE. 400
CORPUS CHRISTI, TX 78416
361-841-1111

FOOD SERVICE:
COMFOR & ASSOCIATES, INC.
13001 E. 43rd Street, Ste. 100
McAllen, TX 78503
361-661-1200

MEP:
FACILITY ASSOCIATES
801 S. 6th Street, Ste. 100
McAllen, TX 78501
361-661-1200

PROJECT NAME:
STC NURSING AND ALLIED HEALTH EXPANSION

PROJECT LOCATION:
110 E. VERMONT AVE.
MCALLEN, TX 78501

PROJECT OWNER:
SOUTH TEXAS COLLEGE

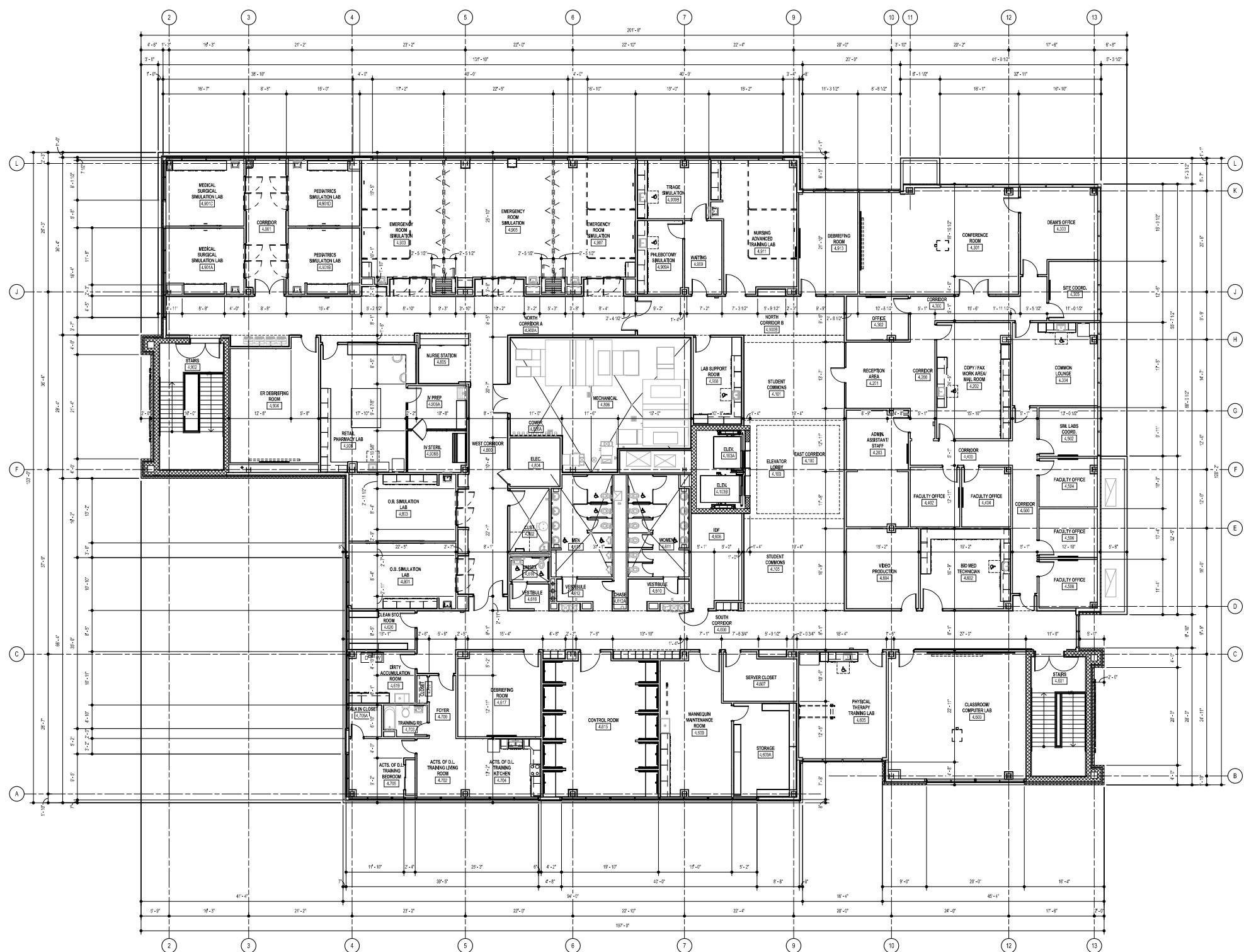
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03	04/04/2024	100% CD/100% COMP

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CHECKED BY: Checker
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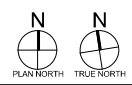
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4/20/2016 10:08:00 AM

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A1 DIMENSIONAL 4TH FLOOR PLAN
1/8" = 1'-0"



**FLOOR PLAN
GENERAL NOTES**

1. REFER TO "CONSTRUCTION GENERAL NOTES" FOR ADDITIONAL REQUIREMENTS.
2. FLOOR PLANS DIMENSIONS ARE TO THE CENTER LINE OF COLLING, FACE OF CONCRETE OR MASONRY WALLS AND FACE OF METAL STUDS, UNLESS NOTED OTHERWISE.
3. REFER TO SHEETS GRIND, GROUT AND GROUT FOR ACCESSIBILITY REQUIREMENTS AND PROJECT INFORMATION.
4. REFER TO SHEET A210 FOR WALL TYPES.
5. REFER TO "A" SHEETS FOR GENERAL ROOM FINISHES.
6. "A" SHEETS CONTAIN FINISHES IN COLOR, REFER TO "A" FILE FOR COORDINATION.
7. PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL MOUNTED ITEMS AND CEILING MOUNTED EQUIPMENT.
8. E.I.C. - FIRE EXTINGUISHER CABINETS TO BE PROVIDED AND FURNISHED BY CONTRACTOR.



300 S. 6th Street
McAllen, TX 78501
T 956-661-0400
F 956-661-0401
eroarchitects.com



CONSULTANTS:
STRUCTURAL:
ERO ARCHITECTS
300 S. 6TH STREET
MCALLEN, TEXAS 78501
956-661-0400

BUILDING ENVELOPE:
KUMH & ASSOCIATES, INC.
4011 DEMPSEY CREEK PARKWAY, STE 400
HOUSTON, TX 77066

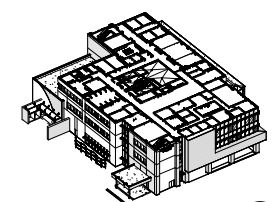
FOOD SERVICE:
COMFOR & ASSOCIATES, INC.
13201 E. WYCHWOOD
DALLAS, TEXAS 75244
972-416-1200

MEP:
FRIFY ASSOCIATES
8001 W. 14TH STREET, SUITE 100
MCALLEN, TEXAS 78501
956-661-1212

PROJECT NAME:
STC NURSING AND ALLIED HEALTH EXPANSION

PROJECT LOCATION:
110 E. BERKENT AVE.
MCALLEN, TX 78501

PROJECT OWNER:
SOUTH TEXAS COLLEGE

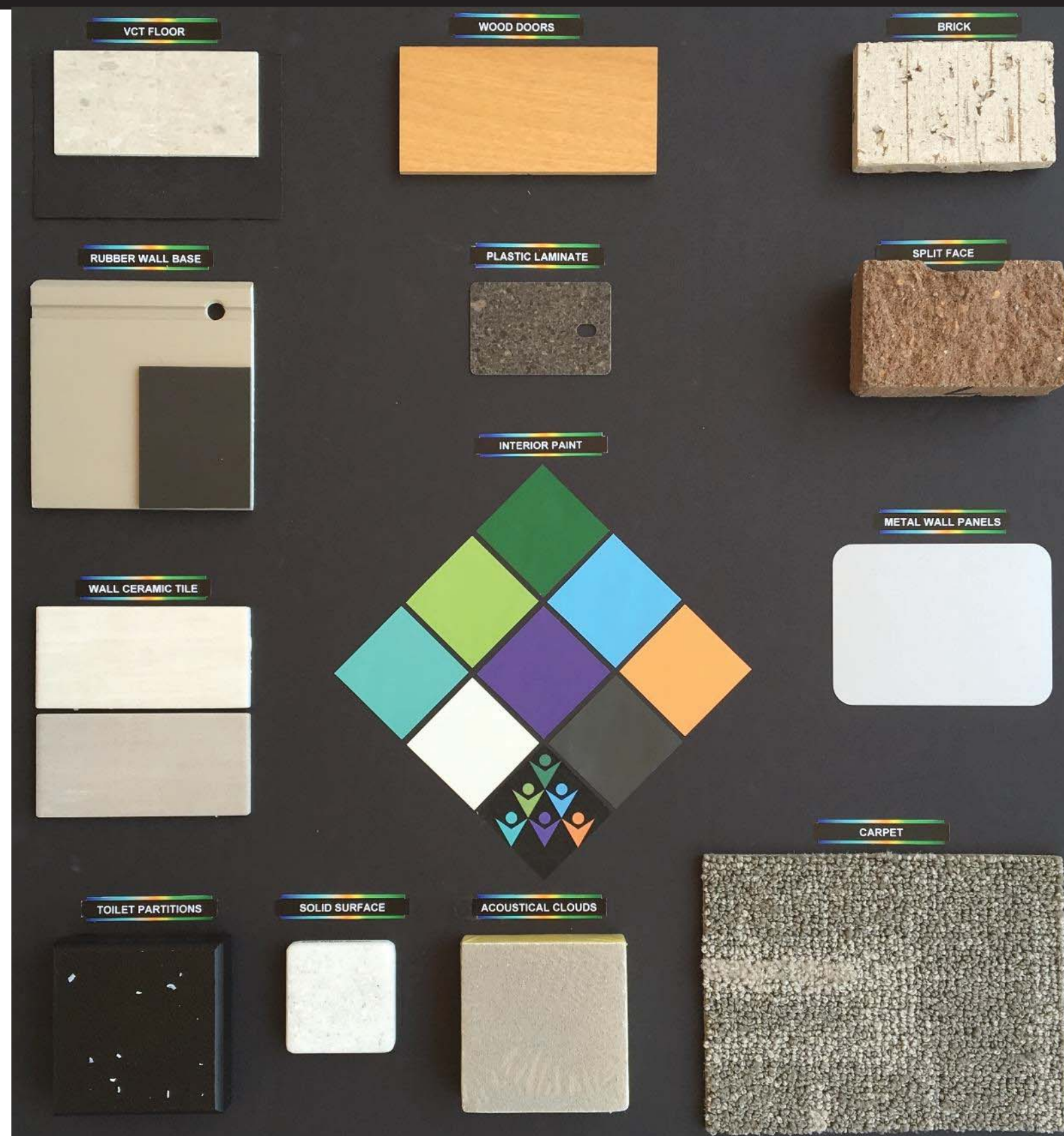


4TH FLOOR
KEYPLAN



AE107

PROJECT NO. 14692
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CHECKED BY: Checker
SHEET TITLE:
DIMENSIONAL 4TH FLOOR PLAN



MATERIALS & COLOR BOARD



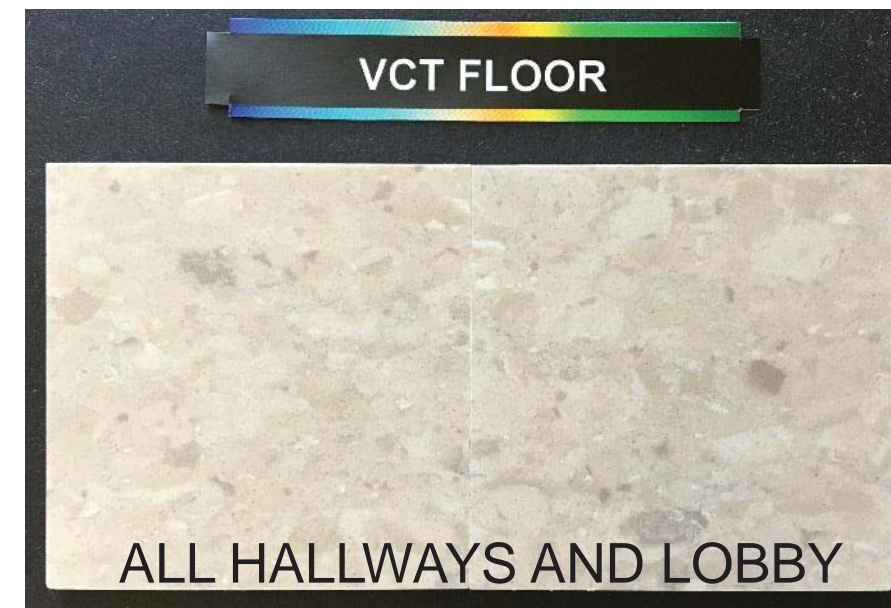
MATERIALS & COLOR BOARD

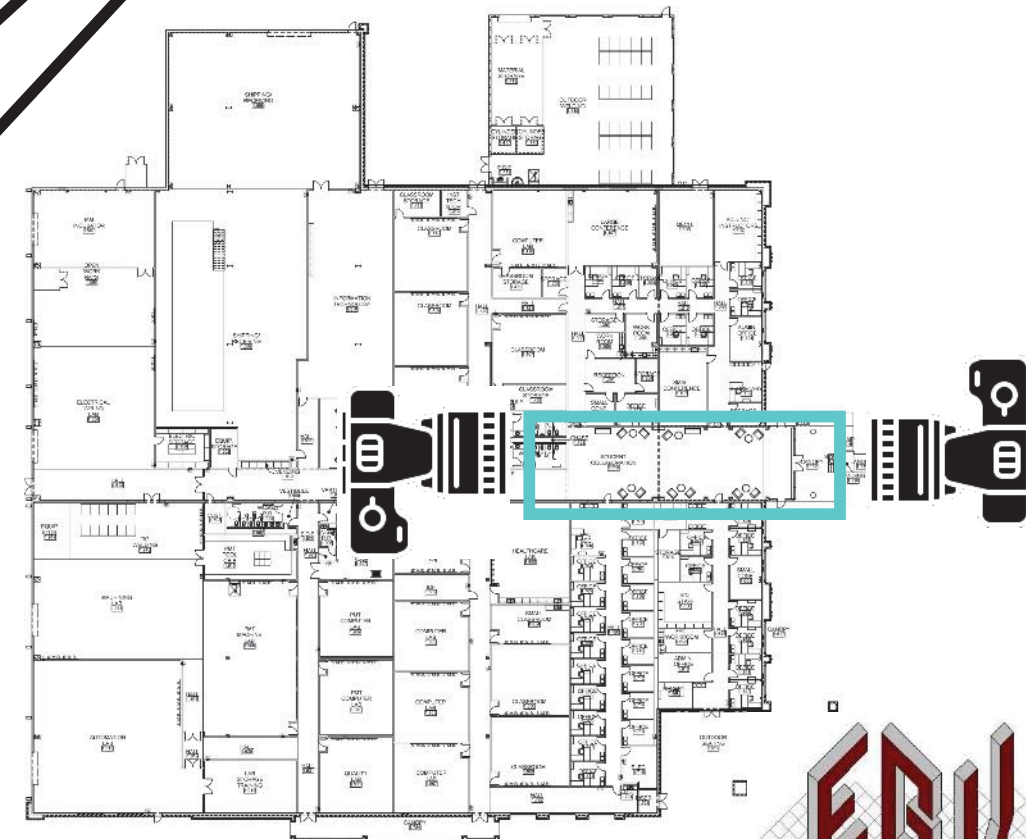
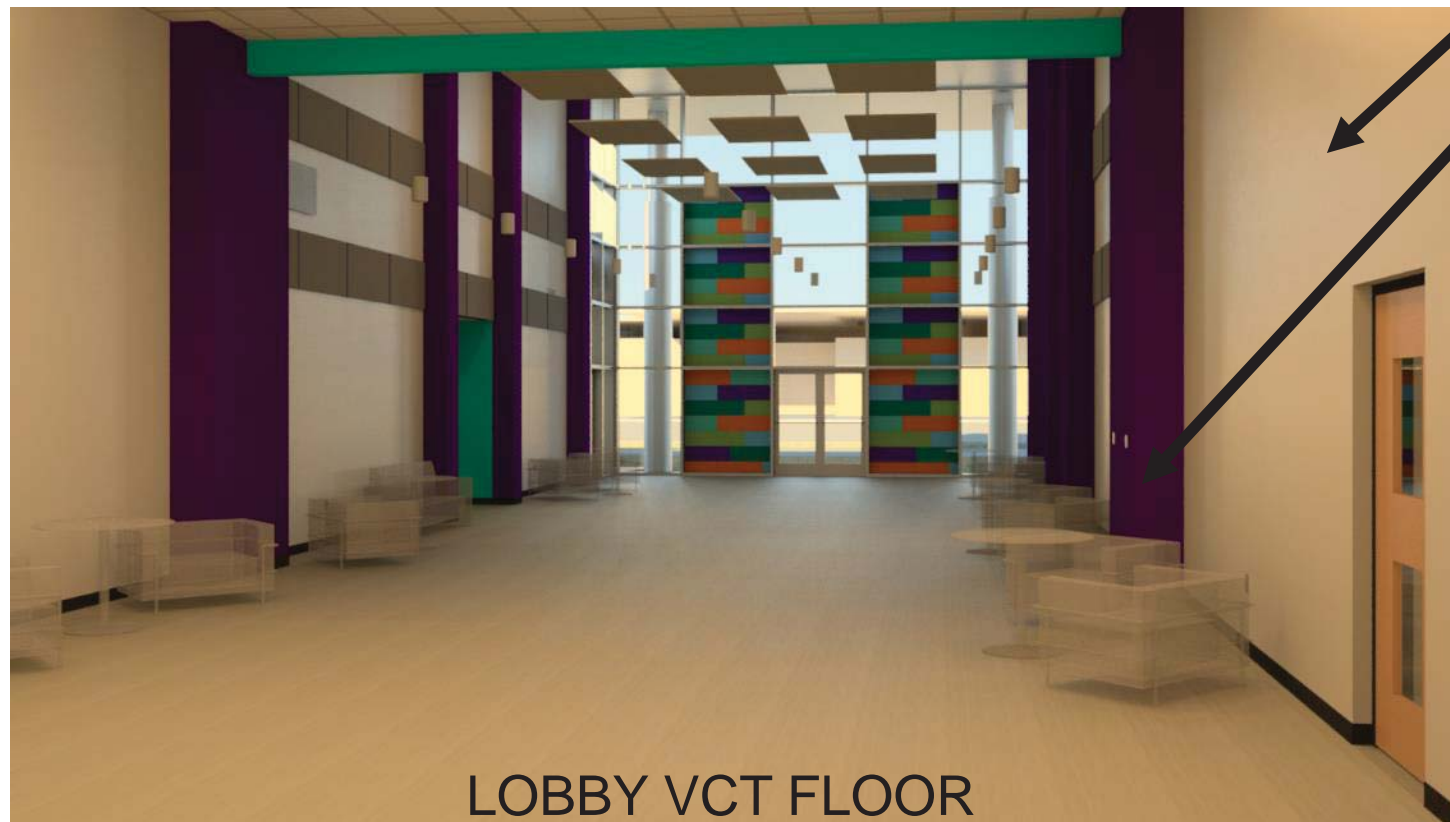
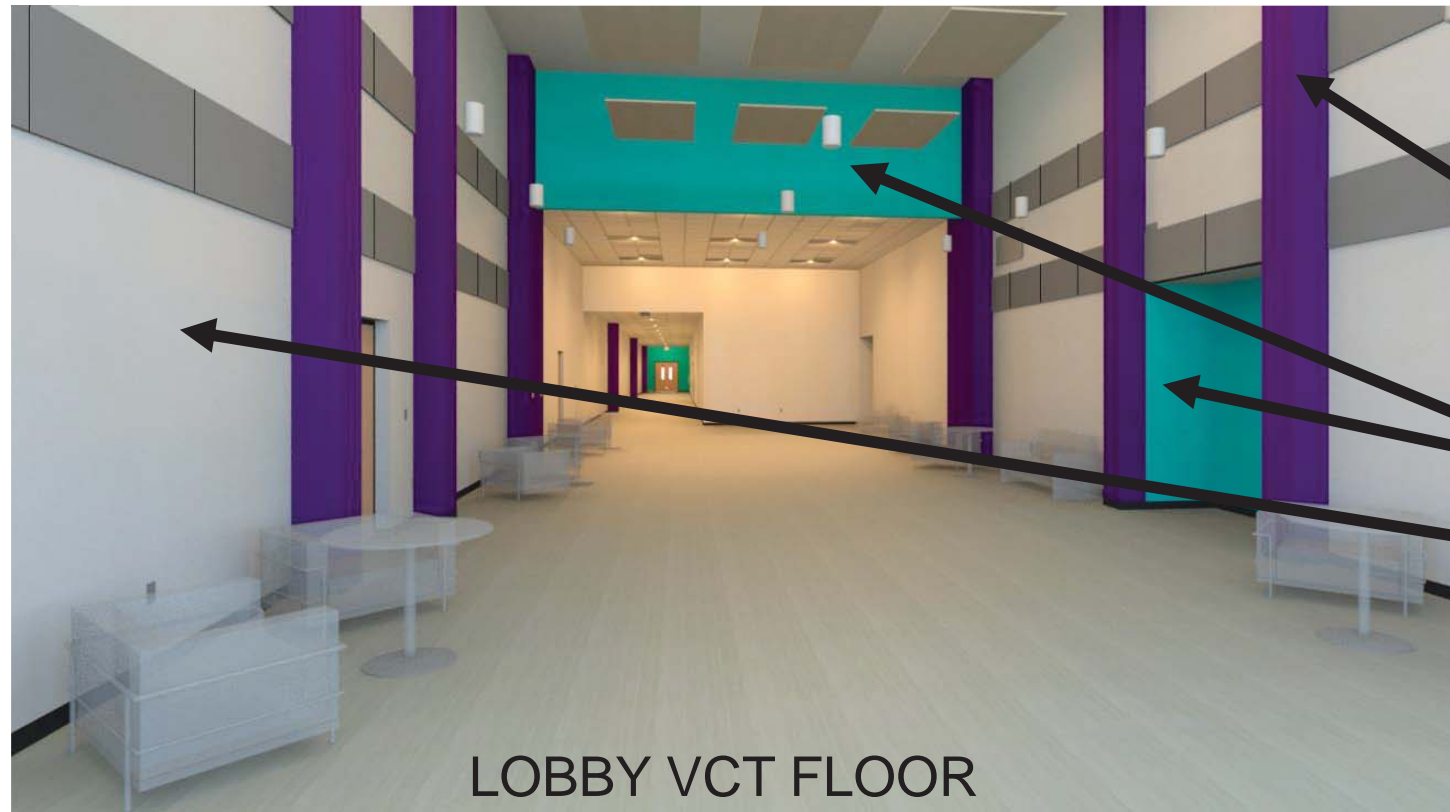


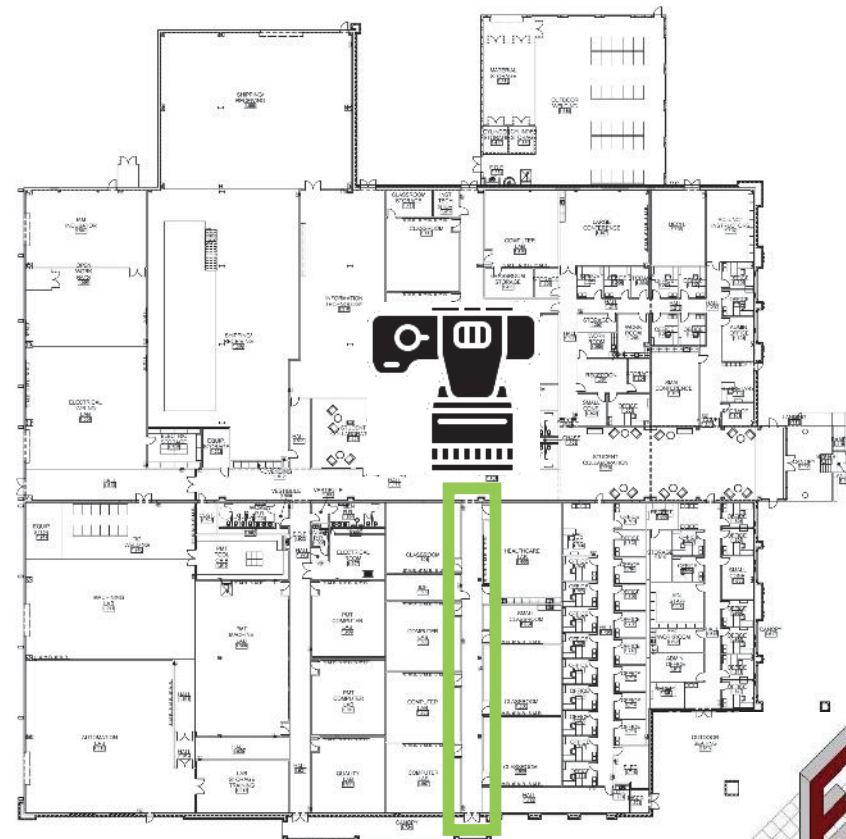
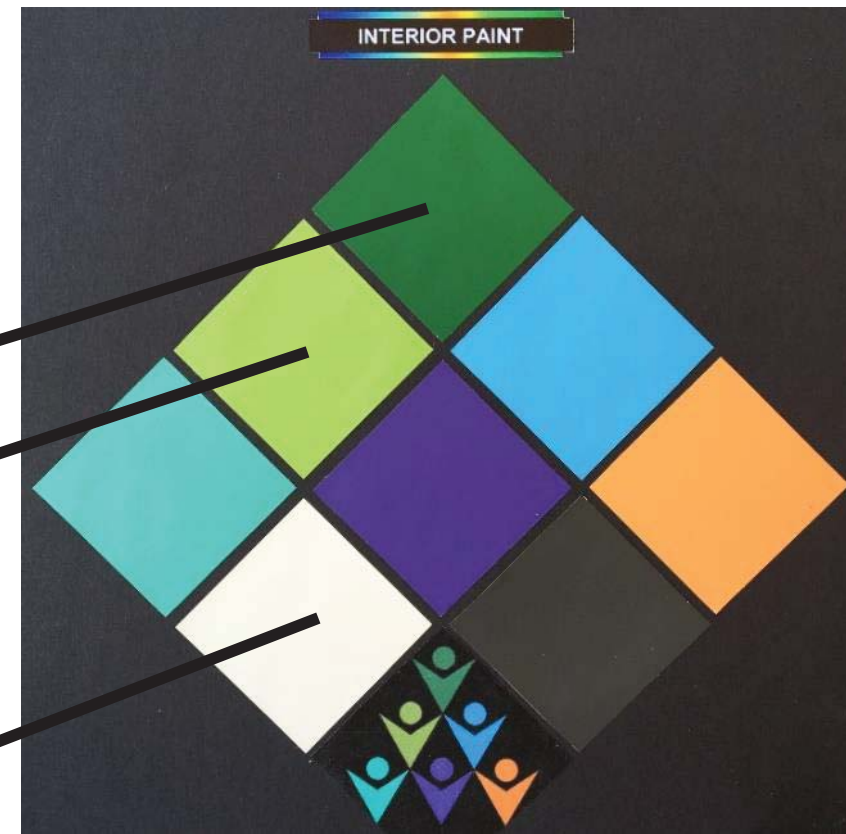
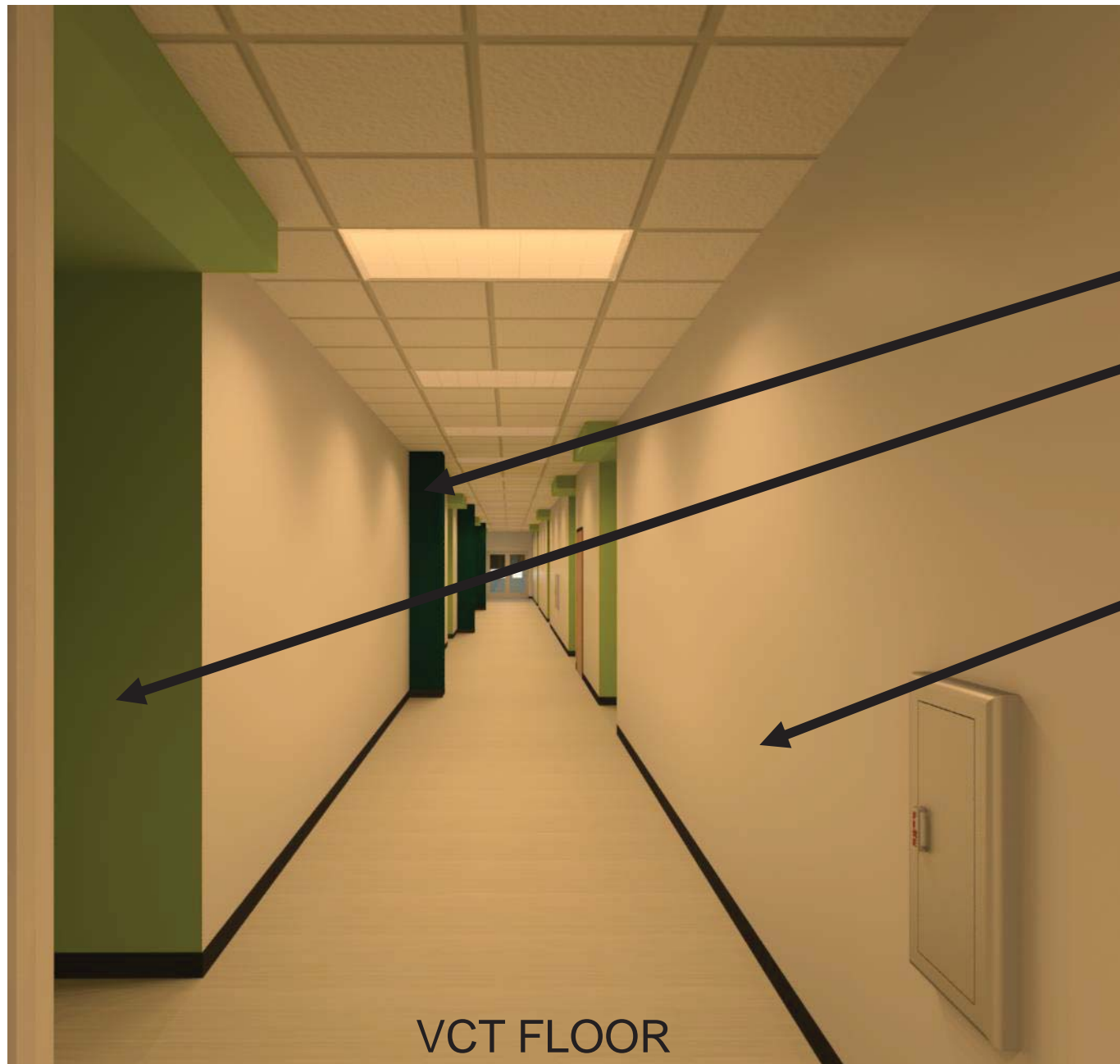
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CUSTOM COLOR
METAL PANELS

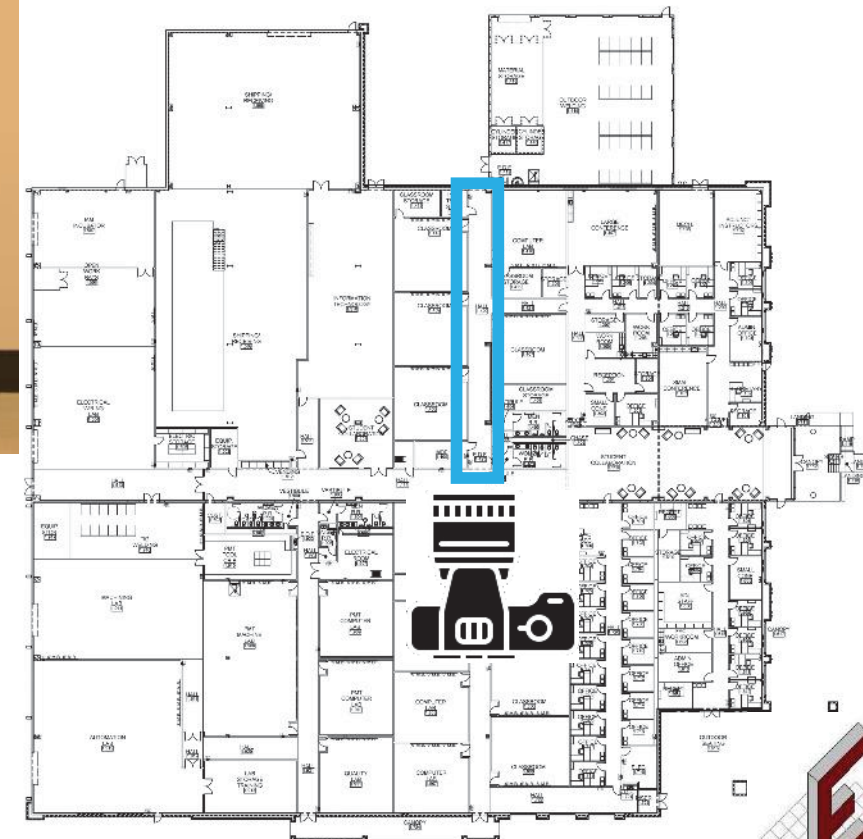
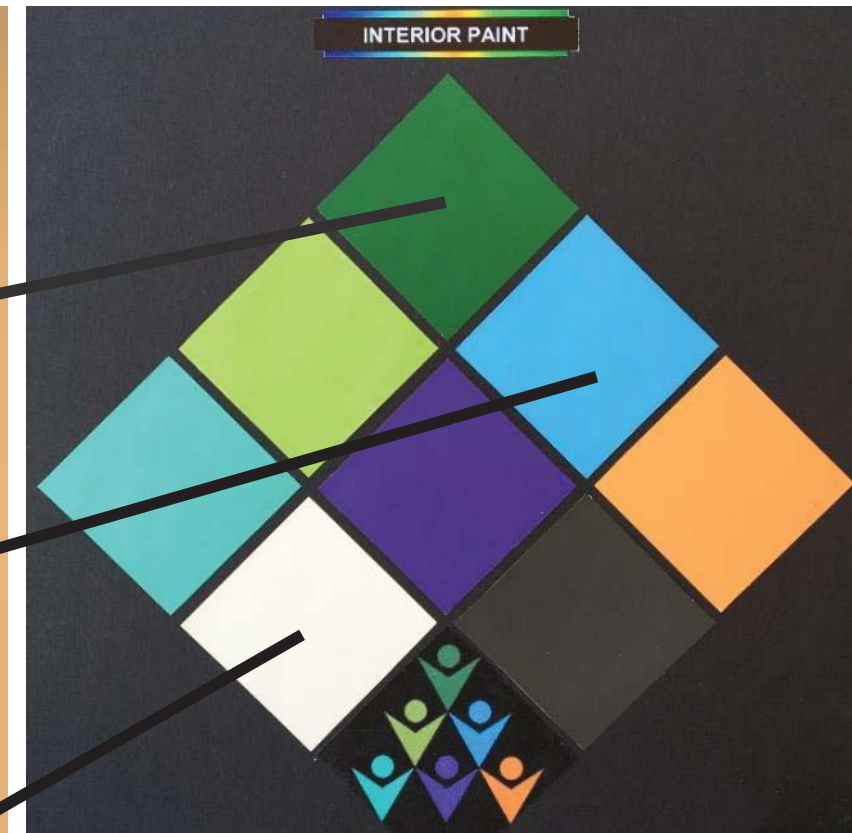
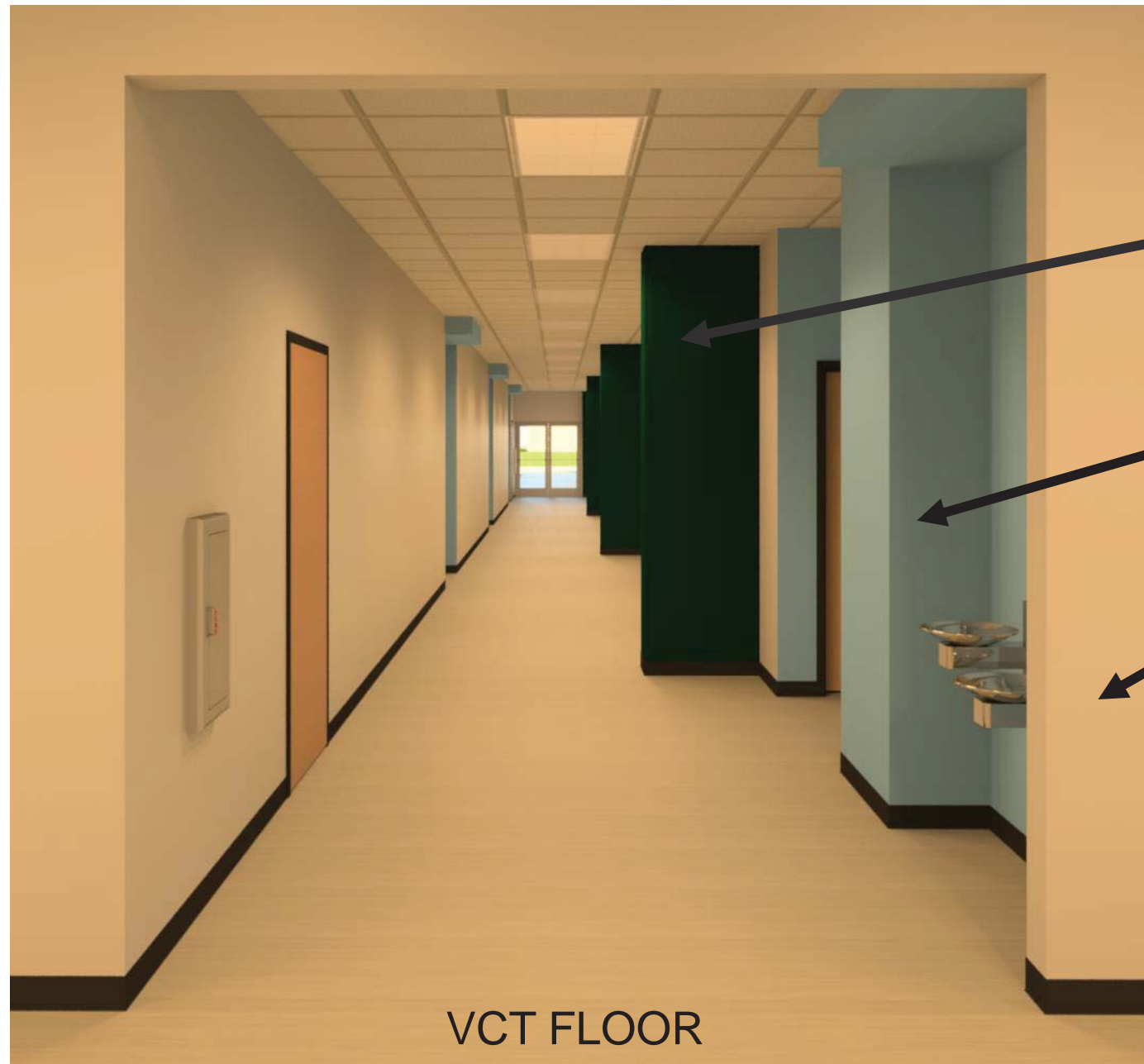


MATERIALS & COLOR BOARD

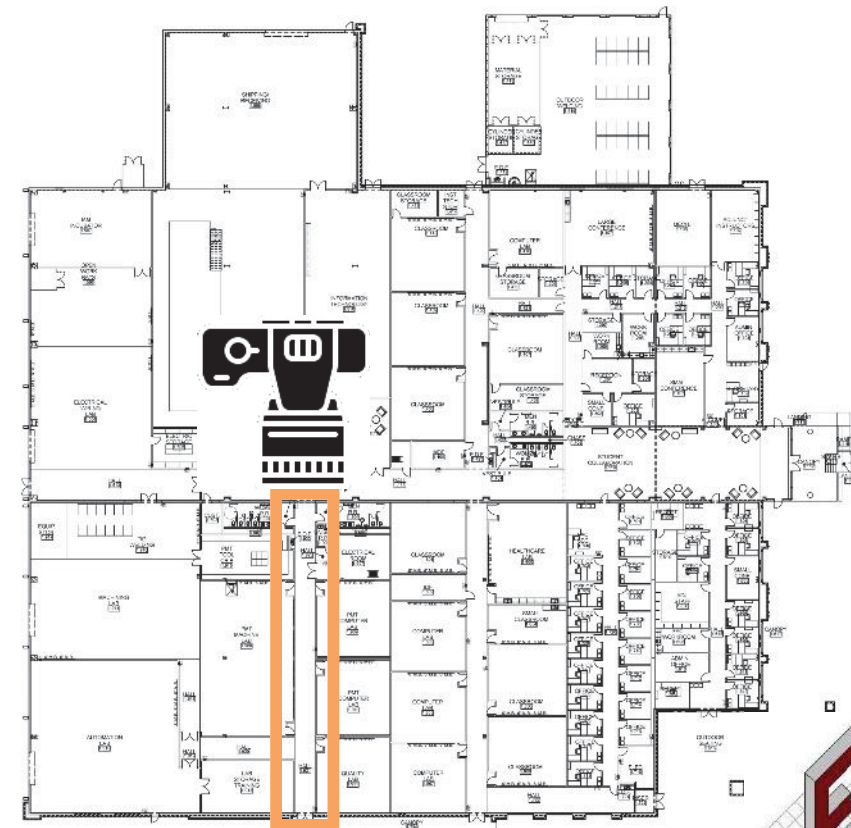
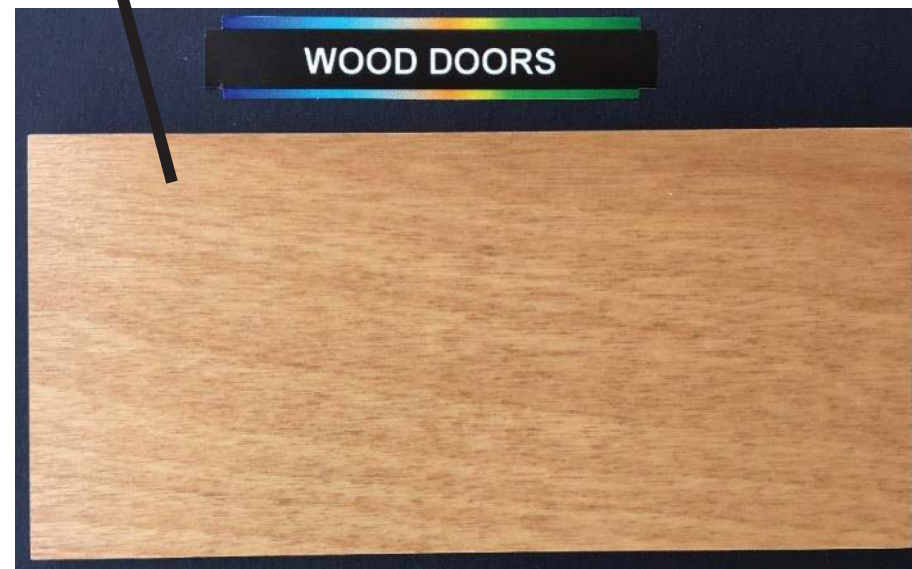
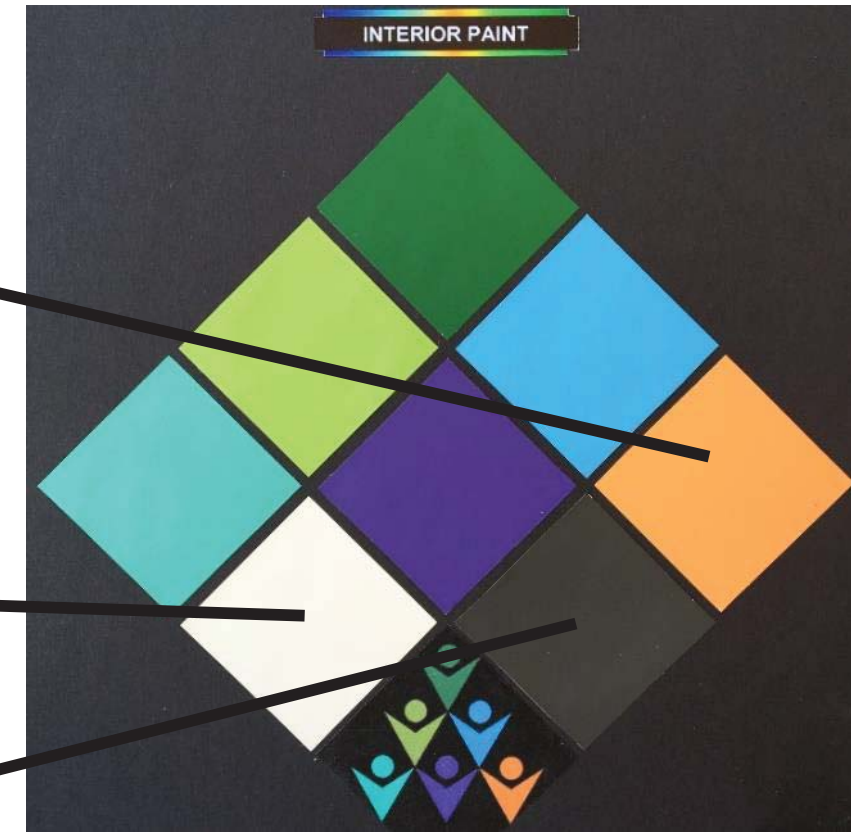
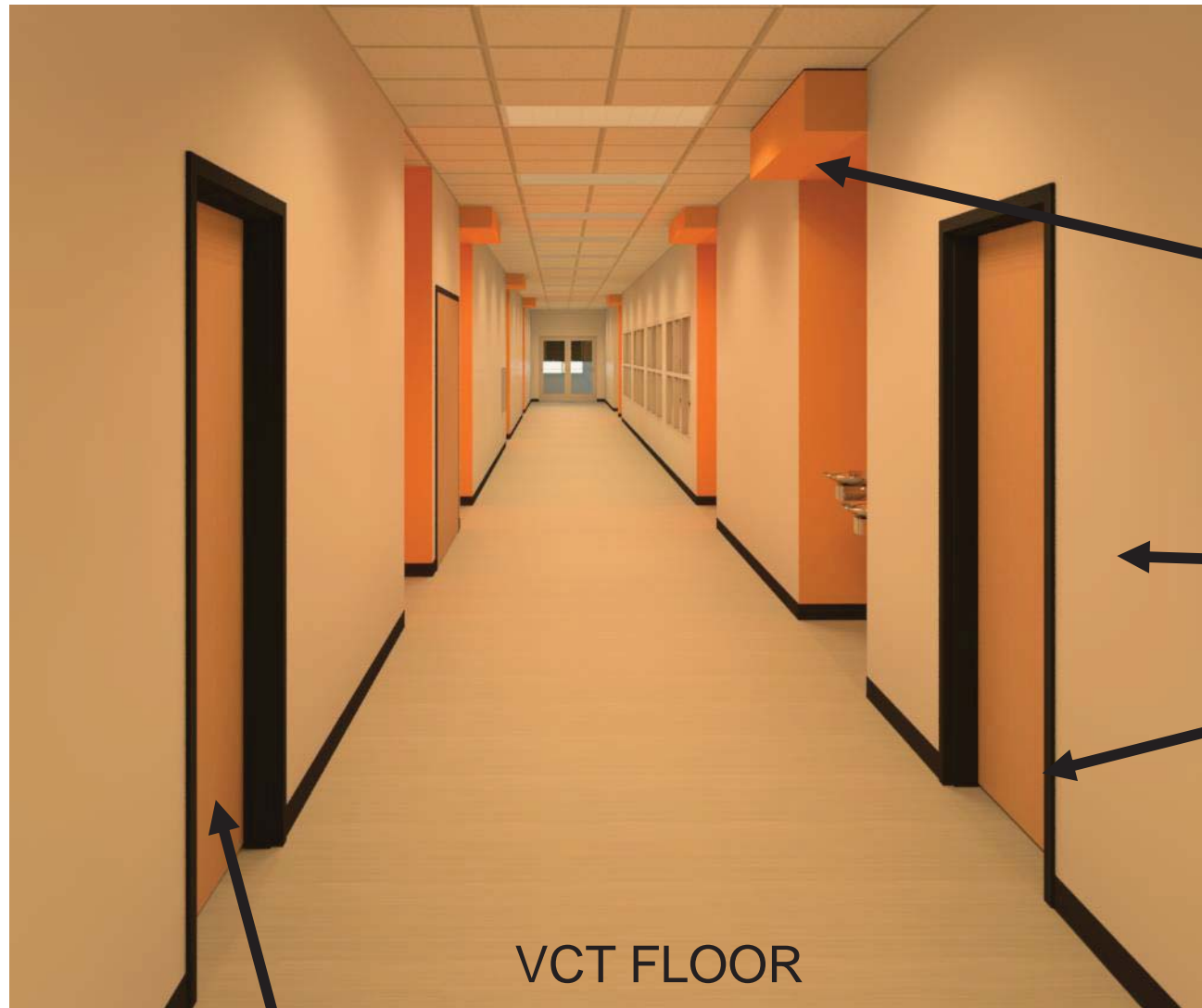






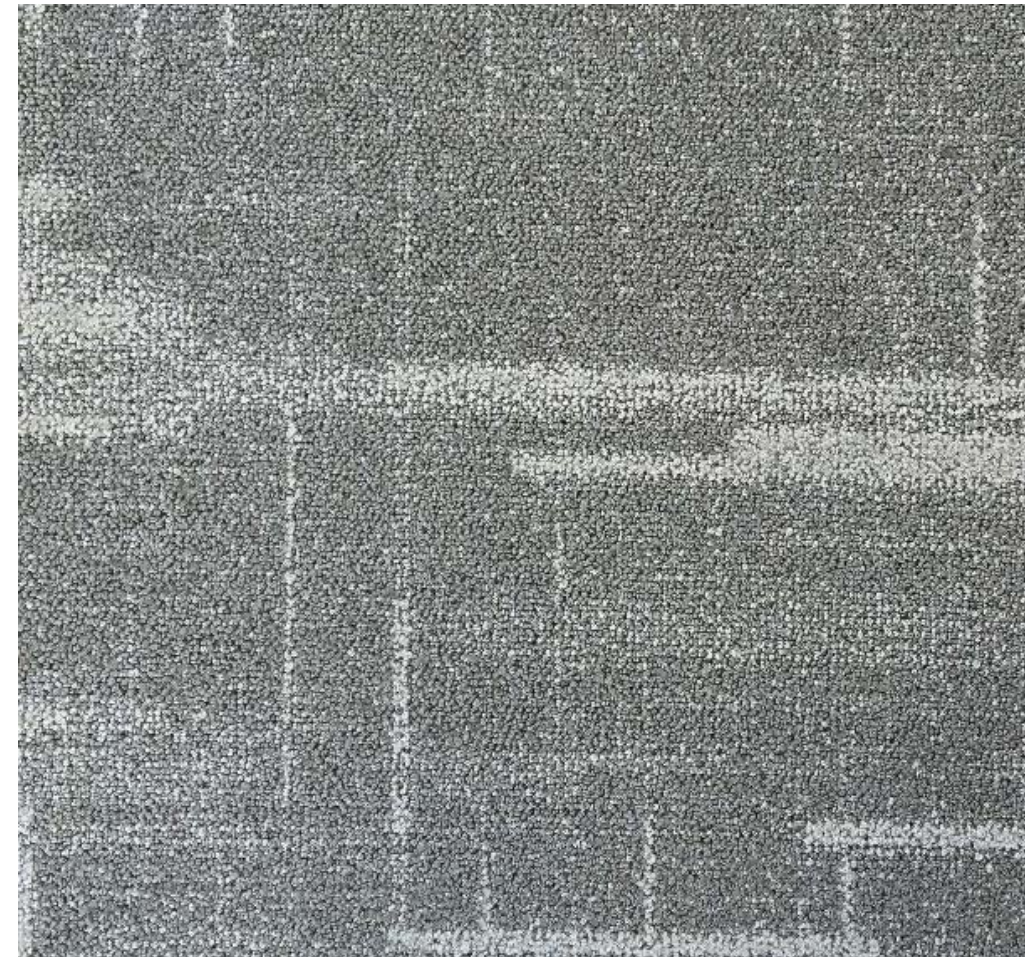
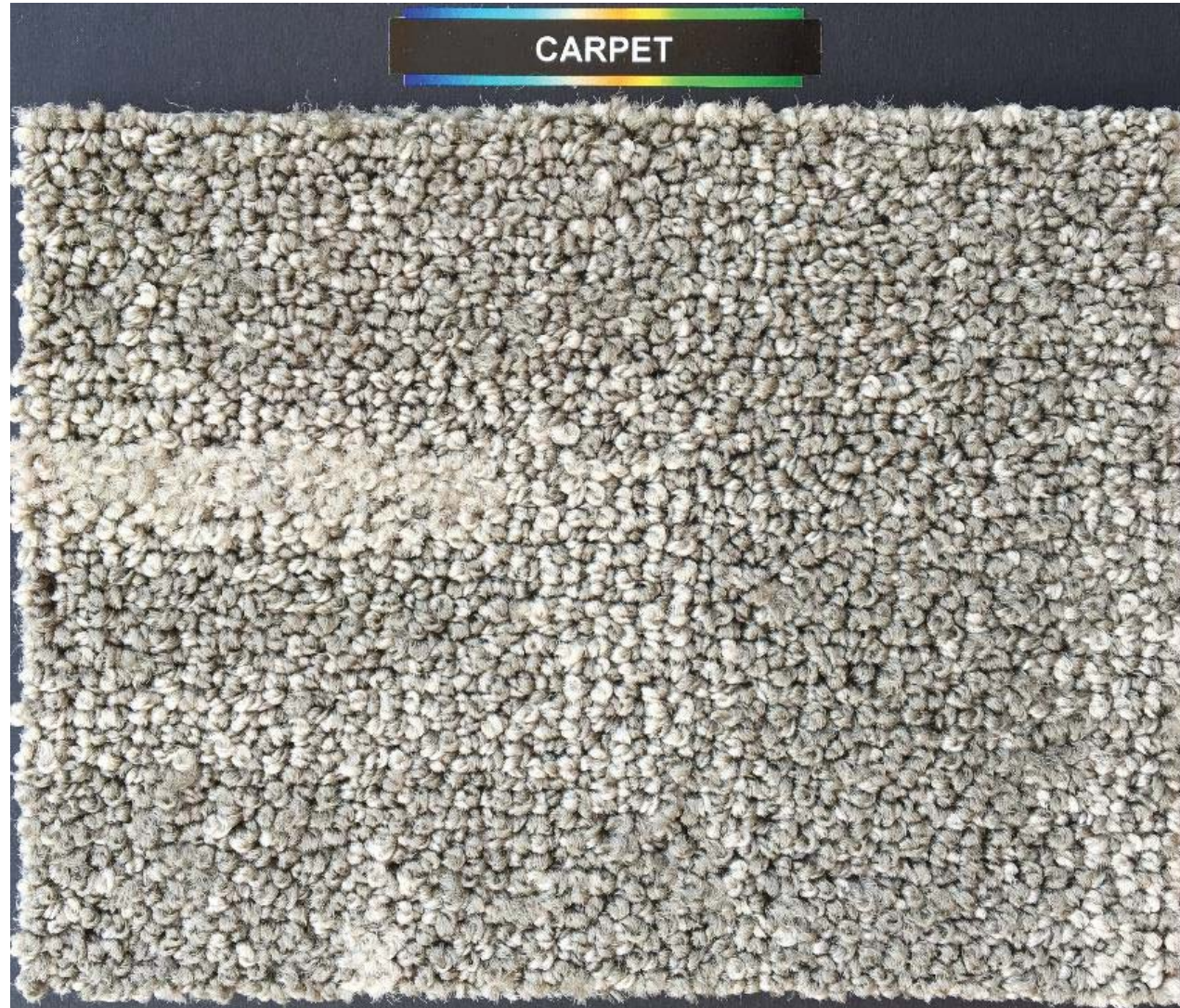


TECHNOLOGY CAMPUS EXPANSION



MATERIALS & COLOR BOARD

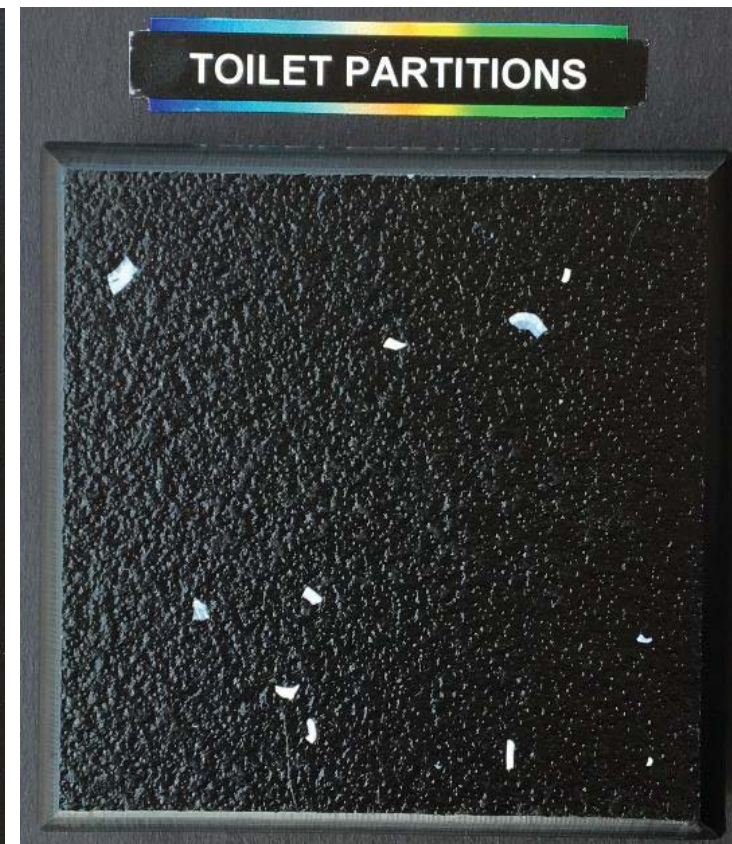
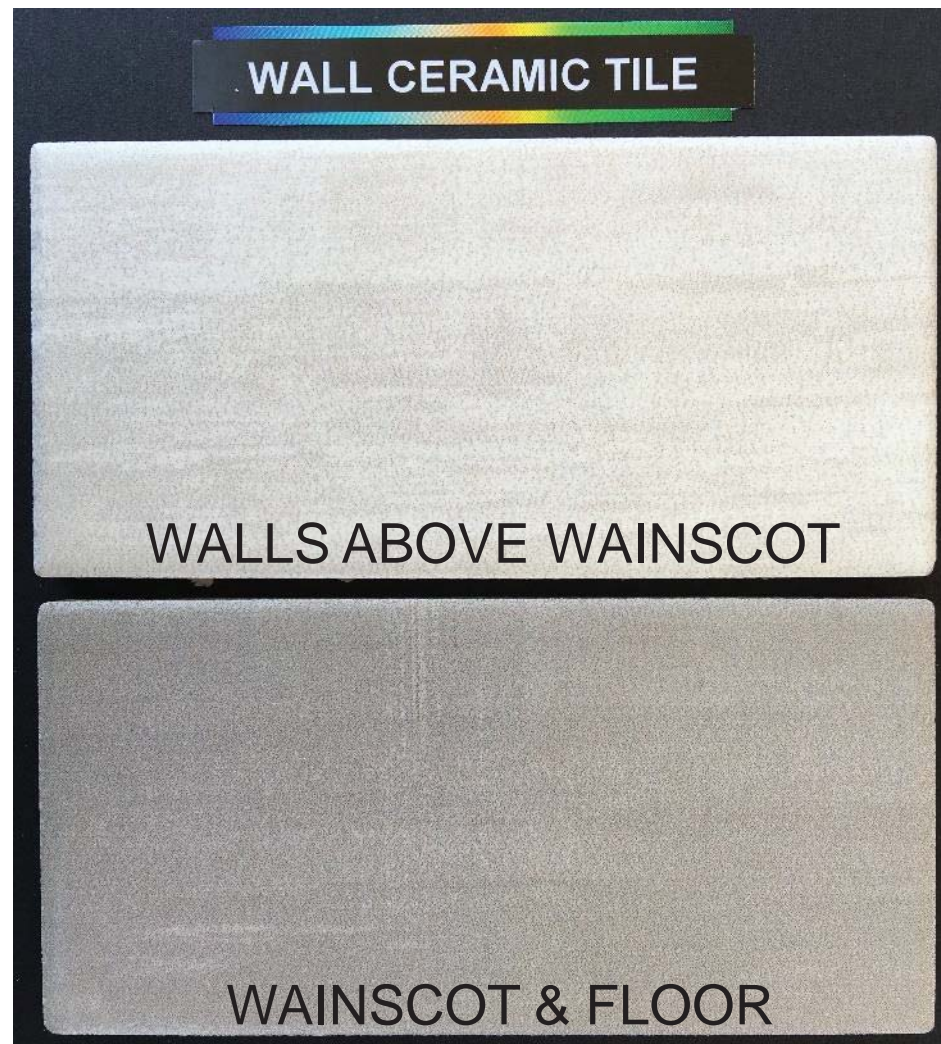
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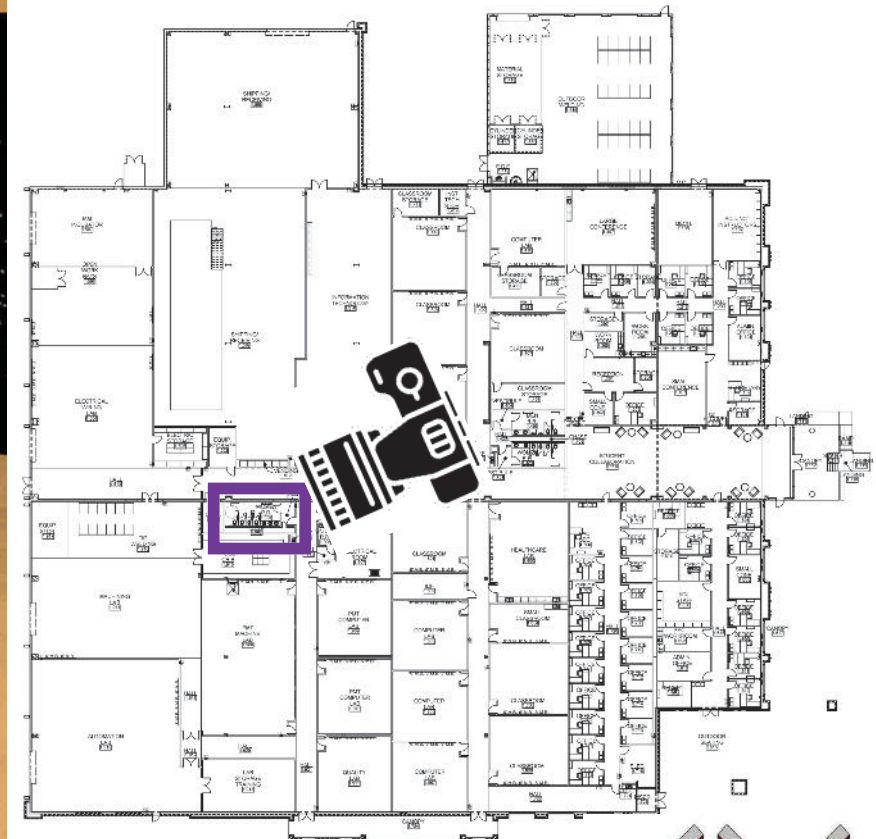
TILE PATTERN



RESTROOMS



RESTROOM
COUNTERS



Review and Recommend Action on Amendment to Civil Engineer Agreement for the 2013 Bond Construction Technology Campus Parking and Site Improvements

Approval to amend the existing engineering agreement with Hinojosa Engineering, Inc. to include the additional scope items designed will be requested at the August 23, 2016 Board meeting.

Purpose

Authorization is being requested to amend the current engineering agreement with Hinojosa Engineering, Inc. to include the design of the additional scope at the Technology Campus.

Justification

The engineer needs to be compensated based on a percentage of the Construction Cost Limitation and adjusted once the final Guaranteed Maximum price is approved.

The current engineering agreement with Hinojosa Engineering states the following:
 Reference Engineering Agreement

8.5 Basic Service Fee Compensation Adjustment

The basic fee lump sum compensation may be adjusted when authorized in writing by Owner and when the Construction Cost Limitation (CCL) increases more than 5% during any phase including acceptance of final GMP award amount. ...

The engineer's current fee is based on the construction cost limitation of \$650,000. The GMP that has been approved for this project is in the amount of \$1,985,820. The engineer designed a project with an increased scope of work that is above and beyond the CCL.

Background

The current negotiated fee was based on a project scope of \$650,000 which was negotiated as a fixed fee of 9.05% for a total fee of \$58,825. The revised scope of work is \$1,930,683 based on the current GMP excluding the design and construction contingencies and the fee was re-negotiated to 8.47% for a total revised fee of \$163,528.85.

REVISED FEE SUMMARY					
TECHNOLOGY CAMPUS PARKING AND SITE IMPROVEMENTS					
Engineering Firm	Project Cost	Fee Schedule Amount	Broaddus Offer	Hinojosa Counter	Recommended Fee
Hinojosa Engineering, Inc.	\$1,930,683	8.69%	8.40%	8.54%	8.47%
Base Price	\$1,108,491				
Alternate #1	226,330				
Alternate #2	417,504				
Total GMP-2	1,752,325				
Site Demo GMP-1	178,358				
Total Cost of Work	\$1,930,683				

Breakdown of Fees

Revised Fee	\$163,528.85
Current Negotiated Fee	<u>58,825.00</u>
Additional Fee	<u>\$104,703.85</u>

Funding Source

Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 23, 2016 Board meeting, to amend the current AE contract with Hinojosa Engineering Inc. to a fixed fee of \$163,528.85 based on 8.47% of \$1,930,683.

**Review and Update on Guaranteed Maximum Prices for the 2013 Bond
Construction Projects**

- 1. Pecan Campus South Academic Building**
- 2. Pecan Campus STEM Building**
- 3. Pecan Campus Parking and Site Improvements**
- 4. Starr County Campus Health Professions and Science Building**
- 5. Starr County Campus Library**
- 6. Starr County Campus Student Activities Building Expansion**
- 7. Starr County Campus Student Services Building Expansion**
- 8. Starr County Campus Workforce Training Center Expansion**
- 9. Starr County Campus Parking and Site Improvements**
- 10. Nursing and Allied Health Campus Parking and Site Improvements**

Broaddus and Associates will be present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction for the various sites at the Pecan, Starr County, and Nursing and Allied Health Campuses. The projects noted above were scheduled to have GMPs presented this month per the overall schedule approved by the Board of Trustees on May 24, 2016.

Discussion and Action as Necessary on Request for Qualifications (RFQ) Evaluation Process for Professional Services

Approval of action as necessary on Request for Qualifications (RFQ) Evaluation Process for professional services will be requested at the August 23, 2016 Board meeting.

The College's External Auditor, Long Chilton LLP, issued a management letter in connection with their Fiscal Year 2014-2015 financial audit. One of the management letter comments indicated the following:

"We recommend that College look at its policies and procedures in place regarding professional services. We also recommend that written policies be reviewed regarding the duties and responsibilities of the facilities committee in order to ensure that decisions made by such committees do not undercut the provisions of laws and regulations associated with purchasing professional services."

In an effort to address the external auditor's recommendation, the established procedures are reflected below, for the Board of Trustees references and feedback.

Request for Qualifications (RFQ) Method:

The College follows the requirements of Texas Government Code, Chapter 2254 for contracting for Professional Services.

Professional Services are services provided by the following professions:

1. Accounting
2. Architecture
3. landscape architecture
4. land surveying
5. medicine
6. optometry
7. professional engineering
8. real estate appraising
9. professional nursing

Or are provided in connection with the professional employment or practice of a person who is licensed or registered as:

1. a certified public accountant
2. an architect
3. a landscape architect
4. a land surveyor
5. a physician
6. an optometrist
7. a professional engineer
8. a state certified or state licensed real estate appraiser
9. a registered nurse

The Code requires that professional services be procured by first selecting the most highly qualified provider of those services on the basis of demonstrated competence and qualifications and then attempt to negotiate with that provider a contract at a fair and reasonable price.

Chapter 2254 of the Government Code does not provide criteria for determining competence and qualifications, but the College solicits information, such as the following, to evaluate qualifications:

1. Availability and commitment of the firm to a project
2. The number and experience of the staff who will be assigned to a project
3. Projects assignments and time commitment from firm staff
4. Representative projects the firm has worked on that relate to the South Texas College project, including previous projects the firm has worked on for South Texas College
5. References from previous or current firm clients
6. Ability to meet project schedules
7. The experience of sub-consultants who will be involved in the work

The RFQ Process To Solicit And Award:

The College follows the same general procedures for the solicitation of Professional Services as it does for Level III Purchases (\$50,000 or more) for other goods and services in accordance with Policy 5210.

The process to solicit and award is as follows:

1. The Purchasing Department solicits an RFQ for a minimum of 14 days.
2. The qualifications are received at the Purchasing Department.
3. The references are contacted and reference check forms are completed.
4. The evaluation committee comprised of College employees, faculty and/or staff, ranks the vendors from highest to lowest based on the RFQ criteria. The evaluation and recommendation are presented to the Finance, Audit, and Human Resources Committee or the Facilities Committee.
5. The Board of Trustees will then take action on the recommendation.

Board's Final Discretion Regarding Evaluation Committee's Recommendation

Upon the Evaluation Committee's recommendation of the most qualified professional for a particular project, the Board of Trustees may, at its reasonable discretion, instruct the Evaluation Committee to: (1) revisit its review, evaluation, and recommendation of its most qualified respondents, or order of qualified respondents to determine whether any oversight in the procedure has occurred and whether the oversight is material sufficient to require a reordering of the most qualified respondents; or (2) alternatively, the Board of Trustees may reject entirely the selection process of qualifications and require that the RFQ process commence anew.

The revised optional process is as follows:

1. The Purchasing Department will solicit an RFQ for a minimum of 14 days.
2. The qualifications are received at the Purchasing Department.
3. The references are contacted and reference check forms are completed.
4. The evaluation committee comprised of College employees, faculty and/or staff, ranks the vendors from highest to lowest based on the RFQ criteria. The evaluation and recommendation are presented to the Finance, Audit, and Human Resources Committee or the Facilities Committee.
5. The Finance, Audit, and Human Resources Committee or the Facilities Committee will request that the evaluation committee review all proposals and return with a recommendation or recommend to the Board to reject all qualification and re-advertise.

Reviewers – The RFQ Evaluation Process was reviewed by Legal Counsel, the Vice President for Finance and Administrative Services, and the Purchasing Department.

Enclosed Documents – A Request for Qualifications spreadsheet follows in the packet for the Committee's information and review.

Dr. Shirley A. Reed, President, and Mary Elizondo, Vice President for Finance and Administrative Services, will be present at the August 9, 2016 Finance, Audit, and Human Resources committee meeting to address any questions by the committee.

It is requested that the Finance, Audit, and Human Resources committee recommend for Board approval at the August 23, 2016 Board meeting, the Request for Qualifications (RFQ) Evaluation Process for professional services as presented.

South Texas College

Legal Counsel Memorandum

Re: Procurement of Professional Services

August 4, 2016

Following up on the 2015 audit report recommendation that the College review its policies and procedures addressing procurement of professional services, we offer the following comments and recommendations.

Audit Findings

The auditor excepted to the action of the facilities committee recommending to the board the selection of an engineering as mechanical engineer for design of the chiller system at the Starr County Campus. The auditor wrote:

The College's Selection Process

I have reviewed, along with you and Ms. Becky Cavazos and Mr. Fernando Llamas (procurement staff), the minutes and video recording of the facilities committee meeting at which the action was taken. We have reviewed portions of the staff's evaluation matrix relied on for the evaluation staff's recommendation of engineers for various chiller projects. Finally, you, the procurement staff and I have revisited the provisions of Local Government Code Section 2254 which governs the engagement of "professional services" by local governmental units, including the College.

It is important to distinguish the statutory requirements for selection of "professionals" by the College from other service providers. Often, we tend to confuse those requirements with the requirements for selection by the College of construction contractors and vendors of other services and of personal property. Without delving into the *strict* requirements imposed on procurement of other than *professional services*, the most important rules to remember are these: (1) "professional services" are defined in the statute, the listing is finite (does not include what we lay people generally refer to as professional services, and for our purposes includes the services of engineers and architects, and (2) the board must select and engage the "most qualified" professional. This is the gist of Section 2254.

The effect of Section 2254 is that the Legislature did not see it fit to go beyond the foregoing requirements. Hence, the determination of which professional is the "most qualified" is a function of the local government unit. Each governmental unit must decide for itself the

process that it uses in order to meet the statutory objective. Of course the process must be reasonable and intended to arrive at the objective.

The College has used a procedure by which the administrative staff has developed evaluation criteria in order to document and provide the board of trustees comparative information to make the ultimate determination of “most qualified”. This process defers to the procurement staff the primary function of evaluating the applicant firms and recommending their selection. By the adoption of a procedure such as is in place, the College officially establishes a methodology by which it will determine “the most qualified” firm.

Notably, while such procedure is not even expressly mandated by law, once such a procedure is adopted, then presumably, it becomes the method of selection. Therefore, consistency in the application of that method is important in order to uphold the selection. Conversely, non-compliance with that method may result in non-compliance with Section 2254.

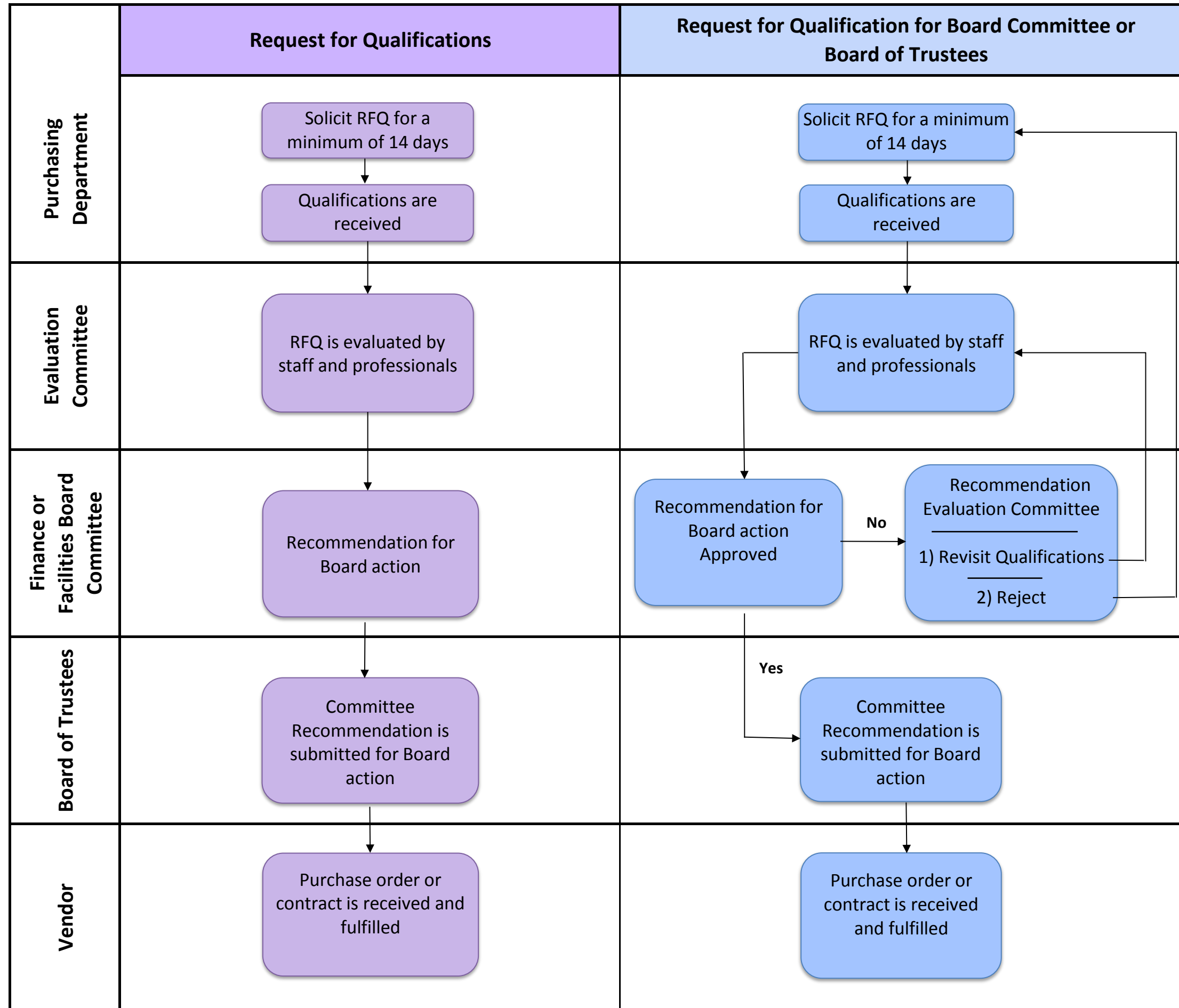
At the Facilities Committee meeting at which the selection of the engineering firms was discussed (the issue raised in the 2015 audit), trustees inquired of Gilbert Gallegos for the recommendation for selection of the mechanical engineer for Starr County. Mr. Gallegos advised the committee that the evaluation committee was recommending five firms, but did not list them in order of the most qualified. He advised further that the committee could make any selection from those five firms. Some members of the evaluation committee take exception to Mr. Gallegos recommendation (although no such exception was voiced at the Facilities Committee meeting or the subsequent board meeting) to Mr. Gallegos statement. They point to the evaluation matrix in which Ethos Engineering was recommended as the most qualified firm for the Starr County project. Other than Mr. Gallegos’ statement, there is no record that the evaluation committee was deferring to the board of trustees as Mr. Gallegos had suggested.

A brief discussion among the trustees ensued regarding the view that Sigma Engineering was at the time actually engaged at the Starr County project. There appeared to be a consensus that if a firm was already engaged at the location, why should the firm not be selected to continue. In fact, a firm’s prior engagement for a campus or a particular project is often a significant consideration in the College’s evaluation of a firm’s qualifications.

Under Section 2254, the trustees have the reasonable discretion to make the selection of the “most qualified” firm. The factors which the trustees may reasonably consider in their determination may include a firm’s prior experience with the College. That factor may be given an overwhelming value at the trustee’s reasonable discretion. And it appears that they did in this case. Further, they relied on Mr. Gallegos’ unequivocal statement that the board could select among five firms.

We would suggest that in the future, presentations to the Facilities Committee and the Board regarding “most qualified” selection should be made by the President or a Vice-President in writing in order to avoid any confusion. Further, we would suggest that periodically, the Facilities Committee review the procedure in place to determine whether any modifications would be appropriate. Barring such modifications, the adopted procedure as described in the motion should be followed.

**Request for Qualifications (RFQ) Process
August 9, 2016**



Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room

Approval to contract Construction Services for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room will be requested at the August 23, 2016 Board meeting.

Purpose

Authorization is being requested to contract construction services for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room.

Justification

The procurement of a contractor will provide for construction services necessary for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room

Background

The college contracted with ROFA Architects to prepare plans and specifications for the Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room. The design team at ROFA Architects 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 July 5, 2016. A total of one (1) set of construction documents was issued and construction documents were also made available via contractor plan rooms. One (1) proposal was received on July 21, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
July 5, 2016	Solicitation of competitive sealed proposals began.
July 21, 2016	One (1) proposal was received.

College staff reviewed and evaluated the competitive sealed proposals and recommend NM Contracting, LLC as the highest ranked in the amount of \$114,900.

Funding Source

As part of the FY 2015 - 2016 Non-Bond Construction budget, funds in the amount of \$110,000 have been budget for this project. Additional funds are available in savings from other construction projects to fund the balance of the proposed construction amount.

Source of Funding	Amount Budgeted	Additional Funds Available	Highest Ranked Proposal NM Contracting, LLC
Non-Bond Construction	\$110,000	\$4,900	\$114,900

Reviewers

The proposals have been reviewed by ROFA Architects and 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 August 23, 2016 Board meeting, to contract construction services with NM Contracting, LLC in the amount of \$114,900 for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room project as presented.

**SOUTH TEXAS COLLEGE
 TECHNOLOGY CAMPUS - BUILDING C NEW CONFERENCE ROOM
 AND BUILDING B DOOR AND FRAME REPLACEMENT
 PROJECT NO. 16-17-1007**

VENDOR		NM Contracting, LLC.
ADDRESS		2022 Orchid Ave
CITY/STATE/ZIP		McAllen, TX 78504
PHONE		956-631-5667
FAX		956-627-3959
CONTACT		Noel Munoz, Jr.
#	Description	Proposed
1	Technology Campus - Building C: New Conference Room	\$77,767.00
2	Technology Campus - Building B: Doors & Frame Replacement	\$37,133.00
3	Begin Work Within	5 Working Days
4	Completion of Work Within	90 Calendar Days
TOTAL PROPOSAL AMOUNT		\$114,900.00
TOTAL EVALUATION POINTS		91.75
RANKING		1

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS - BUILDING C NEW CONFERENCE ROOM AND
BUILDING B DOOR AND FRAME REPLACEMENT
PROJECT NO. 16-17-1007**

VENDOR		NM Contracting, LLC.	
ADDRESS		2022 Orchid Ave	
CITY/STATE		McAllen, TX 78504	
PHONE/FAX		956-631-5667	
FAX		956-627-3959	
CONTACT		Noel Munoz, Jr.	
1	The Respondent's price proposal. (up to 45 points)	45	45
		45	
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.375
		8	
		8.5	
		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.125
		7	
		8.5	
		9	
4	The Respondent's safety record (up to 5 points)	4	3.875
		3.5	
		4	
		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.125
		6	
		6.5	
		9	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7	7.5
		7	
		8	
		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.75
		4.5	
		5.5	
		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7
		7	
		7	
		7	
TOTAL EVALUATION POINTS		91.75	
RANKING		1	

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

- 1. District Wide Building to Building ADA Improvements (SC)**
- 2. Pecan Campus Upgrade Fence along 31st Street (SC and FC)**

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

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	District Wide Building to Building ADA Improvements Engineer: Dannenbaum Engineering Contractor: 5 Star Construction	Recommended	Estimated September 2016	Substantial Completion
2.	Pecan Campus Upgrade Fence along 31 st Street Architect: N/A Contractor: Central Fence	Recommended	Recommended	Substantial Completion

1. District Wide Building to Building ADA Improvements

It is recommended that substantial completion for this project with 5 Star Construction be approved.

Dannenbaum Engineering and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on July 25, 2016. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is enclosed.

Contractor 5 Star Construction will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the September 2016 Board meeting.

2. Pecan Campus Upgrade Fence along 31st Street

It is recommended that substantial and final completion for this project with Central Fence be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and

release of final payment for this project with Central Fence be approved. The original cost approved for this project was in the amount of \$27,092.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$50,000	\$27,092	(\$256.20)	\$26,835.80	\$0	\$26,835.80

On August 5, 2016, Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

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

CERTIFICATE OF SUBSTANTIAL COMPLETION

Distribution to:
OWNER []
ENGINEER: []
CONTRACTOR: []

AUG 4 2016 AM 8:4E

PROJECT: STC Area Wide ADA Improvements
Pecan Campus
Pecan Plaza
Mid Valley
Starr County
Technology
Nursing Allied Health

ENGINEER: Dannenbaum Engineering Company-
McAllen, LLC

ENGINEERS PROJECT NUMBER: 4851-02

TO (Owner): South Texas College
3200 Pecan Blvd
McAllen, Texas 78501

CONTRACTOR: 5Star Construction

CONTRACT FOR: ADA Improvements

CONTRACT DATE: 2 February 2016

DATE OF ISSUANCE: 2 August 2016

CERTIFICATE OF SUBSTANTIAL COMPLETION – PROJECT OR DESIGNATED PORTION: STC Area Wide ADA Improvements

The Work performed under this Contract has been reviewed and found to be substantially complete for the areas listed above only. The Date of Substantial Completion of the Project or portion thereof designated above is hereby established as **26 July 2016** which is also the date of commencement of applicable warranties for Work listed above as required by the Contract Documents, except as stated below.

PROJECT OR DESIGNATED PORTION SHALL NOT INCLUDE: NO EXCLUSIONS

DEFINITION OF DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work or designated portion thereof is the Date certified by the Engineer when construction is sufficiently complete, in accordance with the Contract Documents, so the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended, as expressed in the Contract Documents.

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

Dannenbaum Engineering
Company McAllen, LLC
ENGINEER


BY: Richard Seitz, P.E.

8/1/2016
DATE

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

5 Star Construction,
CONTRACTOR

BY: Peyton Oakely

DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at

12:00:01 AM on July 26, 2016.

South Texas College
OWNER

BY: Dr. Shirley A. Reed

DATE

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.

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			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	Zilo Electric
15-1-012	Pecan - Infrastructure for Relocation of Portable Buildings															Rick	Melden & Hunt	Calso Construction
15-1-013	Pecan - Infrastructure for Portable Buildings - Phase II															Robert	Sigma Engineering	TBD
15-1-017	Pecan - Relocation of Electrical Power Lines															Robert	Sigma Engineering	Metro Electric
15-1-020	Pecan - Building K Enrollment Center															David	Boulinghouse Simpson Gates Architects	TBD
15-1-020	Pecan - AECHS Service Drive and Sidewalk															Rick	R. Gutierrez Engineering	Roh Excavation
15-1-020	Pecan - Resurfacing East Loop Road and Entrance (RR)															Robert	Melden & Hunt	TBD
16-1-xx1	Pecan - Removal of Existing Trees															Robert	TBD	Maldonado Nursery
16-1-001	Pecan - Building A Sign Replacement (RR)															Robert	Public Relations	
16-1-002	Pecan - Upgrade Fence Along 31st Street (RR)															David		
15-1-003	Pecan Plaza - Emergency Generator and Wiring															Sam	TBD	TBD
15-1-004	Pecan Plaza - Resurfacing Back Side of Building B (RR)															Rick	Hall Associates	5 Star Construction
16-1-016	Pecan Plaza - Parking Area for Police Vehicles															David	R. Gutierrez Engineering	TBD
16-1-016	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
16-2-007	MV - Covered Walkway for Building G															Sam	TBD	TBD
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	Amtech Building Sciences	Rio Roofing
14-3-004	TC - Cooling Tower Replacement (RR)															Rick	Hall Associates	Pro-Tech
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)															David	GLH Engineering	TBD
16-2-011	TC - Ford Lab Exhaust System															Sam	TBD	TBD
16-2-012	TC - Building B Flooring Replacement (RR)															Robert	FPC	TBD
16-2-013	TC - Building B Domestic/Fire Sprinkler Lines (RR)															Sam		TBD
16-2-014	TC - Building B Concrete Floor Repairs (RR)															Sam		TBD
Nursing and Allied Health Campus																		
14-4-004	NAH - Irrigation System Upgrade (RR)															Rick	SSP Design	Southern Landscapes
16-4-xx4	NAH - Thermal Plant															Robert	Hall 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																	
16-4-018	Starr - Building F Site Grading & Sidewalk Replacement (RR)															Sam	TBD	TBD
District Wide Improvements																		
14-6-010	DW - Building to Building ADA Compliance Ph II															Robert	Damenbaum Engineering	TBD
14-6-013	DW - La Joya Monument Sign															David	N/A	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	TBD
15-6-002	DW - Directional Signage															David	N/A	TBD
16-6-017	DW - Surveillance Cameras & Poles Campus Entrances															David		TBD
16-6-019	DW - Walkway LED Lighting Upgrade Ph I (RR)															Rick		TBD
16-6-021	DW - Air Handler Blower Wheels (RR)															Rick	N/A	TBD
16-6-021	DW - Active Learning Classrooms-Flooring Replacement															David	N/A	TBD

For FY 2015-2016, 28 non-bond projects are currently in progress. 16 have been completed and 30 pending start up - 74 Total

Status of Non-Bond Construction Projects in Progress July 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. Construction Complete	\$ 325,000.00	\$ (18,792.85)	\$ 343,792.85	\$ 343,792.85	\$ -
Interior Renovation for Ceramic Arts	100%	November 2015	1. Construction Phase 2. Construction Complete	\$ 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. Construction Complete	\$ 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	95%	July 2016	1. Construction Phase 2. Bidding Complete	\$ 400,000.00	TBD	TBD	\$ -	TBD
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	100%	June 2016	1. Construction Phase 2. Construction Complete	\$ 75,000.00	\$ 46,057.60	\$ 28,942.40	\$ -	\$ 28,942.40
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	75%	February 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 22,908.00	\$ 27,092.00	\$ -	\$ 27,092.00

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Pecan Plaza Police Department Emergency Generator	95%	July 2016	1. Design Phase 2. Solicitation of Engineering Qualifications	\$ 400,000.00	TBD	TBD	\$ -	TBD
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	60%	July 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Pecan Campus Total				\$ 2,618,500.00	\$ 228,758.17	\$ 1,500,741.83	\$ 1,444,707.43	\$ 56,034.40
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%	July 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	100%	May 2015	1. Construction Phase 2. Construction Complete	\$ 415,000.00	\$ 54,000.00	\$ 361,000.00	\$ 361,000.00	\$ -
Building B Main Door and Frame Replacement	10%	July 2016	1. Construction Phase 2. Bidding in Progress	\$ 7,500.00	\$ 3,750.00	\$ 3,750.00	\$ -	\$ 3,750.00
Building C Conference Room Addition	10%	July 2016	1. Construction Phase 2. Bidding in Progress	\$ 9,000.00	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Repair Concrete Floor Mechanical Room	5%	August 2016	1. Design Phase 2. Design in Progress	\$ 5,000.00	\$ 4,000.00	\$ 1,000.00	\$ -	\$ 1,000.00
Building B Concrete Floor Repairs	5%	August 2016	1. Design Phase 2. Design in Progress	\$ 50,000.00	\$ 45,250.00	\$ 4,750.00	\$ -	\$ 4,750.00
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	\$ 543,883.00	\$ 1,696,967.00	\$ 1,642,779.86	\$ 54,187.14
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%	September 2016	1. Design Phase 2. Design in Progress	\$ 260,000.00	\$ 53,300.00	\$ 206,700.00	\$ 31,005.00	\$ 175,695.00
Resurface Parking Lot 2	5%	July 2016	1. Construction Phase 2. Contract Negotiations	\$ 25,000.00	TBD	TBD	\$ -	TBD
Nursing and Allied Health Campus Total				\$	\$ 315,000.00	\$ 244,467.00	\$ 68,772.00	\$ 175,695.00
Starr County Campus								
Bldg E & J Crisis Management Center with Generator	95%	July 2016	1. Design Phase 2. Solicitation of Engineering Qualifications	\$ 400,000.00	TBD	TBD	\$ -	TBD
Starr County Campus Total				\$ 400,000.00		\$	\$ -	\$ -
District Wide								
Building to Building ADA Accessibility Improvements Phase II	85%	July 2016	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ (66,112.03)	\$ 466,112.03	\$ 362,730.41	\$ 103,381.62
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	40%	August 2016	1. Project Development 2. Work in Progress	\$ 50,000.00	\$ 46,914.98	\$ 3,085.02	\$ -	\$ 3,085.02
Outdoor Furniture	100%	January 2016	1. Construction Phase 2. Construction Complete	\$ 25,000.00	\$ 3,573.64	\$ 21,426.36	\$ 50,691.00	\$ (29,264.64)

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Air Handler Blower Wheels	90%	August 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 3,990.73	\$ 46,009.27	\$ 30,759.20	\$ 15,250.07
La Joya Monument Sign	90%	August 2016	1. Design Phase 2. Work in Progress	\$ 35,000.00	TBD	TBD	\$ -	TBD
Active Learning Classrooms- Flooring Replacement	75%	July 2016	1. Construction Phase 2. Construction in Progress	\$ 10,000.00	\$ 5,740.00	\$ 4,260.00	\$ -	\$ 4,260.00
District Wide Total				\$ 670,000.00	\$ 43,416.32	\$ 591,583.68	\$ 494,871.61	\$ 96,712.07
Non-Bond Construction Project Total				\$ 6,318,850.00	\$ 1,062,522.74	\$ 4,106,261.26	\$ 3,723,632.65	\$ 382,628.61
For FY 2015 - 2016, 23 non-bond projects are currently in progress, 15 have been completed and 36 pending start up - 74 Total								