

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, October 11, 2016  
@ 3:30 PM  
McAllen, Texas

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

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### **Approval of Facilities Committee Meetings Minutes**

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

1. September 13, 2016 Facilities Committee Meeting
2. September 20, 2016 Facilities Committee Meeting
3. September 27, 2016 Facilities Committee Meeting

**Meeting Minutes**  
**Facilities Committee Meeting**  
**September 13, 2016**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, September 13, 2016 @ 4:00 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, September 13, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:25 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, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Brian Fruge, Mr. Rolando Garcia, Ms. Diana Gonzalez, Mr. Doug Hope, 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. August 9, 2016 Facilities Committee Meeting
2. August 23, 2016 Facilities Committee Meeting

The motion carried.

**Update on Status of Board Request to Broaddus & Associates for the Project and Program Accountability and Status of 2013 Bond Construction Program**

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 outlined the Board's expectations of the CPM.

Broaddus & Associates was asked to provide the following documentation to the Facilities Committee:

- Budget Accountability Reporting spreadsheet;
- Total Project Cost (TPC) worksheet;
- Update on the status of the 2013 Bond Construction Program;
- Chart of Project Progress; and
- Project Scorecards

Broaddus & Associates was asked to provide these documents two weeks prior to publication of the Facilities Committee packet, to allow administration and staff adequate time to review all documentation and to give Broaddus & Associates time to respond to their concerns.

Broaddus & Associates provided the enclosed documentation, which was included in the committee packet, on September 8, 2016. Staff did not have time to review it adequately in time for the September 9, 2016 publication deadline, and the documents were presented to the Committee as received from Broaddus & Associates.

Mr. Brian Fruge presented the update on the Project and Program Accountability report. He started his presentation with an introduction of Doug Jowell, Senior Construction Representative with Broaddus & Associates. Mr. Jowell brought 35 years of experience in construction for higher education and health care institutions, and would begin working on the 2013 Bond Construction Program.

Mr. Fruge then reviewed the documentation provided for the Committee's review. The Budget Accountability Reporting spreadsheet was substantially the same as what was reviewed by the Board on August 23, 2016. He anticipated further updates as buyout savings were brought to the Facilities Committee and Board, in the form of Change Orders. These Change Orders would allow the reduction of GMPs based upon buyout savings, and the reallocation of those savings to the 2013 Bond Construction Program Contingency fund, to cover shortfalls on other projects.

No action was requested.

### **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 was reviewed by the Facilities Committee.

#### **Purpose**

The Committee asked to review the updated timeline for scheduled delivery of

Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program projects, with the option to recommend Board action as appropriate.

### **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 timeline establishes dates for the Program Manager to submit GMPs with a recommendation for Board approval.

### **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 approved and adopted.

Broaddus and Associates proposed further revisions to this timeline at the Facilities committee on August 9, 2016, but the proposal was rejected by the Committee and not presented to the Board. The timeline was rejected primarily due to concerns voiced by administration about the timeframe allotted for occupancy of facilities in time for the scheduled semester.

Broaddus and Associates was working to update the GMP schedule, completion dates, and occupancy dates which would be presented upon completion to the Facilities Committee for a recommendation to the Board for action as appropriate.

The timeline included the following information, for each project in the 2013 Bond Construction Program:

- **Guaranteed Maximum Price (GMP)** indicates the deadline for Broaddus & Associates to submit and recommend Board approval of a GMP.
- **Temporary Certification of Occupancy** – this is the date at which furniture, fixtures, and equipment can be installed, but regular occupancy is not permitted.
- **Completion dates** - including substantial completion and final completion, establish deadlines for the design and construction teams to complete phases of the project.
- **Occupancy dates** - based upon completion dates, above, and indicate when students, faculty, and staff will be able to fully utilize the facilities.

The Temporary Certification of Occupancy was added to this timeline in response to Broaddus & Associates' recommendation that the college consider implementing a phased move-in to those projects which can be delivered prior to benchmark deadlines, but with very little anticipated time to complete the move in before facilities are needed.

### **Enclosed Documents**

Broaddus & Associates provided a draft proposal timeline, which was included in the packet, on September 8, 2016. Staff did not have time to review it adequately in time for

the September 9, 2016 publication deadline, and the document was presented to the Committee as received from Broaddus & Associates.

### **Presenters**

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

Mr. Fruge announced that they were working with the design and construction teams to provide an accurate and realistic timeline, and indicated that there were some complications. He had begun scheduling meetings with the appropriate teams to identify and resolve the complications, and hoped to be prepared to report progress on the updates to the timelines at the September 27, 2016 special Facilities Committee meeting.

Administration noted that the timeline called for owner occupancy of the Pecan Campus North Academic Building by Fall 2017, and asked whether the Construction Manager-at-Risk (CM@R) contract for that project provided for the same timeline. Mr. Fruge acknowledged that the CM@R contract provided for a longer time frame to complete the project. He asserts that he was working with the CM@R to develop a plan to adhere to the Fall 2017 occupancy nonetheless.

When asked why the CM@R contract provided additional time, he responded that he had been unable to determine why this had happened, and acknowledged that it was an issue of concern. He then stated that they had found no other similar conflicts between schedules and contract terms, but that they were conducting a project-by-project audit and meetings with teams to finalize the schedule for report back to administration, the Facilities Committee, and the Board.

Staff asked about the pending GMPs, and were advised that they were scheduled for delivery at the end of October or in November. Staff advised that any delay beyond November might well mean that items would not be heard until the new year, due to the College's compressed schedules at the end of November and through December.

The Facilities Committee and staff also asserted that it was unreasonable to expect items to be presented to the Trustees on a Facilities Committee agenda, and to expect Board action on those items on the same day. This process gave the no time for Facilities Committee feedback to be acted upon, and was the Committee asserted that it was the program manager's responsibility to deliver necessary items in a timely manner for the Trustees' review at both the Committee and Board level.

The proposed timeline was not ready for Board action, and the Facilities Committee took no action.

**The Facilities Committee postponed the following item:**

**Review and Update on the 2013 Bond Construction  
La Joya Jimmy Carter Teaching Site**

The update for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site was scheduled for review and discussion. Due to time constraints, this discussion was postponed.

**Review and Recommend Action on Contracting Construction Management-at-Risk Firm for the 2013 Bond Construction Regional Center for Public Safety Excellence**

Approval to contract construction management-at-risk (CM@R) services for the 2013 Bond Construction Regional Center for Public Safety Excellence will be requested at the September 27, 2016 Board meeting.

**Purpose**

The procurement of a construction management-at-risk firm would provide for pre-construction and construction services necessary for the 2013 Bond Construction Regional Center for Public Safety Excellence.

**Background**

On February 23, 2015 and on January 26, 2016, the Board of Trustees approved design services with PBK Architects, Inc. and Dannebaum Engineering Company, respectively, to prepare plans and specifications for the 2013 Bond Construction Regional Center for Public Safety Excellence. The design teams were working on preparing schematic designs for the projects.

Solicitation of request for CM@R proposals for this project began on June 6, 2016. A total of eight (8) sets of request for proposals were issued and a total of four (4) proposals were received on June 22, 2016.

<b>Timeline for Solicitation of Construction Management-At-Risk</b>	
June 6, 2016	Solicitation of construction management-at-risk began.
June 22, 2016	Four (4) proposals were received.

The published Request for Proposals (RFP) used to solicit Construction Manager @ Risk proposals outlined the method by which an evaluation committee comprised of staff from Broaddus & Associates and College staff would evaluate all proposals and recommend Board approval to contract with the top-ranked firm.



Legal counsel advised that the evaluation committee was obligated to follow that procedure and present its top-ranked firm to the Facilities Committee. The Facilities Committee could opt, at its discretion, to:

- Recommend Board approval to contract the top-ranked firm;
- Recommend further review by the evaluation committee; or
- Recommend Board rejection of all proposals

The evaluation committee provided its summary of the received proposals as well as its scores used to rank the proposals and identify a top-ranked firm.

### **Justification**

Approval of the construction management-at-risk firm would allow for the CM@R to provide pre-construction services which includes collaboration with the design consultant teams, program manager (Broaddus and Associates), and the College. The CM@R would be involved with the design process through constructability reviews and providing preliminary construction estimates to meet the design program and budget.

### **Funding Source**

Funds were budgeted in the FY 16 – 17 Bond Construction Budget

### **Reviewers**

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

### **Enclosed Documents**

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract construction management-at-risk services with Noble General Contractors for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented. The motion carried.

## **Review and Recommend Action on Amendment to Increase Scope to Construction Manager-at-Risk Contract with D. Wilson Construction Company to Include the Non-Bond Construction Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements**

Approval to increase the scope of the Construction Manager-at-Risk contract with D. Wilson Construction to include the Non-Bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements will be requested at the September 27, 2016 Board meeting.

### **Purpose**

Authorization was requested to increase the scope of the 2013 Bond Construction Nursing and Allied Health Campus Expansion to the Construction Manager-at-Risk (CMR@) with D. Wilson Construction to include the Non-Bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements.

### **Justification**

As with the other campuses, one CM@R per campus was designated to construct the 2013 Bond Construction projects. Including the Non-Bond Thermal Energy Plant Parking and Site Improvements with the current Bond 2013 Nursing and Allied Health Campus construction scope would allow the current CM@R to coordinate the construction of the entire campus expansion effectively. The CM@R can properly schedule the projects to meet the proposed completion dates and ensure that the building materials and products were consistent for all the projects. The use of one CM@R could also provide potential cost savings in contractor general conditions and mobilization fees.

### **Background**

On April 26, 2016, the Board of Trustees authorized an amendment to R. Gutierrez Engineering agreement to increase civil design services for the non-bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements. As the CM@R for the 2013 Bond Nursing and Allied Health Campus Parking and Site Improvement project, D. Wilson Construction was working with Broaddus & Associates, Facilities Planning & Construction, College staff, and R. Gutierrez by providing pre-construction services.

### **Funding Source**

The current Construction Cost Limitations (CCL) was \$200,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Funds were budgeted in the non-bond construction budget for FY 2016 - 2017.

### **Enclosed Documents**

The packet included a plan indicating the proposed location of the Thermal Plant Parking and Site Improvements at the Nursing and Allied Health Campus.

### **Presenters**

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

### **Recommended Action**

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to increase the scope to the Construction Manager-at-Risk contract with D. Wilson Construction to include the non-bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements as presented. The motion carried.

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

- 1. Starr County Campus Health Professions and Science Building - Balance of Previously-Approved Partial GMP**
- 2. Starr County Campus Parking and Site Improvements - Balance of Previously-Approved Partial GMP**
- 3. Pecan Campus Parking and Site Improvements**

The GMPs were discussed during the earlier agenda item regarding the 2013 Bond Construction Program timeline, and this item was skipped. The information below was included in the Committee packet.

Broaddus and Associates was asked to discuss the current status on the Guaranteed Maximum Price (GMP) for the projects noted above.

According to the Board-approved timeline for the delivery of GMPs, Broaddus & Associates was expected to deliver a recommendation for approval of the GMP for each of these projects to the Facilities Committee on August 9, 2016, and to the Board of Trustees on August 23, 2016.

Broaddus & Associates advised staff that they planned to deliver the GMP for the Starr County Campus Health Professions and Science Building project (balance of the previously approved partial GMP) and the Pecan Campus Parking and Site Improvements project on September 27, 2016.

Broaddus & Associates advised staff that they plan to deliver the GMP for the Starr County Campus Parking and Site Improvements project (balance of the previously approved partial GMP) in October 2016.

There were five additional projects pending GMPs, and staff was advised that Broaddus & Associates planned to bring these projects to the Facilities Committee either at the October 11, 2016 Facilities Committee meeting or to request a special meeting immediately prior to the Regular Board Meeting scheduled for October 25, 2016.

No action was requested. Staff from Broaddus & Associates was asked to be prepared to answer questions about the status of pending GMPs.

### **Review and Recommend Action on Contracting Civil Engineering Services for the Non-Bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement**

Approval to contract civil engineering design services for the non-bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement will be requested at the September 27, 2016 Board meeting.

### **Purpose**

The procurement of a civil engineer would provide for design services necessary for the site grading for proper drainage and sidewalk replacement of the Non-Bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement project. This project was necessary to address flooding that occurs during heavy rains at that campus.

### **Justification**

The procurement of a civil 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 will then be issued to request for quotes.

### **Background**

College staff requested the site be improved to include the replacement of the existing sidewalk to allow for proper storm drainage to prevent water from entering the library building during heavy rain events. Portions of the existing sidewalk north of the library has also been noted to be replaced due to non-compliance with current ADA codes. This project was budgeted through the normal Capital Improvement Process (CIP).

In order to proceed with the design of site grading and sidewalk replacement, staff recommended contracting civil engineering services for preparation of plans and specifications. This work would be scheduled to be constructed during the fall of 2017.

Four civil engineering firms listed below were previously approved by the Board to provide professional on-call services as needed for projects under \$500,000.

1. Halff Associates
2. Melden and Hunt Inc.
3. Perez Consulting Engineers
4. R. Gutierrez Engineering

Based on the following criteria, Melden and Hunt, Inc. was recommended to provide civil engineering services for this project.

- Previous experience with site drainage and sidewalk design
- Familiarity with the civil design work and surveying at the campus for current projects
- Familiarity with the College's standards and processes

### **Funding Source**

Funds were available in the FY 2016 – 2017 renewals and replacements budget for design and construction for this project.

<b>Proposed Project Budget</b>		
<b>Budget Components</b>	<b>Amount Available</b>	<b>Proposed Costs</b>
Design	\$5,000	Design fees are proposed at 10%.
Construction	\$50,000	Actual cost will be determined after the request for quotes.

**Enclosed Documents**

The packet included a site plan indicating the proposed location of the project.

**Recommended Action**

Upon a motion by Mrs. Graciela Farias and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract civil engineering services with Melden and Hunt, Inc. for the Non-Bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement project as presented. The motion carried.

**Due to time constraints, the following items were postponed, and staff was asked to include them on the September 27, 2016 Regular Board Meeting agenda without a committee recommendation:**

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

- 1. Nursing & Allied Health Campus Resurfacing of Parking Lot No. 2**
- 2. District Wide Building to Building ADA Improvements**

Approval of substantial and/or final completion for the following non-bond construction projects will be requested at the September 27, 2016 Board Meeting:

	<b>Projects</b>	<b>Substantial Completion</b>	<b>Final Completion</b>	<b>Documents Attached</b>
1.	Nursing & Allied Health Campus Resurfacing of Parking Lot No. 2  Engineer: Perez Consulting Engineers Contractor: Mid Valley Paving	Recommended	Recommended	Certificate of Substantial Completion and Final Completion Letter
2.	District Wide Building to Building ADA Improvements  Engineer: Dannenbaum Engineering Contractor: 5 Star Construction	Approved August 2016	Recommended	Final Completion Letter

### **1. Nursing & Allied Health Campus Resurfacing of Parking Lot No. 2**

It was recommended that substantial and final completion for this project with Mid Valley Paving be approved.

Perez Consulting Engineers 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 August 22, 2016. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was provided in the packet.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with Mid Valley Paving be approved. The original cost approved for this project was in the amount of \$98,367.30.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$250,000	\$98,367.30	\$0	\$98,367.30	\$93,448.93	\$4,918.37

On September 6, 2016, Perez Consultant Engineers and Planning & Construction Department staff inspected the site to confirm that all punch list items were completed. The packet included a final completion letter from Perez Consulting Engineers acknowledging all work is complete and recommending release of final payment to Mid Valley Paving in the amount of \$4,918.37

### **2. District Wide Building to Building ADA Improvements**

It was recommended that final completion and release of final payment for this project with 5 Star Construction be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with 5 Star Construction be approved. The original cost approved for this project was in the amount of \$466,112.03.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$400,000	\$466,112.03	\$2,058.01	\$468,170.04	\$421,682.66	\$46,487.38

On August 25, 2016, Dannenbaum Engineering and Planning & Construction Department staff inspected the site to confirm that all punch list items were completed. The packet included a final completion letter from Dannenbaum Engineering acknowledging all work is complete and recommending release of final payment to 5 Star Construction in the amount of \$46,487.38.

No action was taken.

### **Update on Status of Non-Bond Construction Projects**

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

This item was not reviewed and no action was taken.

**The Facilities Committee reviewed the following item, which has been postponed earlier in the agenda:**

### **Review and Update on the 2013 Bond Construction La Joya Jimmy Carter Teaching Site**

The update for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site will be reviewed and discussed at the September 27, 2016 Board meeting.

**Purpose**

The Board would be updated on the 2013 Bond Construction La Joya Jimmy Carter Teaching Site program, scope, and budget.

**Justification**

The Board would be provided a current status of project plans, scope, budget, schedule, and collaboration between the College and La Joya ISD representatives.

**Background**

The Board of Trustees requested that any program changes be presented prior to implementation. An Advisory Committee was formed with South Texas College and La

Joya ISD to review, develop, and update the program requirements for college courses to be held at the La Joya Jimmy Carter Teaching Site. College representatives have been meeting with La Joya ISD representatives on a monthly basis to discuss several topics related to the teaching site as well as the space requirements.

On August 4, 2016, EGV Architects and Broaddus and Associates met with the Advisory Committee and presented the schematic design and preliminary estimate for review and comment. The responsibilities of each party were presented and discussed. La Joya Assistant Superintendent for Administration and Finance agreed to review the request for infrastructure improvements requested by STC with his staff and would request approval of the necessary capital investments. College legal counsel was working to draft an updated lease agreement between South Texas College and La Joya ISD for incorporation of the preliminary schematic design, scope, and cost estimates for review and execution by both parties.

### Current Project Program

South Texas College				
<b>STC Teaching Site ( Jimmy Carter Early College High School) -La Joya</b>				
Name / Type of Space	Max Students	Qty		SF
<b>Laboratory Spaces</b>				
Biology Lab	24	2	Existing space	
Chemistry Lab	24	2	Existing space	
Prep Laboratory for Chemistry	4	1	Existing space	
Prep Laboratory for Biology	4	1	Existing space	
<b>Computer Labs</b>				
Open Access Computer Lab	32	2	Existing space	
<b>Welding Lab</b>				
New outdoor welding area ( 42 welding stations)	42	1		2,700
<b>Spaces Added to program</b>				
Chemical Storage and Hazardous Materials & Biology		1	Existing Space	
Physics Lab ( long tables)	24	1	Existing space	
Classroom	24	2	Existing space	

South Texas College bond funds could not be used for any permanent improvements to a building or property that was not owned by the College. All improvements which were included in this scope would be paid by the College and could be removed and returned to the College at the termination of the lease with La Joya ISD, at the College's discretion. La Joya ISD would be responsible for all permanent infrastructure improvements necessary for the proper functioning of the spaces.

### Project Schedule

Schematic Design to Board for Approval

Facilities Committee

September 27, 2016

Board Approval

September 27, 2016



Design Development	November 1, 2016
Construction Documents	December 1, 2016
Advertisement for Bid	December 8, 2016
Bid Opening	January 4, 2017
Board Approval of Competitive Sealed Proposals	February 2017
Construction Period	March 2017- July 2017
Move In / Occupancy of Building	August 2017

**Funding Source**

The current Total Project Cost (TPC) for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site was \$1,436,000. The current preliminary Total Project Cost estimate was \$1,228,030. Bond funds were budgeted in the 2013 Bond Construction budget for FY 2016 – 2017.

**Enclosed Documents**

The Preliminary Schematic Plans & Total Project Cost Estimate were included in the packet.

**Presenters**

Representatives from Broaddus & Associates attended the Facilities Committee meeting to discuss the status of the 2013 Bond Construction La Joya Jimmy Carter Teaching Site project.

Diana Bravos Gonzalez with Broaddus & Associates informed the Facilities Committee that administration from La Joya ISD were comfortable with the proposals by the college, and expected that the La Joya ISD school board would approve the requested renovations to enable this project to move forward.

This item was for the Committee’s information and review, 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 5:40 p.m.

I certify that the foregoing are the true and correct minutes of the September 13, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair

**Meeting Minutes**

**Facilities Committee Meeting**

**September 20, 2016**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, September 20, 2016 @ 4:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, September 20, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:31 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, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Brian Fruge, Mr. Rolando Garcia, Ms. Diana Gonzalez, Mr. Bill Wilson, and Mr. Andrew Fish

**Review and Action as Necessary on Pending Guaranteed Maximum Prices  
(GMPs) for the 2013 Bond Construction Program**

- 1. Pecan Campus Parking and Site Improvements**
- 2. Nursing and Allied Health Campus Thermal Plant Expansion**
- 3. Nursing and Allied Health Campus Thermal Plant Expansion Parking and Site Improvements**
- 4. Nursing and Allied Health Campus Parking and Site Improvements**
- 5. Mid Valley Campus Workforce Expansion**
- 6. Mid Valley Library Expansion**
- 7. Starr County Campus Health Professions and Science Building**
- 8. Starr County Campus Workforce Expansion**
- 9. Starr County Campus Library Expansion**
- 10. Starr County Campus Student Services Expansion**
- 11. Starr County Campus Student Activities Expansion**
- 12. Starr County Campus Parking and Site Improvements**
- 13. Regional Center for Public Safety Excellence Training Facility**
- 14. Regional Center for Public Safety Excellence Parking and Site Improvements**

Broaddus and Associates attended the meeting to discuss the pending Guaranteed Maximum Prices (GMPs) for the 2013 Bond Construction Program, as requested by the Facilities Committee on September 13, 2016.

## **Enclosed Documents**

- Construction Budget Summary spreadsheet with projected GMPs.
- Program Contingency Tracking Log
- Update on Status of Remaining GMPs
- Program Budget Worksheet

## **Presenters**

Brian Fruge and staff from Broaddus and Associates provided information regarding the pending GMPs and responded to questions.

## **Pecan Campus Parking and Site Improvements Project**

Broaddus & Associates proposed a Guaranteed Maximum Price (GMP) for the Pecan Campus Parking and Site Improvements project, in the amount of \$2,527,000.

### Construction Cost Limitation

The Construction Cost Limitation (CCL) for this project was \$2,122,925, which included funds set aside for an IT Duct Bank.

### Proposed Construction Alternates

**Alternate 01 (\$67,200)** – Construction of a new driveway to service the Thermal Plant

**Alternate 02 (\$24,600)** – Installation of pavers between existing Building H and the new Student Activities Building and Cafeteria

**Alternate 03a (-\$270,000)** – Deductive Alternate to delete 130 parking spaces west of the South Academic Building

**Alternate 03b (-\$182,200)** – Deductive Alternate to delete 83 parking spaces north of the South Academic Building

The Facilities Committee reviewed the proposed Alternate 01 and Alternate 02, and supported including them within the GMP.

The Facilities Committee reviewed the proposed deductive Alternates 03a and 03b, and discussed the impact this would have on parking. Broaddus & Associates suggested that the 83 parking spaces identified in Alternate 03b could be included later, as part of the potential construction of a new library at the main entrance to the campus from Pecan Boulevard.

Administration responded that parking was a premium on the campus, and recommended against the deletion of any parking already included in the schematic designs previously approved by the Board.

The Facilities Committee responded that the proposed construction was an effort to catch up with the facilities needs of the College, and agreed that the additional parking should not be postponed.

Broaddus & Associates agreed with administration and the Committee's assessment of the parking issues at Pecan Campus, and recommended the rejection of deductive Alternates 03a and 03b.

Upon a motion by Mrs. Graciela Farias and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) for the Pecan Campus Parking and Site Improvements project as part of the 2013 Bond Construction Program, in the amount of \$2,618,800, which includes Alternate 1 for the construction of a new driveway and Alternate 2 for the addition of concrete pavers, as presented. The motion included the rejection of the proposed deductive Alternates 03a and 03b. The motion carried.

### **Starr County Campus Health Professions and Science Building Project**

Broaddus & Associates presented a preliminary balance of the GMP for the Starr County Campus Health Professions and Science Building.

#### **Previously approved Partial GMP**

A previous partial GMP had been approved by the Board, and included the necessary foundation work and structural steel. That partial GMP was in the amount of \$1,736,000.

#### **Construction Cost Limitation**

The Construction Cost Limitation (CCL) for this project was \$8,500,000. There was \$6,764,000 remaining within the CCL for the balance of the project.

#### **Proposed Balance of the GMP**

The proposed balance of the GMP was submitted in the amount of \$7,785,000. This was \$1,021,000 above the CCL.

#### **Recommendation by Broaddus & Associates to use Program Contingency**

Broaddus & Associates recommended providing \$541,004 from the 2013 Bond Construction Program Contingency Fund. This left a need for \$479,996 to cover the GMP.

The Committee acknowledged that Broaddus & Associates expected to identify additional funding from the bond revenue, as buyout savings were realized on projects throughout the 2013 Bond Construction Program. The Committee agreed to recommend Board approval of the proposed Balance of the GMP on the expectation that buyout savings be used to increase the contingency funds used to cover project budget deficits, such as the pending \$479,996 needed to cover the proposed GMP.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the balance of the Starr County Campus Health Professions Building project in the amount of \$7,785,000, for a total project GMP of \$9,521,000. The motion carried.

### **Presentation of Pending GMPs to the Facilities Committee and Board of Trustees**

The Facilities Committee discussed the remainder of the pending GMPs with Broaddus & Associates, and learned that the majority of the pending GMPs were expected for delivery at a special Facilities Committee Meeting on October 25, 2016.

At the request of the Facilities Committee, they agreed to try to prepare as many of them as possible for the October 11, 2016 Facilities Committee meeting, and to coordinate with staff if an alternative schedule could be developed to further expedite the presentation of the pending GMPs for Committee review and Board approval.

### **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 September 20, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair

**Meeting Minutes**

**Facilities Committee Meeting**

**September 27, 2016**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, September 27, 2016 @ 3:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, September 27, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:35 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Matthew Hebbard, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Cody Gregg, Mr. Brian Fruge, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Gonzalez, Mr. David Valdez, Mr. Sam Saldivar, Mr. Hernan Lugo, Ms. Sarah Bustamante, Mr. Eddie Vela, Mr. John Gates, Mrs. Laura Warren, and Mr. Andrew Fish

**Review and Recommend Action on Schematic Design of the 2013 Bond  
Construction La Joya Jimmy Carter Teaching Site**

Approval of the schematic design by EGV Architects for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site project will be requested at the September 27, 2016 Board meeting.

**Purpose**

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

**Justification**

Once schematic design was approved, EGV Architects would proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic



Design, 2.) Design Development, 3.) Construction Documents, 4.) Bidding, 5.) Construction, and 6.) Closeout

## **Background**

As previously authorized by the Board of Trustees, EGV Architects began working with Broaddus and Associates, Facilities Planning and Construction, and College staff to develop the program requirements and the schematic design of the La Joya Jimmy Carter Teaching Site project. An Advisory Committee consisting of College and La Joya ISD representatives was formed to develop the needs of the program to incorporate into the project program and design. This project was part of the 2013 Bond Construction Program and included the following scope:

- **Architect**
  - EGV Architects
- **Competitive Sealed Proposals based on 100% drawing completion**
- **Total Project Cost including construction**
  - \$1,436,000
- **Program Scope**
  - New Outdoor Welding Lab including equipment
  - Furniture, Fixtures and Equipment for:
    - 2 Computer Labs
    - 2 Science Labs
    - 2 Science Prep Rooms
    - Science Storage Room
    - 3 Classrooms

## **Funding Source**

The current total project cost including construction was \$1,436,000. Bond funds were budgeted in the Bond Construction budget for FY 2016 - 2017. La Joya ISD would be responsible for providing additional funds which were itemized in the Total Project Cost Estimate, provided in the packet.

## **Reviewers**

The proposed schematic design was reviewed by Broaddus and Associates and staff from South Texas College Facilities Planning and Construction, Operations and Maintenance, Coordinated Operations Council, and Administration.

## **Enclosed Documents**

EGV Architects developed a schematic presentation describing the proposed design. The packet included drawings of the schematic design and Total Project Cost estimate.

## **Presenters**

Representatives from Broaddus and Associates and EGV Architects attended the Facilities Committee meeting to present the schematic design.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the proposed schematic design by EGV Architects for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site project as presented. The motion carried.

### **Review and Recommend Action on Change Orders for Use of Buyout Savings for the 2013 Bond Construction Projects**

- 1. Technology Campus Expansion – Demolition**
- 2. Technology Campus Parking and Site Work – Demolition**

Approval on proposed change orders for use of buyout savings for the 2013 Bond Construction Projects will be requested at the September 27, 2016 Board meeting.

#### **Purpose**

The current buyout savings for the 2013 Bond Construction Projects above were reviewed and the proposed savings were processed by submitting a change order. These buyout savings were realized when actual construction services were contracted at a lower cost than provided for in a Board approved Guaranteed Maximum Price (GMP).

GMPs included Design and Construction contingency funds based upon a percentage of the total construction cost. When buyout savings reduced the total construction costs, the associated contingencies were also reduced from the GMP.

The proposed Change Orders would reduce the overall GMPs due to buyout savings and associated reductions to project level Design and Construction contingencies, and the reduced costs would be transferred to the 2013 Bond Construction Program Contingency fund.

#### **Background**

On June 28, 2016 the Board approved the amended Partial GMPs for the Technology Campus Expansion and the Technology Campus Parking and Site Improvements projects with ECON Construction. As part of the buyout process, ECON provided cost information to allow the acceptance of actual buyout savings and adjustments to the contingencies within the projects. They were as follows:

#### **Funding Source**

Buyout savings

<b>Project</b>	<b>Design Contingency</b>	<b>Construction Contingency</b>	<b>Buyout Savings</b>	<b>Total Savings</b>
Tech Campus Expansion	\$9,106	\$5,141	\$106,483	\$120,730
Tech Campus- Parking Site Improvements	\$9,105	\$5,141	\$8,000	\$22,246
<b>Total Savings</b>	<b>\$18,211</b>	<b>\$10,282</b>	<b>\$114,483</b>	<b>\$142,976</b>

<b>Technology Southwest Building Renovation</b>	
Partial GMP Approved	\$358,106
Balance of GMP Approved	10,175,481
<b>Total GMP Approved</b>	<b><u>\$10,533,587</u></b>
Deductive Change Order	(120,730)
<b>Revised GMP</b>	<b><u>\$10,412,857</u></b>
<b>Technology Campus Parking and Site Improvements</b>	
Partial GMP Approved	\$192,604
Balance of GMP Approved	1,793,216
<b>Total GMP Approved</b>	<b><u>\$1,985,820</u></b>
Deductive Change Order	(22,246)
<b>Revised GMP</b>	<b><u>\$1,963,574</u></b>

Broaddus and Associates recommended accepting the buyout savings for a total of \$142,976 and approval of change orders to re-allocate the savings to the 2013 Bond Construction Program Contingency.

Information provided by Broaddus & Associates for the Committee packet was updated and distributed to the Committee members. While the program contingency fund amount, including these change orders, totaled \$1,345,056. that did not account for the September 20, 2016 Board approval of GMPs for the Pecan Campus Parking and Site Improvements project and the Starr County Campus Health Professions and Science Building project (balance of a previously-approved partial GMP). Together, these two projects had exhausted the 2013 Bond Construction Program Contingency fund.

Staff recommended that Broaddus and Associates provide a regular report on buyout savings and documentation as those savings were reallocated to the 2013 Bond Construction Program Contingency fund, to help the College track its overall program budget.

**Presenters**

Representatives from Broaddus and Associates and ECON Construction attended the Facilities Committee meeting to discuss the buyout savings.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed change orders for the buyout savings in the amount of \$142,976 for the 2013 Bond Construction Technology Campus projects as presented. The motion carried.

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

Approval of change orders for the 2013 Bond Construction Pecan Campus Thermal Plant will be requested at the September 27, 2016 Board Meeting.

### **Purpose**

The use of the change order process provided for proper documentation of any changes in the contract documents for the 2013 Bond Construction Pecan Campus Thermal Plant project.

### **Background**

On August 9, 2016, Broaddus provided an update on the status of the construction process for the 2013 Bond Construction Pecan Campus Thermal Plant. Broaddus and Associates discussed two items: 1) new cooling tower column locations and 2) elevated platform adjustment due to dimensional discrepancy. Broaddus and Associates explained that both items were addressed by the Engineer of Record, Halff Associates, through additional engineering documents along with construction modifications performed by the Construction Manager-at-Risk, D. Wilson Construction. The issues were corrected at no cost impact to South Texas College.

Broaddus and Associates was directed by the College's legal counsel to document these two issues through the use of construction change orders. The change orders were provided by the program manager noting the changes to the contract documents and noting the no cost impact to the Owner.

Broaddus and Associates and College staff reviewed the change orders and recommended approval by the Board.

### **Presenters**

Representatives from Broaddus and Associates attended the Facilities Committee meeting to address any questions.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the proposed no cost change orders for the 2013 Bond Construction Pecan Campus Thermal Plant projects as presented. The motion carried.

### **Review and Recommend Action as Necessary Regarding 2013 Bond Construction Program Contingencies and Use of Non-Bond Funds**

On September 20, 2016, the Board of Trustees approved Guaranteed Maximum Prices (GMPs) for two projects:

- Pecan Campus Parking and Site Improvements
- Starr County Campus Health Professions and Science Building (balance of the previously approved GMP)

Upon approval of the proposed GMPs for both projects, the College exhausted the available 2013 Bond Construction Program Contingency fund established and maintained by Broaddus & Associates to cover project budget deficits program-wide. The approved GMPs exceeded the established program contingency.

Broadus & Associates was working to identify options to cover these unbudgeted expenses, including the use of project buyout savings and unexpended project level Design and Construction contingency funds.

Administration presented a summary report of the utilization of the program level contingency fund, as well as the allocation and balances of project level Design and Construction contingency funds.

Administration also included a summary of the utilization of non-bond funds in conjunction with 2013 Bond Construction Program projects.

Administration distributed the summary reports to the Facilities Committee on Tuesday, September 27, 2016.

The Facilities Committee reviewed the reports, and requested modifications to the summary report of project-level contingencies and buyout savings. The Committee requested that Column V be revised to clarify the information provided within the summary, and administration agreed.

No action was taken.

**To expedite the deliberation of items that required a Committee recommendation prior to the scheduled 5:30 p.m. Regular Board Meeting, the Facilities Committee took the following items out of the posted agenda order:**

**Review and Recommend Action on Contracting Mechanical Electrical and Plumbing (MEP) Engineering Services for the Non-Bond Technology Campus Building B Domestic/Fire Sprinkler Lines**

Approval to contract mechanical, electrical, and plumbing (MEP) engineering services to prepare plans for the Non-Bond Technology Campus Building B Domestic/Fire Sprinkler Lines project will be requested at the September 27, 2016 Board meeting.

**Purpose**

Mechanical, Electrical, Plumbing (MEP) professional engineering services were necessary for design and construction administration services for the Technology Campus Building B Domestic /Fire Sprinkler Lines project. The engineering scope of work includes, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection for the project.

**Justification**

This project would provide replacement of the existing domestic and fire sprinkler lines within Building B at the Technology Campus. This project was planned and scheduled as part of the Deferred Maintenance Plan developed by the Facilities Planning and Construction and Facilities Operation and Maintenance departments.

### **Background**

The existing lines were over 20 years old and in need of replacement. The College's Operation and Maintenance Department had replaced portions of the existing piping due to water leaks and had noted a build-up of corrosion within the piping which restricted the proper water flow and pressure for the building.

### **Funding Source**

Funds for these expenditures were budgeted in the non-bond Renewals and Replacements Fund for FY 2016 - 2017.

### **Enclosed Documents**

A plan indicating the building location was enclosed. College staff completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Upon a motion by Mrs. Graciela Farias and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract mechanical, electrical, and plumbing (MEP) engineering services with Halff Associates for preparation of plans for the Non-Bond Technology Campus Building B Domestic /Fire Sprinkler Lines project as presented. The motion carried.

### **Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus General Motors (GM) Car Storage**

Approval to contract construction services for the Non-Bond Technology Campus General Motors (GM) Car Storage project will be requested at the September 27, 2016 Board meeting.

### **Purpose**

The procurement of a contractor would provide for construction services necessary for the Non-Bond Technology Campus General Motors (GM) Car Storage project.

### **Background**

On December 15, 2015, the Board of Trustees approved design services with R. Gutierrez Engineering to prepare plans and specifications for the Non-Bond Technology Campus General Motors (GM) Car Storage. The design team at R. Gutierrez Engineering 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 August 18, 2016. A total of six (6) sets of construction documents were issued to general contractors, subcontractors, and plan rooms. A total of four (4) proposals were received on September 1, 2016.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
August 18, 2016	Solicitation of competitive sealed proposals began.
September 1, 2016	Four (4) proposals were received.

**Justification**

The existing General Motors car storage area consisted of a caliche surface. Faculty and staff at the Technology Campus requested to replace the existing caliche surface with a permanent impermeable surface for proper drainage and maintenance. The vehicles stored in this facility were donated for classroom training for students enrolled in automotive courses. The project also included the installation of exterior lighting, storm drainage, fencing, and landscaping. This project was submitted as part of the College’s Capital Improvement Process.

**Funding Source**

As part of the FY 2016 - 2017 Renewals and Replacements construction budget, funds in the amount of \$275,000 were budgeted for this project.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Highest Ranked Proposal Roth Excavating, Inc.</b>
Renewals and Replacements	\$275,000	\$262,500

**Reviewers**

The proposals were reviewed by R. Gutierrez Engineering, College faculty, and staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

**Enclosed Documents**

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval to contract construction services with Roth Excavating, Inc. in the amount of \$262,500 for the Non-Bond Technology Campus General Motors (GM) Car Storage project as presented. The motion carried.

**The Facilities Committee determined that there was sufficient time to deliberate and act on the following agenda item, which had been postponed to expedite previous items:**

## **Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects as Revised per Board Meeting on August 23, 2016**

- 1. Nursing and Allied Health Campus Expansion**
- 2. Technology Campus Southwest Building Renovations**
- 3. Pecan Campus North Academic Building**
- 4. Pecan Campus Student Activities and Cafeteria**

Approval of the revised colors and finishes for the 2013 Bond Construction projects will be requested at the September 27, 2016 Board meeting.

### **Background**

On August 23, 2016, the architects presented color boards for the projects listed above to the Board of Trustees. During the review, the Trustees gave specific feedback on some items. The architects made appropriate changes and presented their revisions for review and feedback.

The architects prepared revised color boards containing interior paint colors, wall finishes, flooring materials, millwork finishes, and wall tile for review by the Facilities Committee. The revised colors and finishes were reviewed with College staff and Broaddus and Associates.

### **Enclosed Documents**

Color boards and renderings were provided under separate cover for the Committee's review.

### **Presenters**

Representatives from the respective architects attended the September 27, 2016 Facilities Committee meeting to present the color boards as follows:

#### Nursing and Allied Health Campus Expansion – ERO Architects

The Facilities Committee reviewed the proposal, and no revisions were requested.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the selection of colors and finishes for the 2013 Bond Construction Nursing and Allied Health Campus Expansion project as presented.

#### Technology Campus Southwest Building Renovations – EGV Architects

The Facilities Committee reviewed the proposal, and no revisions were requested.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the selection of colors and finishes for the 2013 Bond Construction Technology Campus Southwest Building Renovations project as presented.



Pecan Campus North Academic Building – PBK Architects

The Facilities Committee reviewed the proposal, and administration raised a question regarding the use of bright accent colors on the teaching wall, behind the lectern and white board used by faculty. The Committee and administration agreed that the architect should work with faculty to determine whether accent colors should be used in classrooms, and if they should be on the teaching wall or an adjacent wall. The architect agreed to discuss this issue with administration and faculty.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the selection of colors and finishes for the 2013 Bond Construction Pecan Campus North Academic Building project as presented.

Pecan Campus Student Activities and Cafeteria – The Warren Group

The Facilities Committee reviewed the proposal, and the Trustees discussed the color scheme used in the restrooms. They recommended that the architect use the presented green accent tiles with grey trim lines in the women's restrooms and the presented blue accent tiles with grey trim lines in the men's restrooms.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the selection of colors and finishes for the 2013 Bond Construction Pecan Campus Student Activities and Cafeteria project as presented.

**Review and Recommend Action on Color Board for the Non-Bond Pecan Campus Student Services Building K Enrollment Center**

Due to time constraints, this item was postponed for discussion and action at the Regular Board Meeting scheduled to immediately follow the Facilities Committee meeting. 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 5:36 p.m.

I certify that the foregoing are the true and correct minutes of the September 27, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair

### **Update on Status of Board Request to Broaddus & Associates for the Project and Program Accountability and Status of 2013 Bond Construction Program**

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 outlined the Board's expectations of the CPM.

The following documents were requested from Broaddus & Associates two weeks prior to publication of the Facilities Committee packet, to allow administration and staff adequate time to review all documentation and to give Broaddus & Associates time to respond to their concerns. Broaddus & Associates provided the enclosed documentation, which follows in this packet, on October 5, 2016.

Broaddus & Associates has provided the following Budget Accountability Reporting documentation to the Facilities Committee:

- Construction Budget Summary spreadsheet;
- Program Budget Summary spreadsheet;

Broaddus & Associates has also provided the following documents as part of their monthly 2013 Bond Construction update to the Facilities Committee:

- Update on the status of the 2013 Bond Construction Program;
- Chart of Project Progress; and
- Project Scorecards

In addition, Administration has prepared the Non-Bond Expenditures document regarding additional funds approved by the Board for the 2013 Bond Construction Program and projected budgeted expenditures.

No action is requested.

<b>COLOR CODES LEGEND</b>
Priority Projects - Fall 2017 & Spring 2018
Non-Bond Projects
Projects with Board Approved Partial GMP's
Bond Program Accountability



**South Texas College  
2013 Bond Construction Program  
Construction Budget Summary Spreadsheet  
As of September 27, 2016 Board Meeting  
Facilities Committee Meeting Oct. 11, 2016**



2013 BOND PROJECTS MANAGED BY BROADDUS Program Construction Budget Summary Spreadsheet	Original CCLs	Fixed Assets	IT/Duct banks	Revised CCLs GMP Target	Approved GMPs	Board Approved Changes Orders	Adjusted GMP Amount by Approved Change	Projected GMPs	Projected Variance	Current Est. & Approved GMPs	Total Variance CCLs / GMPs	GMP Design Contingency	GMP Design Contingency Expenditures or Savings	GMP Design Contingency Remaining Balance	Change orders	GMP Construction Contingency	Construction Contingency Expenditures or Savings	GMP Contingency Remaining Balance	Change orders	Projected Buy-Out Savings @3%	Actual Buy-Out Savings To Date	Actual Buy-Out Savings % Based on GMP Buy-Out on Process	Total Balance of Design & Construction Contingency and Buy-Out Savings	Change orders
Pecan Campus (PBK/Wilson)	A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	R	S	T	U	V	W	X	X	AA
1 North Academic	\$ 10,500,000			\$ 10,500,000	\$ 10,951,000	\$ -	\$ 10,951,000	\$ -	\$ -	\$ 10,951,000	\$ (451,000)	\$ 104,000	\$ -	\$ 104,000		\$ 162,000	\$ -	\$ 162,000		\$ 328,530	\$ -	0%	\$ 266,000	
2 South Academic	\$ 6,800,000			\$ 6,800,000	\$ 6,657,834	\$ -	\$ 6,657,834	\$ -	\$ -	\$ 6,657,834	\$ 142,166	\$ 66,500	\$ -	\$ 66,500		\$ 98,355	\$ -	\$ 98,355		\$ 199,735	\$ -	0%	\$ 164,855	
3 STEM Building	\$ 8,500,000			\$ 8,500,000	\$ 10,417,059	\$ -	\$ 10,417,059	\$ -	\$ -	\$ 10,417,059	\$ (1,917,059)	\$ 104,000	\$ -	\$ 104,000		\$ 153,990	\$ -	\$ 153,990		\$ 312,512	\$ -	0%	\$ 257,990	
4 Student Activities & Cafeteria	\$ 5,700,000	\$ 585,000		\$ 6,285,000	\$ 6,888,179	\$ -	\$ 6,888,179	\$ -	\$ -	\$ 6,888,179	\$ (1,188,179)	\$ 70,000	\$ -	\$ 70,000		\$ 100,000	\$ -	\$ 100,000		\$ 206,645	\$ -	0%	\$ 170,000	
5 Thermal Plant Expansion	\$ 4,300,000			\$ 4,300,000	\$ 4,194,000	\$ -	\$ 4,194,000	\$ -	\$ -	\$ 4,194,000	\$ 106,000	\$ 110,000	\$ (61,538)	\$ 48,462		\$ 50,000	\$ (42,081)	\$ 7,919		\$ 125,820	\$ -	0%	\$ 56,381	
6 Parking and Site Improvements	\$ 2,000,000		\$ 122,925	\$ 2,122,925	\$ 2,618,800	\$ -	\$ 2,618,800	\$ -	\$ -	\$ 2,618,800	\$ (495,875)	\$ 25,000	\$ -	\$ 25,000		\$ 37,500	\$ -	\$ 37,500		\$ 64,420	\$ -	0%	\$ 62,500	
<b>Pecan Campus Subtotal</b>	<b>\$ 37,800,000</b>	<b>\$ 585,000</b>	<b>\$ 122,925</b>	<b>\$ 38,507,925</b>	<b>\$ 41,726,872</b>	<b>\$ -</b>	<b>\$ 41,726,872</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,726,872</b>	<b>\$ (3,803,947)</b>	<b>\$ 479,500</b>	<b>\$ (61,538)</b>	<b>\$ 417,962</b>		<b>\$ 601,845</b>	<b>\$ (42,081)</b>	<b>\$ 559,764</b>		<b>\$ 1,237,662</b>	<b>\$ -</b>		<b>\$ 977,726</b>	
<b>Nursing/Allied Health Campus</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>U</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>X</b>	<b>AA</b>
7 Campus Expansion	\$ 16,600,000	\$ 375,000		\$ 16,975,000	\$ 12,867,860	\$ -	\$ 17,009,860	\$ -	\$ -	\$ 17,009,860	\$ (409,860)	\$ 130,000	\$ -	\$ 130,000		\$ 115,000	\$ -	\$ 115,000		\$ 510,296	\$ -	0%	\$ 245,000	
8 Foundation & Structure				\$ -	\$ 4,142,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,600	\$ -	\$ 42,600		\$ 63,900	\$ -	\$ 63,900		\$ -	\$ -	0%	\$ 106,500	
9 Thermal Plant Expansion - Bond	\$ -			\$ -	\$ 230,788	\$ -	\$ 230,788	\$ -	\$ -	\$ 230,788	\$ (230,788)	\$ 217	\$ -	\$ 217		\$ 32,000	\$ -	\$ 32,000		\$ 6,924	\$ -	0%	\$ 32,217	
9a T.P. Expansion - NB (\$3,200,000)							\$ -																	
10 Parking and Site Improvements	\$ 1,100,000		\$ 321,915	\$ 1,421,915	\$ -	\$ -	\$ -	\$ 1,163,000	\$ 258,915	\$ 1,163,000	\$ 258,915	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 34,890	\$ -	0%	\$ -	
<b>Nursing &amp; Allied Health Subtotal</b>	<b>\$ 17,700,000</b>	<b>\$ 375,000</b>	<b>\$ 321,915</b>	<b>\$ 18,396,915</b>	<b>\$ 17,240,648</b>	<b>\$ -</b>	<b>\$ 17,240,648</b>	<b>\$ 1,163,000</b>	<b>\$ 258,915</b>	<b>\$ 18,403,648</b>	<b>\$ (381,733)</b>	<b>\$ 172,817</b>	<b>\$ -</b>	<b>\$ 172,817</b>		<b>\$ 210,900</b>	<b>\$ -</b>	<b>\$ 210,900</b>		<b>\$ 552,109</b>	<b>\$ -</b>		<b>\$ 383,717</b>	
<b>Technology Campus</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>U</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>X</b>	<b>AA</b>
11 Expansion - Southwest Bldg Reno Pkg	\$ 12,000,000			\$ 12,000,000	\$ 10,533,587	\$ 120,730	\$ 10,412,857	\$ -	\$ -	\$ 10,412,857	\$ 1,587,143	\$ 94,716	\$ (9,106)	\$ 85,610	co 3	\$ 142,074	\$ (5,141)	\$ 136,933	co 3	\$ 312,386	\$ (106,483)	30%	\$ 120,730	co 3
12 Demolition Package Only Partial GMP				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,012	\$ -	\$ 5,012		\$ 10,282	\$ -	\$ 10,282		\$ -	\$ -	0%	\$ 15,294	
13 Parking and Site Improvements(Incl alt 1,2)	\$ 650,000			\$ 752,575	\$ 1,985,820	\$ 22,246	\$ 1,963,574	\$ -	\$ -	\$ 1,963,574	\$ (1,313,574)	\$ 10,331	\$ (9,105)	\$ 1,226	co 2	\$ 15,497	\$ (5,141)	\$ 10,356	co 2	\$ 58,907	\$ (8,000)	4%	\$ 3,582	co 2
14 Partial GMP - Demolition Package Only	\$ -		\$ 102,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,699	\$ -	\$ 2,699		\$ -	\$ -	\$ -		\$ -	\$ -	0%	\$ 2,699	
<b>Technology Campus Subtotal</b>	<b>\$ 12,650,000</b>	<b>\$ -</b>	<b>\$ 102,575</b>	<b>\$ 12,752,575</b>	<b>\$ 12,519,407</b>	<b>\$ 142,976</b>	<b>\$ 12,376,431</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,376,431</b>	<b>\$ 273,569</b>	<b>\$ 112,758</b>	<b>\$ (18,211)</b>	<b>\$ 94,547</b>		<b>\$ 167,853</b>	<b>\$ (10,282)</b>	<b>\$ 157,571</b>		<b>\$ 371,293</b>	<b>\$ (114,483)</b>		<b>\$ 142,305</b>	
<b>Mid Valley Campus (Skanska/ROFA)</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>U</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>X</b>	<b>AA</b>
15 Health Professions & Science	\$ 13,500,000			\$ 13,500,000	\$ 14,453,388	\$ -	\$ 14,453,388	\$ -	\$ -	\$ 14,453,388	\$ (953,388)	\$ 193,887	\$ -	\$ 193,887		\$ 193,887	\$ -	\$ 193,887		\$ 433,602	\$ -	0%	\$ 387,774	
16 Workforce Expansion (EGV /Skanska)	\$ 1,750,000			\$ 1,750,000	\$ -	\$ -	\$ -	\$ 2,997,098	\$ (1,247,098)	\$ 2,997,098	\$ (1,247,098)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 89,913	\$ -	0%	\$ -	
17 Library Exp. (Mata Garcia /Skanska)	\$ 1,750,000			\$ 1,750,000	\$ -	\$ -	\$ -	\$ 2,364,405	\$ (614,405)	\$ 2,364,405	\$ (614,405)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 70,932	\$ -	0%	\$ -	
18 Student Services Bldg	\$ 2,500,000	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ -	\$ 3,850,923	\$ -	\$ -	\$ 3,850,923	\$ (1,350,923)	\$ 51,049	\$ -	\$ 51,049		\$ 51,093	\$ -	\$ 51,093		\$ 115,528	\$ -	0%	\$ 102,142	
19 Thermal Plant Expansion +NB Fund	\$ 3,800,000			\$ 3,800,000	\$ 3,787,322	\$ -	\$ 3,787,322	\$ -	\$ -	\$ 3,787,322	\$ 12,678	\$ 61,547	\$ -	\$ 61,547		\$ 61,547	\$ -	\$ 61,547		\$ 113,620	\$ -	0%	\$ 123,094	
20 Parking and Site Improvements	\$ 2,000,000			\$ 2,000,000	\$ 2,479,153	\$ -	\$ 2,479,153	\$ -	\$ -	\$ 2,479,153	\$ (479,153)	\$ 31,731	\$ -	\$ 31,731		\$ 31,731	\$ -	\$ 31,731		\$ 74,375	\$ -	0%	\$ 63,462	
<b>Mid Valley Campus Subtotal</b>	<b>\$ 25,300,000</b>	<b>\$ 325,000</b>	<b>\$ -</b>	<b>\$ 25,625,000</b>	<b>\$ 24,570,786</b>	<b>\$ -</b>	<b>\$ 24,570,786</b>	<b>\$ 5,361,503</b>	<b>\$ (1,861,503)</b>	<b>\$ 29,932,289</b>	<b>\$ (4,632,289)</b>	<b>\$ 338,214</b>	<b>\$ -</b>	<b>\$ 338,214</b>		<b>\$ 338,258</b>	<b>\$ -</b>	<b>\$ 338,258</b>		<b>\$ 897,969</b>	<b>\$ -</b>		<b>\$ 676,472</b>	

Starr County Campus		A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	R	S	T	U	V	W	X	X	AA
21	Health Professions & Science	\$ 8,500,000			\$ 8,500,000	\$ 7,785,000		\$ 9,521,000			\$ 9,521,000	\$ (1,021,000)	\$ 78,000	\$ -	\$ 78,000		\$ 117,000	\$ -	\$ 117,000		\$ 285,630	\$ -	0%	\$ -	
22	Partial Structural Package GMP 1	\$ -			\$ -	\$ 1,736,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000		\$ 26,000	\$ -	\$ 26,000		\$ -	\$ -	0%	\$ 44,000	
23	Workforce Expansion (30% CD Estimate)	\$ 1,600,000			\$ 1,600,000	\$ -	\$ -	\$ -	\$ 3,094,000	\$ (1,494,000)	\$ 3,094,000	\$ (1,494,000)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 92,820	\$ -	0%	\$ -	
24	Library Expansion	\$ 2,800,000			\$ 2,800,000	\$ -	\$ -	\$ -	\$ 3,407,000	\$ (607,000)	\$ 3,407,000	\$ (607,000)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 102,210	\$ -	0%	\$ -	
25	Student Services Building	\$ 850,000			\$ 850,000	\$ -	\$ -	\$ -	\$ 1,198,402	\$ (348,402)	\$ 1,198,402	\$ (348,402)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 35,952	\$ -	0%	\$ -	
26	Student Activities Building	\$ 850,000			\$ 850,000	\$ -	\$ -	\$ -	\$ 1,167,702	\$ (317,702)	\$ 1,167,702	\$ (317,702)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 35,031	\$ -	0%	\$ -	
27	Thermal Plant Expansion + NB Funds	\$ 3,800,000			\$ 4,588,305	\$ 3,911,000	\$ -	\$ 3,911,000	\$ -	\$ -	\$ 3,911,000	\$ (111,000)	\$ 39,000	\$ -	\$ 39,000		\$ 58,000	\$ -	\$ 58,000		\$ 117,330	\$ -	0%	\$ 97,000	
28	Parking and Site Improvements	\$ 1,000,000		\$ 226,820	\$ 1,226,820	\$ -	\$ -	\$ -	\$ 1,464,000	\$ (237,180)	\$ 1,464,000	\$ (237,180)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 43,920	\$ -	0%	\$ -	
29	Partial GMP - Board Approved 6.28.16	\$ -		\$ -	\$ -	\$ 119,800	\$ -	\$ 119,800	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ 3,600		\$ 1,800	\$ -	\$ 1,800		\$ -	\$ -	0%	\$ 5,400	
<b>Starr County Campus Subtotal</b>		<b>\$ 19,400,000</b>	<b>\$ -</b>	<b>\$ 226,820</b>	<b>\$ 20,415,125</b>	<b>\$ 13,551,800</b>	<b>\$ -</b>	<b>\$ 13,551,800</b>	<b>\$ 10,331,104</b>	<b>\$ (3,004,284)</b>	<b>\$ 23,763,104</b>	<b>\$ (4,136,284)</b>	<b>\$ 138,600</b>	<b>\$ -</b>	<b>\$ 138,600</b>		<b>\$ 202,800</b>	<b>\$ -</b>	<b>\$ 202,800</b>		<b>\$ 712,893</b>	<b>\$ -</b>		<b>\$ 146,400</b>	
Reg. Ctr. For Public Safety Excell.Pharr		A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	R	S	T	U	V	W	X	X	AA
30	Training Facility	\$ 2,800,000			\$ 2,800,000	\$ -	\$ -	\$ -	\$ 2,800,000	\$ -	\$ 2,800,000	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 84,000	\$ -	0%	\$ -	
31	Parking and Site Improvements	\$ 200,000			\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 6,000	\$ -	0%	\$ -	
<b>Reg. Ctr. For Public Safety Excell. Subtotal</b>		<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 90,000</b>	<b>\$ -</b>		<b>\$ -</b>	
La Joya Teaching Site		A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	R	S	T	U	V	W	X	X	AA
32	Lab Improvements	\$ 1,100,000			\$ 1,100,000			\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ 33,000	\$ -	0%	\$ -	
<b>La Joya Teaching Site Subtotal</b>		<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 33,000</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Grand Totals</b>		<b>\$ 116,950,000</b>	<b>\$ 1,285,000</b>	<b>\$ 774,235</b>	<b>\$ 119,797,540</b>	<b>\$ 109,609,513</b>	<b>\$ 142,976</b>	<b>\$ 109,466,537</b>	<b>\$ 20,955,607</b>	<b>\$ (4,606,872)</b>	<b>\$ 130,302,344</b>	<b>\$ (12,680,684)</b>	<b>\$ 1,241,889</b>	<b>\$ (79,749)</b>	<b>\$ 1,162,140</b>		<b>\$ 1,521,656</b>	<b>\$ (52,363)</b>	<b>\$ 1,469,293</b>		<b>\$ 3,894,926</b>	<b>\$ (114,483)</b>		<b>\$ 2,326,620</b>	

-4,788,342 Verification from Executive Summary  
130,445,320 (10.27.16 report)

\$ 3,802,633

\$ 2,516,950

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2013 Bond Program Budget Summary  Facilities Committee Meeting October 11, 2016	Square Feet Cost				CCL/SSF	Construction Cost					
	Org. Square Feet	Proposed Sq. Feet	Variance in Sq. Ft.	Construction Based on Org. Sq. Ft.		Org. CCL	Current CCL	CCL Variance	Org. Construction Contingency	Current Construction Contingency	
<b>Pecan Campus</b>											
North Academic Building	61,267	64,299	3,032	\$ 13,893,664	171	\$ 10,500,000	\$ 10,951,000	\$ 451,000	\$ 150,000	\$ 162,000	
South Academic Building	40,000	41,694	1,694	\$ 9,196,633	170	\$ 6,800,000	\$ 6,657,834	\$ (142,166)	\$ 100,000	\$ 98,355	
	48,879	50,614	1,735	\$ 11,536,375	174	\$ 8,500,000	\$ 10,417,059	\$ 1,917,059	\$ 125,000	\$ 153,990	
Multi-purpose space for student support srvs. & activities	33,042	31,219	(1,823)	\$ 8,112,884	190	\$ 6,285,000	\$ 6,888,179	\$ 603,179	\$ 85,000	\$ 100,000	
Thermal Plant Expansion	1,440	3,105	1,665	\$ -	N/A	\$ 4,300,000	\$ 4,194,000	\$ (106,000)	\$ 50,000	\$ 50,000	
Parking & Site Improvements (GMP Included Atl. #1 & #2)	-	-	-	\$ -	N/A	\$ 2,122,925	\$ 2,618,800	\$ 495,875	\$ 30,000	\$ 37,500	
<b>Subtotal</b>	<b>184,628</b>	<b>190,931</b>	<b>6,303</b>	<b>\$ 42,739,556</b>	<b>176</b>	<b>\$ 38,507,925</b>	<b>\$ 41,726,872</b>	<b>\$ 3,218,947</b>	<b>\$ 540,000</b>	<b>\$ 601,845</b>	
<b>Nursing &amp; Allied Health Campus</b>											
Expansion for Nursing & Allied Health	87,222	93,296	6,074	\$ 17,310,640	190	\$ 16,600,000	\$ 17,009,860	\$ 409,860	\$ 250,000	\$ 205,000	
Thermal Plant Expansion				\$ -	N/A	\$ -	\$ 230,788	\$ 230,788	\$ -	\$ 3,420	
Parking & Site Improvements				\$ -	N/A	\$ 1,421,915	\$ 1,163,000	\$ (258,915)	\$ 16,000	\$ 16,000	
<b>Subtotal</b>	<b>87,222</b>	<b>93,296</b>	<b>6,074</b>	<b>\$ 17,310,640</b>	<b>190</b>	<b>\$ 18,021,915</b>	<b>\$ 18,403,648</b>	<b>\$ 381,733</b>	<b>\$ 266,000</b>	<b>\$ 224,420</b>	
<b>Technology Campus</b>											
Expansion for Technical & Workforce training programs	72,000	72,000	-	\$ 12,190,819	167	\$ 12,000,000	\$ 10,412,857	\$ (1,587,143)	\$ 175,000	\$ 147,215	
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	-	-	-	\$ -	N/A	\$ 650,000	\$ 1,963,574	\$ 1,313,574	\$ 10,000	\$ 20,638	
<b>Subtotal</b>	<b>72,000</b>	<b>72,000</b>	<b>-</b>	<b>\$ 12,190,819</b>	<b>167</b>	<b>\$ 12,650,000</b>	<b>\$ 12,376,431</b>	<b>\$ (273,569)</b>	<b>\$ 185,000</b>	<b>\$ 167,853</b>	
<b>Mid Valley Campus</b>											
Professional & Science Bldg.	76,069	78,649	2,580	\$ 18,827,059	177	\$ 13,500,000	\$ 14,453,388	\$ 953,388	\$ 200,000	\$ 193,887	
Expansion for Technical & Workforce training programs	10,000	11,810	1,810	\$ 2,308,064	175	\$ 1,750,000	\$ 2,997,098	\$ 1,247,098	\$ 25,000	\$ 25,000	
Library Expansion	10,369	10,814	445	\$ 2,393,231	169	\$ 1,750,000	\$ 2,364,405	\$ 614,405	\$ 25,000	\$ 25,000	
Student Services Bldg. Expansion	14,269	17,929	3,660	\$ 3,293,376	175	\$ 2,500,000	\$ 3,850,923	\$ 1,350,923	\$ 37,000	\$ 51,049	
Thermal Plant Expansion	4,000	3,088	(912)	\$ -	N/A	\$ 3,800,000	\$ 3,787,322	\$ (12,678)	\$ 52,602	\$ 61,547	
Parking & Site Improvements	-	-	-	\$ -	N/A	\$ 2,000,000	\$ 2,479,153	\$ 479,153	\$ 29,032	\$ 31,731	
<b>Subtotal</b>	<b>114,707</b>	<b>122,290</b>	<b>7,583</b>	<b>\$ 26,821,730</b>	<b>174</b>	<b>\$ 25,300,000</b>	<b>\$ 29,932,289</b>	<b>\$ 4,632,289</b>	<b>\$ 368,634</b>	<b>\$ 388,214</b>	
<b>Starr County Campus</b>											
Health Professionals & Science Ctr. And STEM programs	48,690	51,789	3,099	\$ 12,397,425	175	\$ 8,500,000	\$ 9,521,000	\$ 1,021,000	\$ 125,000	\$ 125,000	
Expand technical workforce training facilities	9,302	16,869	7,567	\$ 2,156,521	172	\$ 1,600,000	\$ 3,094,000	\$ 1,494,000	\$ 25,000	\$ 25,000	
Library and renovate existing space for Culteral Arts Center	16,516	18,381	1,865	\$ 3,373,085	170	\$ 2,800,000	\$ 3,407,000	\$ 607,000	\$ 42,000	\$ 42,000	
Expansion of student services, advising, admissions, and financial services bldg.	5,000	5,310	310	\$ 1,292,198	170	\$ 850,000	\$ 1,198,402	\$ 348,402	\$ 13,000	\$ 13,000	
Expansion of student activities building	4,923	4,670	(253)	\$ 1,272,299	173	\$ 850,000	\$ 1,167,702	\$ 317,702	\$ 13,000	\$ 13,000	
Thermal Plant Expansion	4,000	4,267	267	\$ -	N/A	\$ 3,800,000	\$ 3,911,000	\$ 111,000	\$ 55,000	\$ 58,000	
Parking & Site Improvements ( GMP 1 - 119,800)	-	-	-	\$ -	N/A	\$ 1,226,820	\$ 1,464,000	\$ 237,180	\$ 15,000	\$ 15,000	
<b>Subtotal</b>	<b>88,431</b>	<b>101,286</b>	<b>12,855</b>	<b>\$ 20,491,528</b>	<b>172</b>	<b>\$ 19,626,820</b>	<b>\$ 23,763,104</b>	<b>\$ 4,136,284</b>	<b>\$ 288,000</b>	<b>\$ 291,000</b>	
<b>Regional Center for Public Safety Excellence - Pharr</b>											
New Regional Center for Publish Safety	16,000	21,120	5,120	\$ 3,169,435	175	\$ 2,800,000	\$ 2,800,000	\$ -	\$ 57,000	\$ 57,000	
Parking & Site Improvements	-	-	-	\$ -	N/A	\$ 200,000	\$ 200,000	\$ -	\$ 18,000	\$ 18,000	
<b>Subtotal</b>	<b>16,000</b>	<b>21,120</b>	<b>5,120</b>	<b>\$ 3,169,435</b>	<b>175</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>											
Develop STEM labs and entry level workforce training programs	11,000	11,000	-	\$ 1,100,000	100	\$ 1,100,000	\$ 1,100,000	\$ -	\$ 16,000	\$ 16,000	
<b>Subtotal</b>	<b>11,000</b>	<b>11,000</b>	<b>-</b>	<b>\$ 1,100,000</b>	<b>100</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ 16,000</b>	<b>\$ 16,000</b>	
<b>Total</b>	<b>573,988</b>	<b>611,923</b>	<b>37,935</b>	<b>\$ 123,823,708</b>	<b>176</b>	<b>\$ 118,206,660</b>	<b>\$ 130,302,344</b>	<b>\$ 12,095,684</b>	<b>\$ 1,738,634</b>	<b>\$ 1,764,332</b>	

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Variance in Construction Contingency	Part II - Construction Phase Srvs. - GMP Inclusions					Part I Construction Services	Owner Procured		GMP + Fees + Chillers + OCIP	Professional Services			
	Fixed Equipment	IT Ductbank	GMP Target	Current Est. or GMP (red)	Variance or Delta	Fees	Chillers	OCIP	SUBTOTAL	Design	Furniture Consultant	CPM	Additional Serv.
\$ 12,000			\$ 10,500,000	\$ 10,951,000	\$ (451,000)	\$ 16,427		\$ 120,570	\$ 11,087,997	\$ 600,000	\$ 21,274	\$ 371,010	\$ 86,698
\$ (1,645)			\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638		\$ 78,116	\$ 6,746,588	\$ 400,000	\$ 13,890	\$ 236,318	\$ 54,586
\$ 28,990			\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298		\$ 97,645	\$ 10,528,002	\$ 550,000	\$ 16,973	\$ 327,523	\$ 75,653
\$ 15,000	\$ 585,000		\$ 6,870,000	\$ 6,888,179	\$ (18,179)	\$ 9,491		\$ 72,116	\$ 6,969,786	\$ 400,000	\$ 11,473	\$ 220,666	\$ 50,971
\$ -			\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440	\$ 47,480	\$ 4,801,745	\$ 350,000	\$ 500	\$ 138,526	\$ 30,998
\$ 7,500		\$ 122,925	\$ 2,245,850	\$ 2,618,880	\$ (373,030)	\$ 3,321		\$ 24,374	\$ 2,646,575	\$ 200,000	\$ -	\$ 62,245	\$ 14,378
\$ 61,845	\$ 585,000	\$ 122,925	\$ 39,215,850	\$ 41,726,952	\$ (2,511,102)	\$ 60,000	\$ 553,440	\$ 440,301	\$ 42,780,693	\$ 2,500,000	\$ 64,110	\$ 1,356,288	\$ 313,284
\$ (45,000)	\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ (34,860)	\$ 25,584		\$ 195,006	\$ 17,230,450	\$ 1,000,000	\$ 48,380	\$ 566,022	\$ 130,743
\$ 3,420			\$ -	\$ 230,788	\$ (230,788)	\$ 274	\$ 378,170	\$ 2,054	\$ 611,286	\$ 50,000	\$ -	\$ 900	\$ -
\$ -		\$ 321,915	\$ 1,743,830	\$ 1,163,000	\$ 580,830	\$ 2,142		\$ 16,279	\$ 1,181,421	\$ 120,000	\$ -	\$ 36,194	\$ 8,360
\$ (41,580)	\$ 375,000	\$ 321,915	\$ 18,718,830	\$ 18,403,648	\$ 315,182	\$ 28,000	\$ 378,170	\$ 213,339	\$ 19,023,157	\$ 1,170,000	\$ 48,380	\$ 603,116	\$ 139,103
\$ (27,785)			\$ 12,000,000	\$ 10,412,857	\$ 1,587,143	\$ 14,115		\$ 137,835	\$ 10,564,807	\$ 850,000	\$ 18,300	\$ 374,227	\$ 84,197
\$ 10,638		\$ 102,575	\$ 752,575	\$ 1,963,574	\$ (1,210,999)	\$ 885		\$ 8,633	\$ 1,973,092	\$ 75,000	\$ -	\$ 19,959	\$ 6,855
\$ (17,147)	\$ -	\$ 102,575	\$ 12,752,575	\$ 12,376,431	\$ 376,144	\$ 15,000	\$ -	\$ 146,468	\$ 12,537,899	\$ 925,000	\$ 18,300	\$ 394,186	\$ 91,052
\$ (6,113)			\$ 13,500,000	\$ 14,453,388	\$ (953,388)	\$ 28,377		\$ 155,099	\$ 14,636,864	\$ 800,000	\$ 26,858	\$ 449,002	\$ 128,285
\$ -			\$ 1,750,000	\$ 2,997,098	\$ (1,247,098)	\$ 3,679		\$ 20,095	\$ 3,020,872	\$ 125,000	\$ 3,531	\$ 61,324	\$ 11,096
\$ -			\$ 1,750,000	\$ 2,364,405	\$ (614,405)	\$ 3,679		\$ 20,095	\$ 2,388,179	\$ 150,000	\$ 3,661	\$ 62,092	\$ 10,867
\$ 14,049	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ (1,025,923)	\$ 5,939		\$ 32,401	\$ 3,889,263	\$ 750,000	\$ 5,038	\$ 99,843	\$ 16,376
\$ 8,945			\$ 3,800,000	\$ 3,787,322	\$ 12,678	\$ 8,054	\$ 714,200	\$ 42,877	\$ 4,552,453	\$ 275,000	\$ 1,412	\$ 110,605	\$ 28,207
\$ 2,699		\$ 492,063	\$ 2,492,063	\$ 2,479,153	\$ 12,910	\$ 5,272		\$ 33,638	\$ 2,518,063	\$ 247,915	\$ -	\$ 61,397	\$ 14,182
\$ 19,580	\$ 325,000	\$ 492,063	\$ 26,117,063	\$ 29,932,289	\$ (3,815,226)	\$ 55,000	\$ 714,200	\$ 304,205	\$ 31,005,694	\$ 2,347,915	\$ 40,500	\$ 844,263	\$ 209,013
\$ -			\$ 8,500,000	\$ 9,521,000	\$ (1,021,000)	\$ 25,985		\$ 94,645	\$ 9,641,630	\$ 550,000	\$ 31,935	\$ 294,243	\$ 69,998
\$ -			\$ 1,600,000	\$ 3,094,000	\$ (1,494,000)	\$ 4,891		\$ 18,397	\$ 3,117,288	\$ 110,000	\$ 6,101	\$ 53,961	\$ 11,841
\$ -			\$ 2,800,000	\$ 3,407,000	\$ (607,000)	\$ 8,560		\$ 32,175	\$ 3,447,735	\$ 200,000	\$ 10,832	\$ 92,988	\$ 19,493
\$ -			\$ 850,000	\$ 1,198,402	\$ (348,402)	\$ 2,598		\$ 9,770	\$ 1,210,770	\$ 75,000	\$ 3,279	\$ 30,473	\$ 5,975
\$ -			\$ 850,000	\$ 1,167,702	\$ (317,702)	\$ 2,598		\$ 9,770	\$ 1,180,070	\$ 75,000	\$ 3,229	\$ 30,935	\$ 5,831
\$ 3,000			\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901	\$ 43,643	\$ 4,530,161	\$ 300,000	\$ 2,624	\$ 109,321	\$ 28,207
\$ -		\$ 226,820	\$ 1,453,640	\$ 1,464,000	\$ (10,360)	\$ 3,751		\$ 14,059	\$ 1,481,810	\$ 100,000	\$ -	\$ 30,888	\$ 7,135
\$ 3,000	\$ -	\$ 226,820	\$ 19,853,640	\$ 23,763,104	\$ (3,909,464)	\$ 60,000	\$ 563,901	\$ 222,459	\$ 24,609,464	\$ 1,410,000	\$ 58,000	\$ 642,809	\$ 148,480
\$ -			\$ 2,800,000	\$ 2,800,000	\$ -	\$ -		\$ 32,344	\$ 2,832,344	\$ 200,000	\$ 4,800	\$ 99,344	\$ 22,947
\$ -			\$ 200,000	\$ 200,000	\$ -	\$ -		\$ 2,185	\$ 202,185	\$ 50,000	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 34,529	\$ 3,034,529	\$ 250,000	\$ 4,800	\$ 99,344	\$ 22,947
\$ -			\$ 1,100,000	\$ 1,100,000	\$ -	\$ -		\$ 10,370	\$ 1,110,370	\$ 100,000	\$ 3,000	\$ 35,894	\$ 8,292
\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 10,370	\$ 1,110,370	\$ 100,000	\$ 3,000	\$ 35,894	\$ 8,292
\$ 25,698	\$ 1,285,000	\$ 1,266,298	\$ 120,757,958	\$ 130,302,424	\$ (9,544,466)	\$ 218,000	\$ 2,209,711	\$ 1,371,671	\$ 134,101,806	\$ 8,702,915	\$ 237,090	\$ 3,975,900	\$ 932,171

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
10/7/2016 11:45 AM

Furniture	Technology	Misc. Cost (1.5 % of CCL)	SUBTOTAL	Additional Costs	Additional Costs	Explanation for Additional Costs	Total Project Cost Summary			
							TOTAL Projected Costs to date	Bond Total Cost	Variance [Total Projected Costs to Bond Total Cost]	Explanation for project over/under budget
\$ 675,000	\$ 1,024,009	\$ 164,265	\$ 14,030,253				\$ 14,030,253	\$ 14,843,110	\$ 812,857	
\$ 450,000	\$ 732,589	\$ 110,638	\$ 8,744,609				\$ 8,744,609	\$ 9,454,426	\$ 709,817	
\$ 550,000	\$ 681,873	\$ 145,548	\$ 12,875,572				\$ 12,875,572	\$ 13,103,319	\$ 227,747	
\$ 500,000	\$ 311,901	\$ 94,548	\$ 8,559,345				\$ 8,559,345	\$ 8,828,254	\$ 268,909	
\$ -	\$ 55,282	\$ 62,910	\$ 5,439,961				\$ 5,439,961	\$ 5,542,049	\$ 102,088	
\$ -	\$ -	\$ 30,366	\$ 2,953,564				\$ 2,953,564	\$ 2,490,261	\$ (463,303)	
<b>\$ 2,175,000</b>	<b>\$ 2,805,654</b>	<b>\$ 608,275</b>	<b>\$ 52,603,304</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 52,603,304</b>	<b>\$ 54,261,419</b>	<b>\$ 1,658,115</b>	
\$ 820,000	\$ 1,192,881	\$ 250,875	\$ 21,239,351				\$ 21,239,351	\$ 21,773,439	\$ 534,088	
\$ -	\$ -	\$ 2,722	\$ 664,908				\$ 664,908	\$ 601,877	\$ (63,031)	
\$ -	\$ -	\$ 12,616	\$ 1,358,591				\$ 1,358,591	\$ 1,717,717	\$ 359,126	
<b>\$ 820,000</b>	<b>\$ 1,192,881</b>	<b>\$ 266,213</b>	<b>\$ 23,262,850</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 23,262,850</b>	<b>\$ 24,093,033</b>	<b>\$ 830,183</b>	
\$ 600,000	\$ 668,249	\$ 156,193	\$ 13,315,973				\$ 13,315,973	\$ 14,864,990	\$ 1,549,017	
\$ -	\$ -	\$ 27,915	\$ 2,102,821				\$ 2,102,821	\$ 905,324	\$ (1,197,497)	
<b>\$ 600,000</b>	<b>\$ 668,249</b>	<b>\$ 184,108</b>	<b>\$ 15,418,794</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 15,418,794</b>	<b>\$ 15,770,314</b>	<b>\$ 351,520</b>	
\$ 900,000	\$ 992,248	\$ 217,513	\$ 18,150,770				\$ 18,150,770	\$ 17,277,682	\$ (873,088)	
\$ 100,000	\$ 149,818	\$ 44,956	\$ 3,516,597				\$ 3,516,597	\$ 2,257,363	\$ (1,259,234)	
\$ 150,000	\$ 107,559	\$ 35,466	\$ 2,907,824				\$ 2,907,824	\$ 2,288,968	\$ (618,856)	
\$ 150,000	\$ 157,165	\$ 52,889	\$ 5,120,574			\$347,758 Admissions	\$ 5,120,574	\$ 4,114,228	\$ (1,006,346)	Recommended 7/6/16 Facilities Committee
\$ -	\$ 58,748	\$ 56,810	\$ 5,083,235				\$ 5,083,235	\$ 5,042,398	\$ (40,837)	
\$ -	\$ -	\$ 29,806	\$ 2,871,363				\$ 2,871,363	\$ 2,796,035	\$ (75,328)	
<b>\$ 1,300,000</b>	<b>\$ 1,465,538</b>	<b>\$ 437,440</b>	<b>\$ 37,650,363</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 37,650,363</b>	<b>\$ 33,776,674</b>	<b>\$ (3,873,689)</b>	
\$ 600,000	\$ 667,262	\$ 135,615	\$ 11,990,683				\$ 11,990,683	\$ 11,267,182	\$ (723,501)	
\$ 100,000	\$ 78,051	\$ 46,410	\$ 3,523,652			\$750,000 Workforce	\$ 3,523,652	\$ 2,051,983	\$ (1,471,669)	Recommended 7/6/16 Facilities Committee
\$ 250,000	\$ 269,378	\$ 51,105	\$ 4,341,531				\$ 4,341,531	\$ 3,732,378	\$ (609,153)	
\$ 60,000	\$ 101,372	\$ 17,976	\$ 1,504,845				\$ 1,504,845	\$ 1,162,522	\$ (342,323)	
\$ 60,000	\$ 106,431	\$ 17,516	\$ 1,479,012				\$ 1,479,012	\$ 1,166,402	\$ (312,610)	
\$ -	\$ 44,342	\$ 58,665	\$ 5,073,320				\$ 5,073,320	\$ 4,938,772	\$ (134,548)	
\$ -	\$ -	\$ 18,558	\$ 1,638,391				\$ 1,638,391	\$ 1,397,789	\$ (240,602)	
<b>\$ 1,070,000</b>	<b>\$ 1,266,836</b>	<b>\$ 345,845</b>	<b>\$ 29,551,434</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 29,551,434</b>	<b>\$ 25,717,028</b>	<b>\$ (3,834,406)</b>	
\$ 150,000	\$ 371,977	\$ 42,000	\$ 3,723,412				\$ 3,723,412	\$ 3,655,134	\$ (68,278)	
\$ -	\$ -	\$ 3,000	\$ 255,185				\$ 255,185	\$ 319,337	\$ 64,152	
<b>\$ 150,000</b>	<b>\$ 371,977</b>	<b>\$ 45,000</b>	<b>\$ 3,978,597</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 3,978,597</b>	<b>\$ 3,974,471</b>	<b>\$ (4,126)</b>	
\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156				\$ 1,573,156	\$ 1,436,000	\$ (137,156)	
<b>\$ 50,000</b>	<b>\$ 249,100</b>	<b>\$ 16,500</b>	<b>\$ 1,573,156</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 1,573,156</b>	<b>\$ 1,436,000</b>	<b>\$ (137,156)</b>	
<b>\$ 6,165,000</b>	<b>\$ 8,020,235</b>	<b>\$ 1,903,381</b>	<b>\$ 164,038,498</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 164,038,498</b>	<b>\$ 159,028,939</b>	<b>\$ (5,009,559)</b>	Added \$384,219 to Misc. Expense (7/1/16)



# SOUTH TEXAS COLLEGE

## 2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

October 11, 2016

**BROADDUS  
& ASSOCIATES**





# BOARD APPROVAL ITEMS

**South Texas College**  
**2013 Bond Construction Program**  
**Upcoming Timeline – 10/11/16**

August '16                      September '16                      October '16                      November '16                      December '16

	August '16	September '16	October '16	November '16	December '16
<b>1</b>	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
<b>2</b>	Pharr RCPSE CM@R Selection – 8/23	GMP Approvals– Starr Campus HP&S Bldg. – Pack. 2 – 9/27	Accountability Status	Accountability Status	Accountability Status
<b>3</b>	Pharr RCPSE Master Plan – 8/23	Pharr RCPSE Schematic Design – 9/27	GMP Approvals – N&AH Site & Thermal Plant	GMP Approvals – Starr Campus Student Services & Activities	
<b>4</b>	GMP Approvals – Pecan Campus STEM, S. Academic – 8/23	Pecan Campus Parking & Site GMP – 9/27	GMP Approval – MVC Library & Workforce 10/25	Pecan Campus Parking & Site GMP – 9/27	
<b>5</b>	CM@R MVC Library Amendment – 8/23	Starr County Site GMP – 9/27	Project Color Boards	Pharr RCPSE SD Approval	
<b>6</b>	Starr County Exterior Elevations	La Joya SD & Cost Update			
	Project Color Boards	Pharr RCPSE CM@R Recommendation – 9/27			
		N&AH Thermal Energy Parking & Site Amendment			
		Project Color Boards			
<b>Board Approval</b>					

# OPERATIONAL ITEMS

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

August '16      September '16      October '16      November '16      December '16

	August '16	September '16	October '16	November '16	December '16
<b>1</b>	NTP's	NTP's	NTP's	NTP's	NTP's
<b>2</b>	Ongoing Mobilization & Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity
<b>3</b>	City of McAllen P&Z Approval – North Academic	FF&E Budget Confirmation	Concrete Foundation Pour 10/1	Buyout Savings Requests	Buyout Savings Requests
<b>4</b>		Pecan Campus Portable Bldg. Removal			
<b>5</b>		Schedule Optimization			
<b>6</b>					
<b>7</b>					
<b>8</b>					
<b>9</b>					
<b>10</b>					

Operational

# INFORMATION & PRESENTATION ITEMS

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

	August '16	September '16	October '16	November '16	December '16
	Pecan Campus Thermal Plant Issue Presentation	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update
1	Bond Program Budget Update	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking
2				OCIP Update	
3				Local Participation Update	
4				Wage Scale Survey Impact Update	
5					
6					
7					
8					
9					
10					
Informational/Presentations					

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - October 11, 2016

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

**STC 2013 Bond construction Program - Pecan North Academic Building**

Scorecard #16

Status: **Submitted**

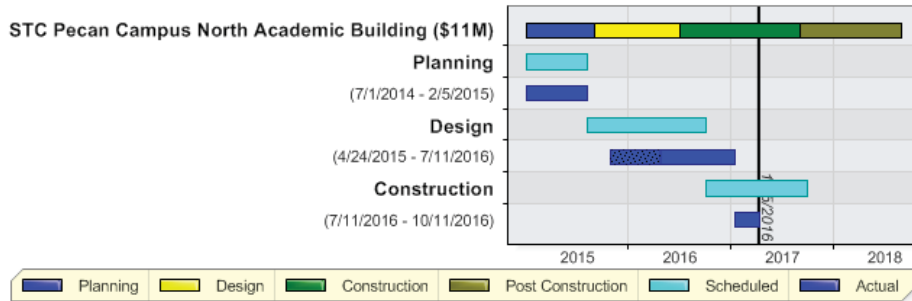
10/03/2016



**Scope**

	Initial Program	Current Program
Building SF	61,267	61,267
Budget	\$10,500,000	\$10,500,000
SD Estimate		\$11,015,000
DD Estimate		\$11,400,000
CD 30%		\$11,462,000
CD 60% GMP		\$10,951,000

**Schedule**



**Activity**

**30 Day Look Ahead**

- Lay out pier locations
- Tie 86 piers
- Begin drilling pier holes
- Building pad complete

**Key Consultants/Contractors**

- Architect: PBK Architects
- MEP: DBR Engineering
- Structural: Chanin Engineering
- Civil: Perez Consulting Engineers
- AV/IT WJHW Consultants
- D. Wilson Construction Co.

**Key Owner Issues or Concerns**

- Need steel shop drawing approvals

**Recent Photo**



### Scope

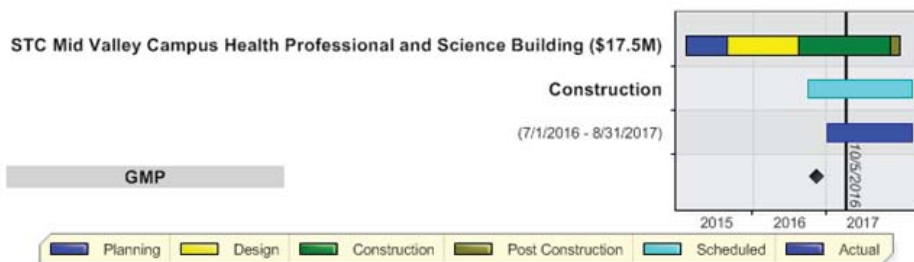
A new multilevel Health Professions and Science Building to house the following spaces:

- Science Classrooms
  1. Chemistry
  2. Physics
  3. Biology
  4. Engineering
- Laboratory Classrooms
- Departmental Offices
- Classrooms
- Computer labs

### Budget

	Current Budget
GMP	\$14,453,387

### Schedule



### Activity

#### 30 Day Look Ahead

- Complete pad excavation and testing.
- Complete power transfer by AEP and remove portions of existing primary line within pad as needed.
- Begin installation of select fill for building pad.

#### Key Consultants/Contractors

- ROFA Architects
- DBR- MEP
- HALFF -CIVIL
- Skanska USA

#### Key Owner Issues or Concerns

- Permit Pending
- Schedule completion Priority Project

### Recent Photo



# Mid Valley Student Services Addition

Scorecard #17

Status: **Submitted**

10/05/2016



## Scope

Student Services Building will include but not limited to:

- Cafeteria
- Lounge Space
- Building Support
- Offices
- Student Admissions

14,262 sq. ft

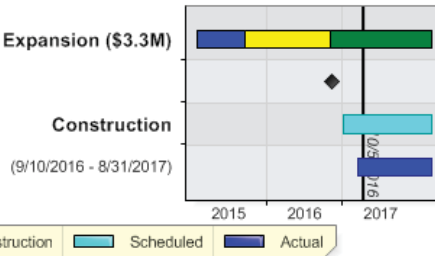
## Budget

	Initial Budget
Total	\$3,850,923

## Schedule

STC Mid Valley Campus Student Services Building Expansion (\$3.3M)

GMP



## Activity

### 30 Day Look Ahead

- Issuance of permit.
- Continue selective demolition.

### Key Consultants/Contractors

- Architect: ROFA Architects
- Structural: Hinojosa Engineering
- MEP: DBR Engineering
- Civil: Half Associates
- CMR: Skanska USA

### Key Owner Issues or Concerns

- Schedule

## Recent Photo



# Mid Valley Thermal Plant Expansion

Scorecard #16  
10/05/2016



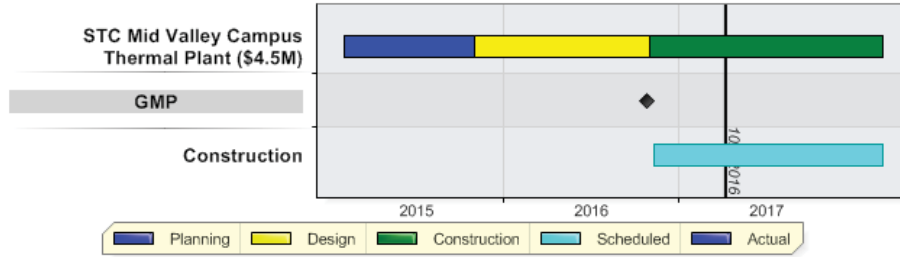
## Scope

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

## Schedule



## Activity

### 30 Day Look Ahead

- Continue installation of CMU walls.
- Continue MEP rough-ins within walls.
- Begin erection of structural steel.
- Begin installation of CT Yd. piers.

### 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





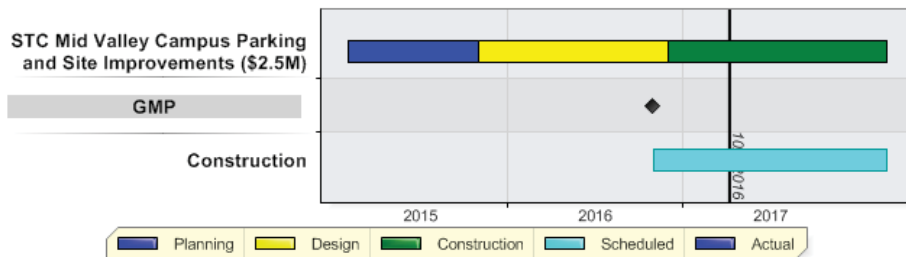
**Scope**

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**

- Complete installation and compaction of flex base at parking area.
- Continue installation of CHW lines and pressure testing as required.
- Continue installation of IT Duct Banks
- Complete installation of new AEP switchgear pads and related conduit.
- Complete AEP power transfer to Bldgs. A, B & F.

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

- Unforseen underground concrete slabs

**Recent Photo**



# Nursing and Allied Health Bldg

Scorecard #19  
 Status: **Submitted**  
 10/04/2016



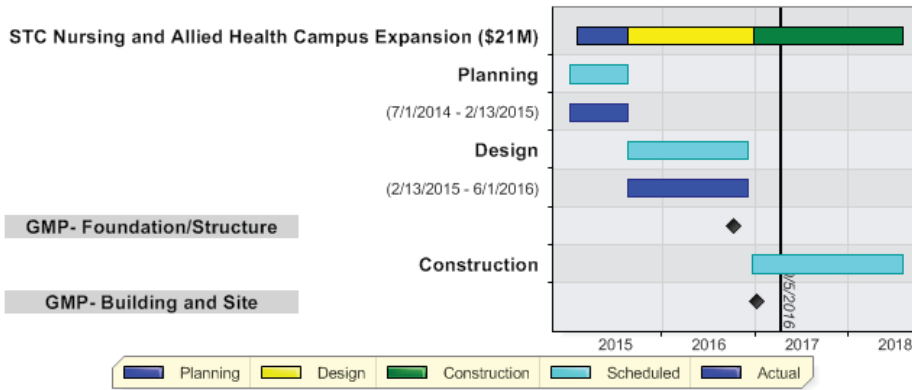
## Scope

- Hospital Simulation Center
- Library
- Cafeteria
- Classrooms
- Offices

## Budget

	Current Budget
Construction	\$16,600,000

## Schedule



## Activity

### 30 Day Look Ahead

- Underground Plumbing for South pour
- Underground Electrical for South pour
- Grade beam excavation for South pour

### Key Consultants/Contractors

- ERO Architects
- 720 Design of Library
- Gutierrez Engineering
- D. Wilson Construction Co.

### Key Owner Issues or Concerns

- Timeline of steel delivery
- Steel erector contract procurement
- ATT raceway to MDF room

## Recent Photo



**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
Total	\$15,010,638

**Schedule**



**Activity**

**30 Day Look Ahead**

- Continue installation of overhead MEP rough-ins.
- Continue installation of UG plumbing rough-ins.
- Continue installation of structural steel improvements at roof line.

**Key Consultants/Contractors**

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

**Key Owner Issues or Concern**

- NO current concerns

**Recent Photo**



**Scope**

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

**Budget**

	Initial Budget
Construction	\$650,000

**Schedule**



**Activity**

**30 Day Look Ahead**

- Issuance of permit.
- Continue selective demolition.

**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**



**STC 2013 Bond Construction Program - Starr Health / Science Building**

Scorecard #17

Status: **Submitted**

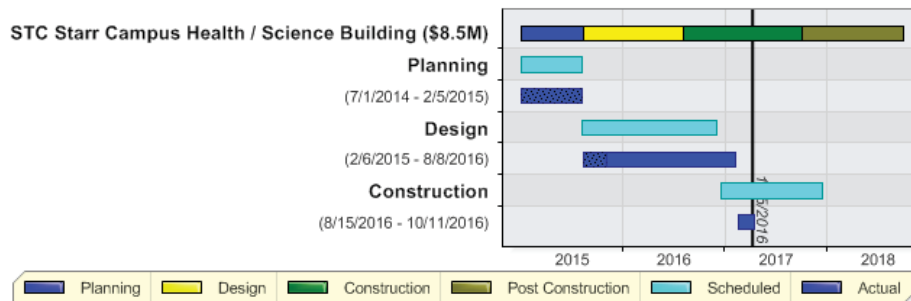
10/03/2016



**Scope**

	Initial Program	Current Program
<b>Building SF</b>	48,690	51,611
<b>Budget</b>	\$8,500,000	\$8,500,000
<b>SD Estimate</b>		\$9,067,012
<b>DD Estimate</b>		Pending
<b>30% CD Est</b>		Pending
<b>Partial GMP</b>	Fndn & Structure	\$1,736,000
<b>Partial GMP</b>	Building	\$7,785,000
<b>60% CD GMP</b>	Combined Total	<b>\$9,521,000</b>

**Schedule**



**Activity**

**30 Day Look Ahead**

- Building lay out for footings
- Rebar deliveries

**Key Consultants/Contractors**

- Architect: Mata+Garcia
- MEP: Sigma Engineering
- Structural: CLH Engineering
- Civil: Melden & Hunt Engineering
- AV/IT WJHW Consultants

**Key Owner Issues or Concerns**

- Verification of locations for data floor boxes
- Steel shop drawing approvals
- Steel erector procurement

**Recent Photo**



# STC Construction Bond Program - Thermal Plant

Scorecard #14

Status: **Submitted**

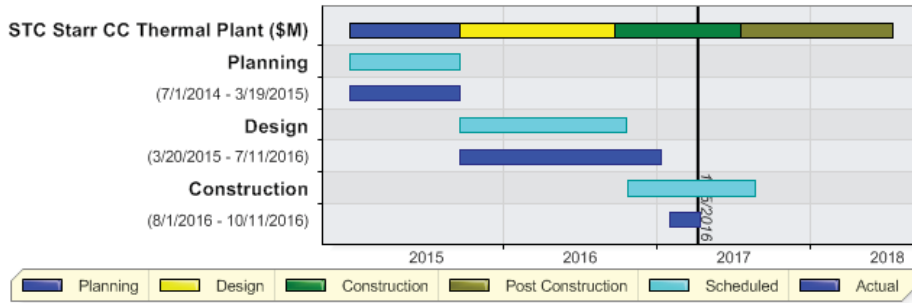
10/03/2016



## Scope

	Initial Program	Current Program
Building SF	4,000	4,000
Budget	\$3,800,000	\$3,800,000
SD Estimate		\$4,100,000
DD Estimate		Pending
30% CD Est		Pending
60% CD GMP		\$3,911,000

## Schedule



## Activity

### 30 Day Look Ahead

- GMP approved by BOT on 6/28/16
- CMR to mobilized 08/08/16

### Key Consultants/Contractors

- Prime Consultant: Sigma HN
- Architect Consultant: M+G
- Structural: CLH Engineering
- MEP: Sigma HN Engineering
- Civil: Melden & Hunt

### Key Owner Issues or Concerns

- On budget and on time

## Recent Photo



**South Texas College**  
**Unexpended Plant Fund-Construction**  
**Non-Bond Expenditures**  
**As of October 11, 2016**

	Non-Bond Expenditures		
	Board Approved Expenditures	Not Board Approved Projected Expenditures	Total Expenditures
<b><i>Nursing &amp; Allied Health</i></b>			
Thermal Plant	\$ -	\$ 2,819,350	\$ 2,819,350
Thermal Plant Parking and Site Improvement		217,000	217,000
<i>NAH Campus Subtotal</i>	<b>\$ -</b>	<b>\$ 3,036,350</b>	<b>\$ 3,036,350</b>
<b><i>Mid Valley Campus</i></b>			
Thermal Plant Alternate 1 & 2	\$ 718,947		\$ 718,947
Library Retrofit		2,231,310	2,231,310
Workforce Retrofit		100,000	100,000
<i>Mid Valley Campus Subtotal</i>	<b>\$ 718,947</b>	<b>\$ 2,331,310</b>	<b>\$ 3,050,257</b>
<b><i>Starr County Campus</i></b>			
Workforce Retrofit	\$ -	\$ 180,000	\$ 180,000
Thermal Plant Alternate	788,305		788,305
<i>Starr Campus Subtotal</i>	<b>\$ 788,305</b>	<b>\$ 180,000</b>	<b>\$ 968,305</b>
<b><i>Regional Center for Public Safety Excellence</i></b>			
Parking and Site Improvements	\$ -	\$ 1,000,000	\$ 1,000,000
<i>Regional Center for Public Safety Excellence Subtotal</i>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Total Non-Bond Expenditures</b>	<b>\$ 1,679,071</b>	<b>\$ 6,547,660</b>	<b>\$ 8,226,731</b>

Additional and Proposed Non-Bond Expenditures		
Non-Bond Funds Required to Cover Bond Budget Shortfalls		
Board Action - Sept. & Oct 2016 (See Note A)	748,658	
Additional Projected Shortfalls CCL/GMP - per Broadus and Associates	4,837,660	
<b>Total Projected Non-Bond Expenditures</b>		<b>\$ 5,586,318</b>
<b>Total Projected Non-Bond Expenditures</b>		<b>\$ 13,813,049</b>

**Note A: Non-Bond Funds Required to Cover Bond Budget Shortfalls-as of October 11, 2016**

Parking and Site Improvements GMP Variance (9/27/16)	\$ 171,819
Non-Bond NAH Campus Thermal Plant Variance (Proposed 10/11/16)	360,245
Non-Bond NAH Campus Parking and Site Improvements Variance (Proposed 10/11/16)	39,822
Non-Bond Midvalley Campus Library Furniture Consultant Fee (Proposed 10/11/16)	18,613
Non-Bond NAH Campus Thermal Plant AV/IT Consultant Fee (Proposed 10/11/16)	8,850
5% CCL Adjustment Fee- Reconciliation of Professional Services	149,309
<b>Total Non-Bond Funds Required to Cover Bond Budget Shortfalls</b>	<b>\$ 748,658</b>

## **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 October 25, 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 approved and adopted.

Broaddus and Associates proposed further revisions to this timeline at the Facilities committee on August 9, 2016, but the proposal was rejected by the Committee and not presented to the Board. The timeline was rejected primarily due to concerns voiced by administration about the timeframe allotted for occupancy of facilities in time for the scheduled semester.

Broaddus and Associates is working to update the GMP schedule, completion dates, and occupancy dates which will be presented upon completion to the Facilities Committee for a recommendation to the Board for action as appropriate.

At this time, Broaddus and Associates will be providing an update of the construction timeline for the Pecan Campus North Academic Building.

The timeline includes the following information, for each project in the 2013 Bond Construction Program:

- **Guaranteed Maximum Price (GMP)** indicates the deadline for Broaddus & Associates to submit and recommend Board approval of a GMP.
- **Temporary Certification of Occupancy** – this is the date at which furniture, fixtures, and equipment can be installed, but regular occupancy is not permitted.



- **Completion dates** - including substantial completion and final completion, establish deadlines for the design and construction teams to complete phases of the project.
- **Occupancy dates** - based upon completion dates, above, and indicate when students, faculty, and staff will be able to fully utilize the facilities.

The Temporary Certification of Occupancy has been added to this timeline in response to Broaddus & Associates' recommendation that the college consider implementing a phased move-in to those projects which can be delivered prior to benchmark deadlines, but with very little anticipated time to complete the move in before facilities are needed.

### **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 October 25, 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	Facilities Committee GMP Schedule	Board Approval GMP Schedule	Revised Dates as of 10/2/2016		Target Dates as of 10.02.16	Revised Dates as of 10.02.16		STC Academic Timeline			
		Revised Schedule As of 8/3/16	Revised Schedule As of 8/3/16	Construction Start Date as of 8/3/16	Substantial Completion Date As of 10/2/16	Temp Cert. of Occupancy (TCO) Target Date as of 10.2.16	Construction Period	FFE Completion of Move In	FFF Completion of FFE & Make Ready as of 10.2.16	Semester	Faculty Start Date	Classes Begin
<b>Buildings , Expansions and Renovations</b>												
<i>Pecan Campus</i>												
1	North Academic Building	06/28/16	06/28/16	8/8/2016	12/24/17	11/4/2017	14 months	12/24/17	12/24/17	Spring 2018	1/3/2018	1/16/2018
2	South Academic Building	08/23/16	08/23/16	9/15/2016	9/15/2017	11/15/2017	12 months	11/2017	12/24/17	Spring 2018	1/3/2018	1/16/2018
3	STEM Building	08/23/16	08/23/16	9/15/2016	11/15/2017	11/15/2017	14 months	12/2010	12/24/17	Spring 2018	1/3/2018	1/16/2018
4	Student Activities Building and Cafeteria	06/28/16	06/28/16	8/15/2016	8/15/2017		12 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017
<i>Mid-Valley Campus</i>												
5	Health Professions and Science Building	07/26/16	07/26/16	8/15/2016	8/15/2017	7/10/17	12 months	8/15/2017	8/15/2017	Fall 2017	8/21/2017	8/28/2017
6	Library Expansion	10/11/16	10/25/16	11/1/2016	8/28/2017		10 months	8/21/2017		Fall 2017	8/21/2017	8/28/2017
7	Student Services Building Expansion	07/26/16	07/26/16	9/01/2016	8/28/2017		12 months	8/21/2017		Fall 2017	8/21/2017	8/28/2017
8	Workforce Training Center Expansion	09/27/16	09/27/16	10/15/2016	8/28/2017		10 months	8/21/2017		Fall 2017	8/21/2017	8/28/2017
<i>Starr County Campus</i>												
9	Health Professions and Science Building Partial GMP	07/26/16	07/26/16	8/15/2016				8/15/2017			8/21/2017	8/28/2017
	Health Professions and Science Building Package 2	09/13/16	09/27/16	10/1/2016	8/15/2017	7/02/32017	12 months	8/15/2017	8/15/2017	Fall 2017	8/21/2017	8/28/2017
10	Library	10/11/16	10/25/16	11/1/2016	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017
11	Student Activities Building Expansion	10/11/16	10/25/16	11/1/2016	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017
12	Student Services Building Expansion	10/11/16	10/25/16	11/1/2016	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017
13	Workforce Training Center Expansion	10/11/16	10/25/16	11/1/2016	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017
<i>Nursing &amp; Allied Campus</i>												
14	Campus Expansion Package 1	05/10/16	05/24/16	6/1/2016			18 months	12/24/2017			1/3/2018	1/16/2018
	Campus Expansion Package 2	07/26/16	07/26/16	9/1/2016	12/1/2017	12/01/2017	15 months	12/24/2017	12/24/17	Spring 2018	1/3/2018	1/16/2018
<i>Technology Campus</i>												
	Southwest Building Renovation Demolition Package	-	03/29/16	5/2016			3 months	8/15/2017			8/21/2016	8/28/2017
15	Southwest Building Renovation Building Package	06/14/16	06/28/16	8/15/2016	7/15/2017	07/15/2017	12 months	8/15/2017	8/15/2017	Fall 2017	8/21/2016	8/28/2017
<i>Regional Center for Public Safety Excellence</i>												
16	Training Facility	2/14/2017	2/28/2017	4/2017	2/2018		10 months	4/2018		Summer 2018		6/4/2018
<i>La Joya Center</i>												
17	Training Labs Improvements	12/6/2016	12/13/2016	2/17/2017	8/15/2017		12 months	8/21/2017		Fall 2017	8/21/2016	8/28/2017
<b>Thermal Plants</b>												
18	Pecan Campus Thermal Plant Expansion	11/10/15	11/24/15	12/01/2015	10/30/2016		10 months	12/1/2017		Fall 2017	8/22/2016	8/29/2016
19	Mid Valley Thermal Plant	04/12/16	04/26/16	6/1/2016	2/2017		8 months	3/2017		Spring 2017	1/4/2017	1/17/2017
20	Starr County Thermal Plant	06/14/16	06/28/16	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*	10/11/16	10/25/16	11/2016	9/2017		10 months	10/2017		Fall 2017	1/3/2018	1/16/2018
<b>Parking &amp; Site Improvements</b>												
22	Pecan Campus Parking and Site Improvements	09/13/16	09/27/16	11/2016	9/2017		10 months	10/2017		Fall 2017	1/3/2018	1/16/2018
23	Mid Valley Campus Parking and Site Improvements	04/12/16	04/26/16	6/2016	7/2017		11 months	08/2017		Fall 2017	8/21/2017	8/28/2017
	Starr County Campus Parking and Site Improvements Partial	06/14/16	06/28/16	9/2016	9/2017		12 months	10/2017				
24	Starr County Campus Parking and Site Improvements Package	09/13/16	09/27/16	11/2016	9/2017		10 months	10/2017		Fall 2017	1/3/2018	1/16/2018
25	Nursing and Allied Health Campus Parking and Site Improvement	10/11/16	10/25/16	11/2016	11/2017		12 months	2/2018		Spring 2018	1/3/2018	1/16/2018
26	Technology Campus Parking and Site Improvements	06/14/16	06/28/16	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 Improvement	03/14/17	03/28/17	4/2017	4/2018		12 months	6/2018		Summer 2018		6/4/2018

**Color Legend**

Pending GMPs
Priority Projects
Updated

## **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Nursing and Allied Health Campus Thermal Plant**

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant will be requested at the October 25, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Halff Associates has submitted the 60% set construction documents with enough information regarding the construction work of the project.

### **Background**

Halff Associates has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer has provided the necessary construction documents to D. Wilson Construction Company which has provided the GMP in the amount of \$3,171,715.

This is a non-bond project previously approved as a capital improvement project to develop a new thermal plant for the campus. This project will provide the chilled water system and lines for the new 2013 Bond Nursing and Allied Health Campus Expansion building and the existing Nursing and Allied Health Campus buildings. Bond funds will be used for the chilled water lines to the new expansion building and the purchase of chillers. Non-bond funds will be used for the new thermal plant, chilled water lines to the existing buildings, and replacement of HVAC units in the existing buildings.

Non Bond Construction Cost Limitation (CCL)	\$2,630,000
Bond Funds CCL – Chilled Water Lines to New NAH Expansion Building	181,470
Total CCL	<u>\$2,811,470</u>
<b>Less:</b>	
Total Proposed GMP	\$3,171,715
Budget Deficit Variance	<u>(\$360,245)</u>

Item Description	Bond Budget	Non - Bond Budget	Total
CCL	\$0	\$2,630,000	\$2,630,000
Lines to new building	\$181,470	\$0	181,470
<b>Total CCL</b>	<b>\$181,470</b>	<b>\$2,630,00</b>	<b>\$2,811,470</b>
Proposed GMP	\$230,788	\$2,940,927	\$3,171,715
Budget vs GMP Variance	(\$49,318)	(\$310,927)	(\$360,245)

### Funding Source

The current Construction Cost Limitation (CCL) for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project is \$3,171,715. Funds are budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non Bond Construction budget in the amount of \$360,245 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### Reviewers

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

### Enclosed Documents

A memorandum from Broaddus and Associates and a description of the GMP submitted by D. Wilson Construction Company is enclosed.

### Presenters

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

### Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the October 25, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$3,171,715 with D. Wilson Construction Company and utilization of additional Non-Bond funds in the amount of \$360,245 for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C

**From:** Gilbert Gallegos AIA, Senior Vice President

**Date:** October 11, 2016

**Subject:** Non Bond Nursing and Allied Health Campus Thermal Energy Plant (GMP) from D Wilson Construction

**Re:** 2013 South Texas College Bond Construction Program – Non Bond Nursing and Allied Health Parking Thermal Energy Plant

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Broaddus & Associates is pleased to request approval of partial Guaranteed Maximum Price (GMP) for the STC Non-Bond Nursing and Allied Health Campus Thermal Energy Plant. The GMP includes all work to build a new thermal energy plant for the Nursing and Allied Health Campus. This plant will service not only the new Nursing and Allied Health Building under the Bond Program but also the Existing Nursing and Allied Health Campus Building.

The GMP for Nursing and Allied Health Campus Project includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by Halff Engineering, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Nursing and Allied Health Campus Thermal Energy Plant and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of this proposal as presented.



McAllen • San Antonio

JOB: STC NAH THERMAL PLANT 60% CDs  
 Est. Start Date: Tuesday, September 27, 2016  
 Completion:  
 Days:  
 Months:  
 PLAN SF: 6,533

PRINTED: 10/5/16 3:23 PM  
 Addendum: n/a  
 Alternates:  
 Contract docs: 60% CD  
 Liquidated damages: 0  
 Sub list required: 0

Schedule of Values

Bond Funding  
 Chiller Lines  
 to New Bldg

CSI Section	Division Title	Base Bid	
01 00 00	GENERAL REQUIREMENTS	238,632	217
03 00 00	CONCRETE	73,381	
04 00 00	MASONRY	192,016	
05 00 00	STRUCTURAL STEEL	72,307	
06 00 00	CARPENTRY	10,965	
07 00 00	MOISTURE PROTECTION	55,600	
08 00 00	DOORS & WINDOWS	54,139	
09 00 00	FINISHES	20,880	
10 00 00	SPECIALTIES	8,375	
12 00 00	FURNISHINGS	460	
21 00 00	FIRE SUPPRESSION	14,000	
22 00 00	PLUMBING	75,000	
23 00 00	HVAC	1,879,068	216,905
26 00 00	ELECTRICAL	217,000	
27 00 00	STRUCTURED CABLING	inc	
28 00 00	ELECTRONIC SAFETY AND SECURITY	inc	
31 00 00	EARTHWORK	72,415	
	CONTRACTOR DESIGN CONTINGENCY	32,000	217
	CONSTRUCTION PHASE FEE 3.60%	107,433	7,816
	BOND SUBTOTAL	33,169	2,429
		-	
	<b>SUBTOTALS</b>	<b>3,124,840</b>	<b>227,368</b>
	OWNER'S CONTINGENCY (NO FEE)	46,875	3,420
	<b>GMP TOTAL:</b>	<b>3,171,715</b>	<b>230,788</b>

## **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements**

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements will be requested at the October 25, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. R. Gutierrez Engineering Corporation has submitted the 60% set construction documents with enough information regarding the construction work of the project.

### **Background**

R. Gutierrez Engineering Corporation has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer has provided the necessary construction documents to D. Wilson Construction Company which has provided the GMP in the amount of \$239,822.

This is a non-bond project previously approved as part of a capital improvement project to develop the new thermal plant for the campus. This project will provide parking and site work for the new thermal plant and its immediate surrounding area.

Construction Cost Limitation (CCL)	\$200,000
Less:	
Total Proposed GMP	<u>239,822</u>
Budget Deficit Variance	<u>(\$39,822)</u>

### **Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements project is \$200,000. Funds are budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non-Bond Construction budget in the amount of \$39,822 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls

**Reviewers**

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

**Enclosed Documents**

A memorandum from Broaddus and Associates and a description of the GMP submitted by D. Wilson Construction Company is enclosed.

**Presenters**

Representatives from Broaddus and Associates, R. Gutierrez Engineering Corporation, and D. Wilson Construction Company will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 25, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$239,822 with D. Wilson Construction Company and utilization of additional Non-Bond funds in the amount of \$39,822 for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements as presented.





**MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** October 11, 2016  
**Subject:** Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements (GMP) from D Wilson Construction  
**Re:** 2013 South Texas College Bond Construction Program – Nursing and Allied Health Thermal Plant Parking and Site Improvements

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Broaddus & Associates is pleased to request approval of a Guaranteed Maximum Price (GMP) for the STC Non Bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements. The GMP includes all work to do all the civil engineering for the NAH Thermal Energy Plant including but not limited to: Utilities, Landscaping, Irrigation, Sidewalks and Parking for a new thermal energy plant for the Nursing and Allied Health Campus. This plant will service not only the new Nursing and Allied Health Building under the Bond Program, but also the Existing Nursing and Allied Health Campus Building.

The GMP for Nursing and Allied Health Campus Project Parking and Site work includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by R Gutierrez Engineering, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Nursing and Allied Health Campus Thermal Energy Plant Parking and Site work and concurs with the pricing in the Construction Manager-at-Risk’s proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of this proposal as presented.

JOB: STC Nursing Allied & Health Thermal Site  
 Est. Start Date: Tuesday, October 04, 2016  
 Completion:  
 Days:  
 Months:  
 PLAN SF:

PRINTED: 1:17:50 PM

Addendum:  
 Alternates: 0  
 Contract docs: 0  
 Liquidated damages:  
 Sub list required:

### Schedule of Values

CSI Section	Division Title			
01 00 00	GENERAL REQUIREMENTS			11,594
03 00 00	CONCRETE			25,690
05 00 00	STRUCTURAL STEEL			7,447
26 00 00	ELECTRICAL			146,500
27 00 00	STRUCTURED CABLING			inc
31 00 00	EARTHWORK			34,200

CONTRACTOR DESIGN CONTINGENCY		2,373
CONSTRUCTION PHASE FEE	3.60%	8,116
INSURANCE SUBTOTAL		-
BOND SUBTOTAL		2,731
<b>SUBTOTALS:</b>		<b>236,278</b>
OWNER'S CONTINGENCY (NO FEE)		3,545
<b>GMP TOTAL:</b>		<b>239,822</b>

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

- 1. Mid Valley Campus Health Professions and Science**
- 2. Mid Valley Campus Student Services Expansion**

Approval of the colors and finishes for the 2013 Bond Construction projects will be requested at the October 25, 2016 Board meeting.

### **Background**

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 colors and finishes have been reviewed with College staff and Broaddus and Associates.

### **Enclosed Documents**

Color boards and renderings are enclosed for the Committee's review.

### **Presenters**

Representatives from the respective architects will be present at the October 11, 2016 Facilities Committee meeting to present the color boards as follows:

Mid Valley Campus Health Professions and Science – ROFA

Mid Valley Campus Student Services Expansion – ROFA

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 25, 2016 Board meeting, the selection of revised colors and finishes for the 2013 Bond Construction Mid Valley Campus Health Professions and Science and Mid Valley Campus Student Services Expansion projects as presented.

# HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**FIRST FLOOR LOBBY**

## HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**SECOND FLOOR LOBBY**



## HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**FIRST FLOOR CORRIDOR/STUDENT AREA**

## HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**FIRST FLOOR CORRIDOR**

## HEALTH PROFESSIONS AND SCIENCE BUILDING



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



SECOND FLOOR CORRIDOR



HEALTH PRO



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



STUDENT INFORMATION COMMONS

## HEALTH PROFESSIONS AND SCIENCE BUILDING



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



STUDENT INFORMATION COMMONS



## HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**HEALTH PROFESSIONS DEPARTMENTAL WAITING AREA**

## HEALTH PROFESSIONS AND SCIENCE BUILDING



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



NURSING LABORATORY



## HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



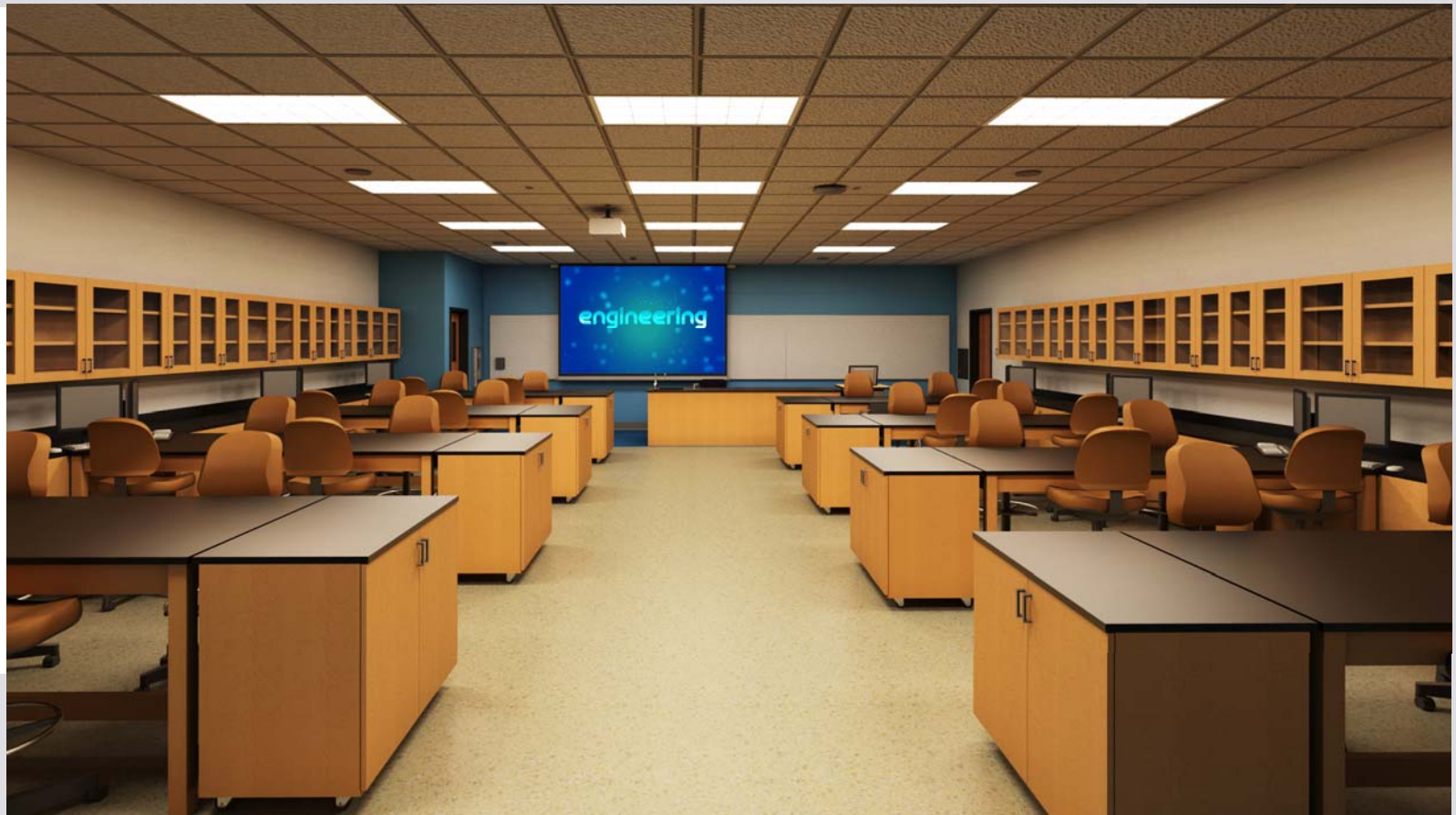
**SCIENCE DEPARTMENTAL WAITING AREA**

## HEALTH PROFESSIONS AND SCIENCE BUILDING



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



ENGINEERING LABORATORY



## HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**ENGINEERING - ELECTRONICS LABORATORY**

## HEALTH PROFESSIONS AND SCIENCE BUILDING



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



CHEMISTRY LABORATORY



## HEALTH PROFESSIONS AND SCIENCE BUILDING



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



A&P LABORATORY (Anatomy & Physiology)

## HEALTH PROFESSIONS AND SCIENCE BUILDING



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



MIRCO BIO/GENETICS LABORATORY

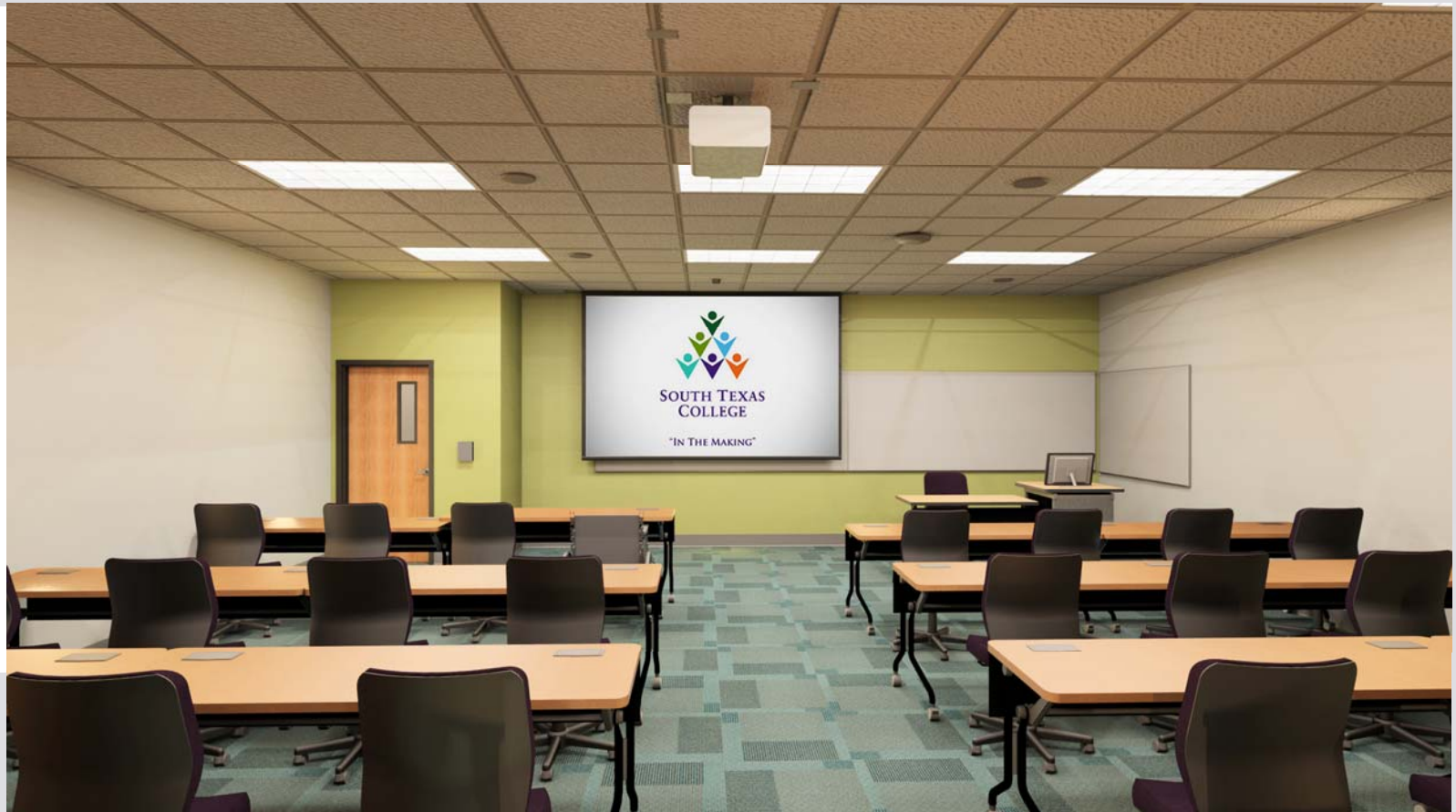


## HEALTH PROFESSIONS AND SCIENCE BUILDING



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**TYPICAL CLASSROOM**

# STUDENT SERVICES BUILDING EXPANSION



SOUTH TEXAS  
COLLEGE

MID-VALLEY  
CAMPUS



GALLERY



# STUDENT SERVICES BUILDING EXPANSION



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**GALLERY**

# STUDENT SERVICES BUILDING EXPANSION



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**DINING ROOM**



## STUDENT SERVICES BUILDING EXPANSION



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**STUDENT ACTIVITIES**

## STUDENT SERVICES BUILDING EXPANSION



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**STUDENT ENROLLMENT CENTER**



## STUDENT SERVICES BUILDING EXPANSION



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**STUDENT ENROLLMENT CENTER**

# STUDENT SERVICES BUILDING EXPANSION



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**WOMEN**



## STUDENT SERVICES BUILDING EXPANSION



**SOUTH TEXAS  
COLLEGE**

**MID-VALLEY  
CAMPUS**



**MEN**

**Review and Recommend Action on Additional Services with Broaddus & Associates for Audio Visual/Information Technology Consultant Services for the Non-Bond Nursing and Allied Health Campus Thermal Plant**

Approval of additional services with Broaddus & Associates for Audio Visual/Information Technology (AV/IT) Consultant Services for the Non-Bond Nursing and Allied Health Campus Thermal Plant will be requested at the October 25, 2016 Board meeting.

**Purpose**

Authorization is being requested to approve additional services with Broaddus & Associates for the use of an AV/IT consultant to design the audio visual/information technology infrastructure for the new thermal plant at the Nursing and Allied Health Campus.

**Justification**

The use of an AV/IT consultant will provide the proper design of the infrastructure and be consistent with the current designs for the 2013 Bond Construction Program projects.

**Background**

On December 16, 2014, the Board previously approved additional services to Broaddus & Associates for consultant services by WHJW, Inc. in the amount of \$595,000 to provide AV/IT design services for the entire 2013 Bond Construction Program. The new Nursing and Allied Health Campus Thermal Plant will require AV/IT infrastructure to operate and provide connectivity to the rest of the campus and the College district. The use of the same consultant will allow for equitable system designs and consistency in plans and specifications.

<b>Additional Service</b>	<b>Original Amount Entire Bond Program (Bond Funded)</b>	<b>Current Proposal NAH Campus Thermal Plant (Non-Bond Funded)</b>	<b>Revised Total</b>
WHJW, Inc.	\$595,000	\$8,850	<b>\$603,850</b>

**Funding Source**

Funds are available in the FY 2016 – 2017 Non-Bond Construction budget.

**Enclosed Documents**

A proposal dated September 2, 2016 from Broaddus and Associates in the amount of \$7,600 with additional reimbursable not to exceed \$1,250 for a combined total of \$8,850 is enclosed. Broaddus and Associates will not be requesting a coordination fee for this additional service.

**Presenters**

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to address any questions related to the proposed consultant services.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 25, 2016 Board meeting, additional services with Broaddus & Associates in the amount of not to exceed \$8,850 for Audio Visual/Information Technology consultant services for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented.



WRIGHTSON | JOHNSON | HADDON | WILLIAMS

Designers and Planners for Sound, Video, Multi-Media  
Telecommunications, Broadcast, Theatre & Acoustics  
Dallas • San Antonio • Denver

September 2, 2016

Mr. Gilbert Gallegos, AIA  
Broaddus & Associates  
1100 East Jasmine Avenue, Suite 102  
McAllen, TX 78501

Via Email: [dgonzalez@broaddusassociates.com](mailto:dgonzalez@broaddusassociates.com)

Re: **South Texas College (STC) Bond 2013 Project**  
**WJHW Additional Services Proposal (ASR #2) – NAH Thermal Plant**

Dear Mr. Gallegos:

Thank you for requesting this fee proposal from Wrightson, Johnson, Haddon & Williams (WJHW) for Additional Services in regards to the structured cabling and video surveillance designs at the NAH Thermal Plant facility. This additional service was noted and recognized during email exchanges with Diana Bravo Gonzalez and Tim Weldon.

**SCOPE OF SERVICES**

WJHW will provide the following additional services:

- Design of the structured cabling, card access and video surveillance systems consistent with our base contract services.
- Assist the Architectural team in developing the essential functional and infrastructure requirements for the facility.
- Provide input for typical device locations on floor and ceiling plans, preliminary layouts in equipment rooms and conduit distribution requirements.
- Coordinate architectural and MEP infrastructure requirements with the A/E team.
- Work to develop final construction documents for each of the systems for which we have been given responsibility
- Provide Construction Administration services for these additions as outlined within our base proposal.

**FEE**

For the Consultative and Design Services outlined above, we propose to provide these services for the fixed fees of \$7,600 plus reimbursable expenses (additional reimbursable expenses shall not exceed \$1,250):

Building	Design Services Fee	Estimated Hours
NAH Thermal Plant	\$ 7,600	44

WJHW anticipates up to two (2) additional man days onsite as part of these additional efforts.

The terms and conditions in the original contract agreement dated December 18, 2014, shall apply to this document.

Thank you again for giving us the opportunity to prepare this additional services proposal. Please let me know if you have any questions or need anything else. We are prepared to begin our work upon receipt of your notice to proceed.

Best Regards,

Wrightson, Johnson, Haddon & Williams, Inc.

René Garza  
Principal

ACCEPTED:

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

3424 Midcourt Road, Suite 124, Carrollton, TX 75006  
972.934.3700 voice 972.934.3720 fax

**Review and Recommend Action on Amendment to Mechanical Electrical Plumbing (MEP) Engineer Agreement for the 2013 Bond Construction Mid Valley Campus Thermal Plant**

Approval to amend the existing engineering agreement with DBR Inc. to include the additional scope items designed will be requested at the October 25, 2016 Board meeting.

**Purpose**

Authorization is being requested to amend the current engineering agreement with DBR Inc. to include the design of the additional scope at the 2013 Bond Construction Mid Valley Campus Thermal Plant.

**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 DBR Inc. 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 \$3,800,000. On April 26, 2016, the GMP was approved in the amount of \$3,787,322 including approval of two alternates in the amount of \$718,947 to be paid out of non-bond funds, a combined total of \$4,506,269. On August 23, 2016, Board approved use of \$109,376 in buyout savings to reincorporate the deferred cooling tower. The revised GMP with the addition of the cooling tower is \$4,615,645. 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 \$3,800,000 which was negotiated as a fixed fee of 7% for a total fee of \$266,000. The revised scope of work is \$5,329,845 based on the current GMP \$4,615,645 and the cost of the chillers at \$714,200. The fee was re-negotiated to 6.30% for a total revised fee of \$335,780.24

<b>REVISED FEE SUMMARY</b>						
<b>MID VALLEY CAMPUS THERMAL PLANT</b>						
<b>DBR, Inc.</b>	<b>Project Cost</b>	<b>Fee Schedule Amount</b>	<b>Broaddus Offer</b>	<b>DBR, Inc. Counter</b>	<b>Recommended Fee</b>	<b>Fee Amount</b>
Original CCL	\$3,800,000.00				7%	\$266,000.00
Base GMP	\$4,506,269.00					
Chillers	714,200.00					
<b>Total Cost of Work</b>	<b>\$5,329,845.00</b>	<b>6.50%</b>	<b>6.25%</b>	<b>6.40%</b>	<b>6.30%</b>	<b>\$335,780.24</b>

**Breakdown of Fees**

Revised Fee	\$335,780.24
Current Negotiated Fee	266,000.00
Additional Fee	<u>\$69,780.24</u>

**Funding Source**

Bond funds are budgeted in the Bond Construction budget for FY 2016-2017 and additional funds may be required from the Non-Bond Construction Budget.

**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 October 25, 2016 Board meeting, to amend the current AE contract with DBR Inc. to a fixed fee of \$335,780.24 based on 6.30% of \$5,329,845.



**Review and Recommend Action on Amendment to the Agreement for Additional Services with Furniture Consulting Firm for the Non-Bond Mid Valley Campus Library Renovations**

Approval to amend the agreement for additional services with the furniture consulting firm for the Non-Bond Mid Valley Campus Library Renovations will be requested at the October 25, 2016 Board meeting.

**Purpose**

Authorization is being requested to approve additional services with the furniture consulting firm for selection of furniture at the Non-Bond Mid Valley Campus Library Renovation project.

**Justification**

Selection of furniture for the library that is consistent with the current 2013 Bond Construction Program proposed furniture selections is necessary to provide uniformity and equity at the College's facilities.

**Background**

On December 15, 2015, the Board approved HPG Design Group, LLC to provide furniture consulting for the 2013 Bond Construction projects. The Non-Bond Mid Valley Campus Library Renovation project was not part of the scope of services included in the agreement. A proposal has been provided by HPG Design Group, LLC to provide furniture consulting services for this project. Reimbursable expenses are not being requested from the consultant.

The proposed additional services fees are as follows:

<b>FEE SUMMARY</b>				
<b>DISTRICT WIDE FURNITURE CONSULTANT</b>				
<b>Consultant</b>	<b>Project</b>	<b>Fee Amount</b>	<b>Additional Service Proposed Fee</b>	<b>Fee Amount</b>
HPG Design Group, LLC.	Original Bond Projects	\$237,090.00	\$-	\$237,090.00
	Mid Valley Campus Library Renovations	\$-	\$18,613.36	\$18,613.36
<b>Total</b>		<b>\$237,090</b>	<b>\$18,613.36</b>	<b>\$255,703.36</b>

**Funding Source**

Funds for these expenditures are budgeted in the Non-Bond Construction budget for FY 2016-2017, which increases the commitment of non-bond funds. Broaddus and Associates will not be requesting a coordination fee for this additional service since this is a separate agreement between the College and HPG Design Group, LLC.

**Reviewers**

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

**Enclosed Documents**

A proposal from HPG Design Group, LLC. is enclosed.

**Presenters**

Representatives from Broaddus & Associates 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 October 25, 2016 Board meeting, an amendment to the agreement for additional services with HPG Design Group, LLC. for furniture consulting services in the amount of \$18,613.36 for the Non-Bond Mid Valley Campus Library Renovation project as presented.

October 6, 2016

Ricardo de la Garza  
Director of Facilities, Planning & Construction  
McAllen, Texas 78501

Re: Fee Proposal for the Mid Valley Library Expansion/Renovation Additional Services

Dear Mr. de la Garza,

HPG Design Group is pleased to provide South Texas College with our Fee Proposal to provide Additional Services with FF&E Services for the above referenced project.

## **SCOPE OF WORK**

### **Pre-Construction Phase:**

- Evaluate FF&E needs/requirements as needed with users
- Assist in reviewing furniture drawings from Vendor and Architect
- Assist in checking drawings for furniture ADA requirements
- Assisting in the reviewing of furniture specifications
- Assist in negotiating pricing with dealers (TXMAS) and value engineering
- Assist with schedules from Vendors
- Assist in reviewing drawings with MEP

### **Procurement Phase:**

- Assist with furniture procurement
- Assist with cost analysis against available budget

### **Constructions Phase:**

- Coordinate Installation logistics between Vendor, STC member and other project partners as required
- Verify that deficiencies have been corrected
- Assist with the furniture inspection with owner

**Close-Out Phase:**

- Coordinate preparation of the punch-list and implement corrective work
- Assist with the verification that all warranties and close out requirements are complete

**FEE: \$18,613.36**

**Fee Arrangement and Schedule**

Invoices will be billed monthly or at the completion of each phase of work, whichever occurs first and are due upon receipt. Based on the current knowledge of the project scope, we estimate our Professional Services Fee to be broken down by phases, which is based on FF&E budget cost of \$425,000.00. Project to end Fall Semester of 2017.

**Special Conditions**

Mutually acknowledged changes in the scope or design concept of the project, alternate design provisions, detached site-work structures not specifically mentioned herein and/or substantial revisions during construction are not included, and can be performed at our current rate schedule or as Additional Services.

The HPG Design Group does not warranty their Design Professional(s)/Engineer(s) work to be perfect and without fault. In the preparation of designs, drawings and specifications, errors and omissions may inadvertently be made by the HPG Design Group. Any error or omission by the HPG Design Group shall be corrected by HPG Design Group on the documents at no additional cost to the client. All costs required for the construction of the project are solely the responsibility of the Owner and are not to be paid, in whole or in part, by HPG Design Group.

HPG Design Group agrees to indemnify and hold harmless the Owner and the Client from damages, losses and expenses arising out of the negligent performance of the services provided by the HPG Design Group under this contract. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of HPG Design Group and its officers, directors, partners, employees, agents and sub-consultants, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages, of any nature whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors and omissions, strict liability, breach of contract or Warranty, expressed or implied, of HPG Design Group or their officers, directors, employees, agents or sub-consultants, or any of them, shall not exceed the total compensation received by the HPG Design Group under this Agreement.

We appreciate the opportunity to offer our services to South Texas Colleges and look forward to working with you. If this proposal is acceptable, please sign below and return one copy for our records. Please call if you have any questions or we can offer additional assistance.

Sincerely,



Hilda Perez Garcia  
Principal

---

(Signature)

(Date)

Accepted by:

---

(Print Name)

(Title)

## Terms and Conditions

HPG Design Group shall perform the services outlined in this agreement for the stated fee arrangement.

### Fee

The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis. The rates shall be those that prevail at the time services are rendered.

### Billings/Payments

Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoice shall be considered PAST DUE if not paid within 30 days after the invoice date and HPG Design Group may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

### Access to Site

Unless otherwise stated, HPG Design Group will have access to the site for activities necessary for the performance of the services. HPG Design Group will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

### Hidden Conditions and Hazardous Materials

A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If HPG Design Group has reason to believe that such a condition may exist, HPG Design Group shall notify the Client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) HPG Design Group has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and HPG Design Group shall not be responsible for the existing condition nor any resulting damages to persons or property. HPG Design Group shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form.

### Indemnifications

The Client shall indemnify and hold harmless HPG Design Group and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except LB) or anyone for whose acts any of them may be liable. This indemnification shall include any claim, damage or losses due to the presence of hazardous materials.

### Risk Allocation

In recognition of the relative risks, rewards and benefits of the project to both the Client and HPG Design Group, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, HPG Design Group's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes shall not exceed the amount of HPG Design Group's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to, the HPG Design Group's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

**Termination of Services**

This agreement may be terminated upon 10 days' written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay HPG Design Group for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

**Ownership Documents** All documents produced by HPG Design Group under this agreement shall remain the property of HPG Design Group and may not be used by the Client for any other endeavor without the written consent of HPG Design Group.

**Dispute Resolution**

Any claim or dispute between the Client and HPG Design Group shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of the principal place of business of HPG Design Group.

### **Update on Status of Non-Bond Construction Projects**

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

CONSTRUCTION PROJECTS PROGRESS REPORT - October 4, 2016

Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Construction Phase				Project Manager	Architect/Engineer	Contractor						
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start				30%	50%	75%	95% Substantial Comp	100%	Final Completion
<b>Pecan Campus and Pecan Plaza</b>																						
15-1-006	Pecan - Library Study Rooms Additions														Robert	Boullinghouse Simpson Gates Architects	TBD					
	Pecan - Infrastructure for Portable Buildings - Phase II														Robert	Sigma Engineering	Zilo Electric					
15-1-017	Pecan - Building K Enrollment Center														David	Boullinghouse Simpson Gates Architects	TBD					
15-1-003	Pecan - Arbor Brick Columns Repair & Replacement (RR)	N/A	N/A												David	N/A	5 Starr					
16-1-004	Pecan - Library Compact Shelving & Furniture	N/A	N/A												Robert	Library Staff						
16-1-014	Pecan - Sand Volleyball Courts														David							
16-1-001	Pecan - Building A Sign Replacement (RR)	N/A	N/A												Robert	Public Relations						
15-1-001	Pecan Plaza - GED Entrance and Office Area Improvements	N/A	N/A												Robert	M&O						
15-1-003	Pecan Plaza - Emergency Generator and Wiring														Sam	TBD	TBD					
16-1-016	Pecan Plaza - Parking Area for Police Vehicles														David	R. Gutierrez Engineering	TBD					
	Pecan Plaza - Renovation - Music Practice Rooms														Robert	FPC	O&M					
<b>Mid Valley Campus</b>																						
16-2-007	MV - Covered Walkway for Building G														Sam	on hold	TBD					
<b>Technology Campus</b>																						
15-3-004	TC - Building B Doors and Frame Replacement														Robert	ROFA	TBD					
15-3-005	TC - GM Car Storage Area Upgrade														David	R. Gutierrez Engineers	Roth Excavating, Inc.					
15-3-014	TC - Workforce Building Conference Room														Robert	ROFA	TBD					
16-2-011	TC - Ford Lab Exhaust System														Sam	TBD	TBD					
15-3-002	TC - Building D Exterior Metal Siding Repairs (RR)	N/A	N/A												Sam	N/A	TBD					
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)	N/A	N/A												David	CLH Engineering	TBD					
15-3-008	TC - Building B Concrete Floor Repairs (RR)	N/A	N/A												David	CLH Engineering	TBD					
16-2-013	TC - Building B Domestic/Fire Sprinkler Lines (RR)														Sam	Half Associates	TBD					
<b>Nursing and Allied Health Campus</b>																						
16-4-016	NAH - Resurface Parking Lot #2 (RR)														Robert	PCE	Mid Valley Paving					
<b>Starr County Campus</b>																						
15-5-005	Starr - Building E & J Crisis Mgt Center Generator														Sam	DBR	TBD					
16-4-018	Starr - Building F Site Grading & Sidewalk Replacement(RR)														Sam	Melden and Hunt	TBD					
<b>District Wide Improvements</b>																						
13-6-003	DW - Automatic Doors Phase III														Robert	TBD	TBD					
14-6-010	DW - Building to Building ADA Compliance Ph I II														Robert	Dannenbaum Engineering	TBD					
14-6-013	DW - La Joya Monument Sign	N/A	N/A												David	N/A	TBD					
14-6-014	DW - Marker Boards Replacement (RR)	N/A	N/A												Sam	N/A	TBD					
15-6-001	DW - Outdoor Furniture	N/A	N/A												Rick	N/A	TBD					
15-6-002	DW - Directional Signage	N/A	N/A												David	N/A	TBD					
16-6-017	DW - Surveillance Cameras & Poles Campus Entrances	N/A	N/A												David	DPS	TBD					
16-6-019	DW - Walkway LED Lighting Upgrade Ph I (RR)	N/A	N/A												Rick	M&O	TBD					
<b>For FY 2016-2017, 24 non-bond projects are currently in progress, 6 have been completed and 40 pending start up - 70 Total</b>																						



# Status of Non-Bond Construction Projects in Progress September 2016

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Pecan Campus								
Library Additional Study Rooms	15%	December 2016	1. Construction Phase 2. Bidding in Progress	\$ 54,000.00	TBD	TBD	\$ -	TBD
Infrastructure for Relocation of Portable Buildings-Phase II	100%	August 2016	1. Construction Phase 2. Construction Complete	\$ 350,000.00	\$ (22,337.93)	\$ 372,337.93	\$ 372,337.93	\$ -
Student Services Building K Enrollment Center	20%	January 2017	1. Construction Phase 2. Construction in Progress	\$ 490,000.00	\$ 8,600	\$ 408,600	\$ -	\$ -
Arbor Brick Columns Repair and Replacement	5%	November 2016	1. Construction Phase 2. Construction in Progress	\$ 60,000.00	\$ 10,528.00	\$ 49,472.00	\$ 49,472.00	\$ -
Library Compact Shelving and Furniture	15%	December 2016	1. Construction Phase 2. Bidding in Progress	\$ 400,000.00	\$ 5,347.92	\$ 394,652.08	\$ 394,652.08	\$ -
Sand Volleyball Courts	10%	May 2017	1. Project Development 2. Design in Progress	\$ 50,000.00	TBD	TBD	\$ -	\$ -
Building A Sign Replacement	0%	December 2016	1. Project Development 2. Design in Progress	\$ 10,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza GED Entrance and Office Area Improvements	100%	August 2016	1. Construction Phase 2. Construction Complete	\$ 70,000.00	\$ 60,375.38	\$ 9,624.62	\$ 9,624.62	\$ -
Pecan Plaza Police Department Emergency Generator	95%	October 2016	1. Design Phase 2. Contract Negotiation	\$ 400,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza Parking Area for Police Vehicles	95%	October 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	\$ 212.00	\$ 24,788.00	\$ 10,661.80	\$ 14,126.20
Pecan Plaza Renovation-Music Practice Rooms	100%	July 2016	1. Construction Phase 2. Construction Complete	\$ 25,000.00	TBD	TBD	\$ -	TBD
<b>Pecan Campus Total</b>				<b>\$ 1,934,000.00</b>	<b>\$ 62,725.37</b>	<b>\$ 1,259,474.63</b>	<b>\$ 836,748.43</b>	<b>\$ 14,126.20</b>

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
<b>Mid Valley Campus</b>								
Covered Walkway for Building G	10%	August 2017	1. Project Development 2. Design in Progress	\$ 71,000.00	TBD	TBD	\$ -	TBD
<b>Mid Valley Campus Total</b>				<b>\$ 71,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Technology Campus</b>								
Building B Main Door and Frame Replacement	5%	December 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 12,867.00	\$ 37,133.00	\$ -	\$ 37,133.00
GM Car Storage Area Upgrade	90%	July 2016	1. Construction Phase 2. Contract Negotiations	\$ 275,000.00	TBD	TBD	\$ -	TBD
Building C Conference Room Addition	5%	December 2016	1. Construction Phase 2. Construction in Progress	\$ 60,000.00	\$ (17,767.00)	\$ 77,767.00	\$ -	\$ 77,767.00
Ford Lab Exhaust System	5%	December 2016	1. Project Development 2. Design in Progress	\$ 100,000.00	TBD	TBD	\$ -	TBD
Building D Exterior Metal Siding Repairs	75%	October 2016	1. Project Development 2. Design in Progress	\$ 35,000.00	TBD	TBD	\$ -	TBD
Repair Concrete Floor Mechanical Room	30%	October 2016	1. Design Phase 2. Design in Progress	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00
Building B Concrete Floor Repairs	90%	October 2016	1. Project Development 2. Design in Progress	\$ 400,000.00	TBD	TBD	\$ -	TBD
Building B Domestic/Fire Sprinkler Lines	25%	October 2016	1. Construction Phase 2. Contract Negotiations	\$ 700,000.00	TBD	TBD	\$ -	TBD
<b>Technology Campus Total</b>				<b>\$ 1,622,000.00</b>	<b>\$ (3,900.00)</b>	<b>\$ 115,900.00</b>	<b>\$ -</b>	<b>\$ 115,900.00</b>
<b>Nursing and Allied Health Campus</b>								
Thermal Plant	80%	October 2016	1. Construction Phase 2. Bidding in Progress	\$ 2,650,000.00	TBD	TBD	\$ -	TBD
Resurface Parking Lot 2	100%	July 2016	1. Construction Phase 2. Construction Complete	\$ 250,000.00	\$ 151,632.70	\$ 98,367.30	\$ 98,367.30	\$ -
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 2,900,000.00</b>	<b>\$ 151,632.70</b>	<b>\$ 98,367.30</b>	<b>\$ 98,367.30</b>	<b>\$ -</b>
<b>Starr County Campus</b>								

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Bldg E & J Crisis Management Center with Generator	95%	October 2016	1. Design Phase 2. Contract Negotiation	\$ 40,000.00	TBD	TBD	\$ -	TBD
Bldg F Site Grading and Sidewalk Replacement	5%	October 2016	1. Design Phase 2. Contract Negotiation	\$ 6,000.00	TBD	TBD	\$ -	TBD
<b>Starr County Campus Total</b>				<b>\$ 46,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>District Wide</b>								
Automatic Doors Phase III	5%	November 2016	1. Construction Phase 2. Construction in Progress	\$ 65,000.00	TBD	TBD	\$ -	TBD
Building to Building ADA Accessibility Improvements Phase	100%	September 2016	1. Construction Phase 2. Construction Complete	\$ 400,000.00	\$ (68,170.04)	\$ 468,170.04	\$ 468,170.04	\$ -
La Joya Monument Sign	100%	August 2016	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
Marker Boards Replacement	50%	October 2016	1. Design Phase 2. Design in Progress	\$ 200,000.00	TBD	TBD	TBD	TBD
Outdoor Furniture	0%	January 2017	1. Design Phase 2. Design in Progress	\$ 25,000.00	TBD	TBD	TBD	TBD
Directional Signage Updates	20%	October 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	TBD	TBD	TBD	TBD
Surveillance Cameras and Poles Campus Entrances	50%	January 2017	1. Construction Phase 2. Bidding in Progress	\$ 155,000.00	TBD	TBD	TBD	TBD
Walkway LED Lighting Upgrade	15%	July 2017	1. Design Phase 2. Bidding in Progress	\$ 35,000.00	TBD	TBD	TBD	TBD
<b>District Wide Total</b>				<b>\$ 930,000.00</b>	<b>\$ (68,170.04)</b>	<b>\$ 468,170.04</b>	<b>\$ 468,170.04</b>	<b>\$ -</b>
<b>Non-Bond Construction Project Total</b>				<b>\$ 7,503,000.00</b>	<b>\$ 142,288.03</b>	<b>\$ 1,941,911.97</b>	<b>\$ 1,403,285.77</b>	<b>\$ 130,026.20</b>
<b>For FY 2016 - 2017, 24 non-bond projects are currently in progress, 6 have been completed and 40 pending start up - 70 Total</b>								