

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Thursday, October 27, 2016  
@ 4:00 PM  
McAllen, Texas

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

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  - 7. Starr County Campus Parking and Site Improvements - Balance of Previously-Approved Partial GMP

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

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

The Facilities Committee reviewed the following documents:

### **Provided by Broaddus & Associates**

- Bond Construction Budget Summary;
- Bond Program Budget Summary;

### **Provided by South Texas College Administration**

- Non-Bond Expenditures Report (on additional non-bond funds as approved by the Board for the 2013 Bond Construction Program)

Broaddus & Associates provided their updated budget summaries to reflect items proposed for Board action on October 27, 2016. The revised documents included in the packet for the Board's review were provided on October 20, 2016 and did not allow proper time for administrative review.

Administration has similarly updated the Non-Bond Expenditures Report, and it is also included for the Board's review.

This information is provided for the Board's information. No action is requested.

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
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2013 Bond Program Budget Summary  Facilities Committee Meeting October 11, 2016	Square Feet Cost				CCL/\$SF	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	Variance in 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	\$ 12,000
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	\$ (1,645)
	48,879	50,614	1,735	\$ 11,536,375	174	\$ 8,500,000	\$ 10,417,059	\$ 1,917,059	\$ 125,000	\$ 153,990	\$ 28,990
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	\$ 15,000
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	\$ 7,500
<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>\$ 61,845</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	\$ (45,000)
Thermal Plant Expansion				\$ -	N/A	\$ -	\$ 230,788	\$ 230,788	\$ -	\$ 3,420	\$ 3,420
Parking & Site Improvements				\$ -	N/A	\$ 1,421,915	\$ 2,314,648	\$ 892,733	\$ 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>\$ 19,555,296</b>	<b>\$ 1,533,381</b>	<b>\$ 266,000</b>	<b>\$ 224,420</b>	<b>\$ (41,580)</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	\$ (27,785)
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	\$ 10,638
<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>\$ (17,147)</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	\$ (6,113)
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	\$ 14,049
Thermal Plant Expansion	4,000	3,088	(912)	\$ -	N/A	\$ 3,800,000	\$ 3,787,322	\$ (12,678)	\$ 52,602	\$ 61,547	\$ 8,945
Parking & Site Improvements	-	-	-	\$ -	N/A	\$ 2,000,000	\$ 2,479,153	\$ 479,153	\$ 29,032	\$ 31,731	\$ 2,699
<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>\$ 19,580</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	\$ 3,700,000	\$ 900,000	\$ 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	\$ 3,000
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>\$ 24,056,104</b>	<b>\$ 4,429,284</b>	<b>\$ 288,000</b>	<b>\$ 291,000</b>	<b>\$ 3,000</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>\$ -</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>\$ -</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>\$ 131,746,992</b>	<b>\$ 13,540,332</b>	<b>\$ 1,738,634</b>	<b>\$ 1,764,332</b>	<b>\$ 25,698</b>

10-11-16 Program Budget Summary

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
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2013 Bond Program Budget Summary  Facilities Committee Meeting October 11, 2016	Part II - Construction Phase Srvs. - GMP Inclusions					Part I Construction Services	Owner Procured		GMP + Fees + Chillers + OCIP	
	Fixed Equipment	IT Ductbank	GMP Target	Current Est. or GMP (red)	Variance or Delta	Fees	Chillers	OCIP	SUBTOTAL	Design
<b>Pecan Campus</b>										
North Academic Building			\$ 10,500,000	\$ 10,951,000	\$ (451,000)	\$ 16,427		\$ 120,570	\$ 11,087,997	\$ 600,000
South Academic Building			\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638		\$ 78,116	\$ 6,746,588	\$ 400,000
			\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298		\$ 97,645	\$ 10,528,002	\$ 550,000
Multi-purpose space for student support srvs. & activities	\$ 585,000		\$ 6,285,000	\$ 6,888,179	\$ (603,179)	\$ 9,491		\$ 72,116	\$ 6,969,786	\$ 400,000
Thermal Plant Expansion			\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440	\$ 47,480	\$ 4,801,745	\$ 350,000
Parking & Site Improvements (GMP Included Atl. #1 & #2)		\$ 122,925	\$ 2,122,925	\$ 2,618,800	\$ (495,875)	\$ 3,321		\$ 24,374	\$ 2,646,495	\$ 200,000
<b>Subtotal</b>	<b>\$ 585,000</b>	<b>\$ 122,925</b>	<b>\$ 38,507,925</b>	<b>\$ 41,726,872</b>	<b>\$ (3,218,947)</b>	<b>\$ 60,000</b>	<b>\$ 553,440</b>	<b>\$ 440,301</b>	<b>\$ 42,780,613</b>	<b>\$ 2,500,000</b>
<b>Nursing &amp; Allied Health Campus</b>										
Expansion for Nursing & Allied Health	\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ (34,860)	\$ 25,584		\$ 195,006	\$ 17,230,450	\$ 1,000,000
Thermal Plant Expansion			\$ 181,470	\$ 230,788	\$ (49,318)	\$ 274	\$ 378,170	\$ 2,054	\$ 611,286	\$ 50,000
Parking & Site Improvements		\$ 321,915	\$ 1,743,830	\$ 2,314,648	\$ (892,733)	\$ 2,142		\$ 16,279	\$ 2,333,069	\$ 120,000
<b>Subtotal</b>	<b>\$ 375,000</b>	<b>\$ 321,915</b>	<b>\$ 18,900,300</b>	<b>\$ 19,555,296</b>	<b>\$ (976,911)</b>	<b>\$ 28,000</b>	<b>\$ 378,170</b>	<b>\$ 213,339</b>	<b>\$ 20,174,805</b>	<b>\$ 1,170,000</b>
<b>Technology Campus</b>										
Expansion for Technical & Workforce training programs			\$ 12,000,000	\$ 10,412,857	\$ 1,587,143	\$ 14,115		\$ 137,835	\$ 10,564,807	\$ 850,000
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)		\$ 102,575	\$ 650,000	\$ 1,963,574	\$ (1,313,574)	\$ 885		\$ 8,633	\$ 1,973,092	\$ 75,000
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 102,575</b>	<b>\$ 12,650,000</b>	<b>\$ 12,376,431</b>	<b>\$ 273,569</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 146,468</b>	<b>\$ 12,537,899</b>	<b>\$ 925,000</b>
<b>Mid Valley Campus</b>										
Professional & Science Bldg.			\$ 13,500,000	\$ 14,453,388	\$ (953,388)	\$ 28,377		\$ 155,099	\$ 14,636,864	\$ 800,000
Expansion for Technical & Workforce training programs			\$ 1,750,000	\$ 2,997,098	\$ (1,247,098)	\$ 3,679		\$ 20,095	\$ 3,020,872	\$ 125,000
Library Expansion			\$ 1,750,000	\$ 2,364,405	\$ (614,405)	\$ 3,679		\$ 20,095	\$ 2,388,179	\$ 150,000
Student Services Bldg. Expansion	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ (1,025,923)	\$ 5,939		\$ 32,401	\$ 3,889,263	\$ 750,000
Thermal Plant Expansion			\$ 3,800,000	\$ 3,787,322	\$ 12,678	\$ 8,054	\$ 714,200	\$ 42,877	\$ 4,552,453	\$ 275,000
Parking & Site Improvements		\$ 492,063	\$ 2,492,063	\$ 2,479,153	\$ 12,910	\$ 5,272		\$ 33,638	\$ 2,518,063	\$ 247,915
<b>Subtotal</b>	<b>\$ 325,000</b>	<b>\$ 492,063</b>	<b>\$ 26,117,063</b>	<b>\$ 29,932,289</b>	<b>\$ (3,815,226)</b>	<b>\$ 55,000</b>	<b>\$ 714,200</b>	<b>\$ 304,205</b>	<b>\$ 31,005,694</b>	<b>\$ 2,347,915</b>
<b>Starr County Campus</b>										
Health Professionals & Science Ctr. And STEM programs			\$ 8,500,000	\$ 9,521,000	\$ (1,021,000)	\$ 25,985		\$ 94,645	\$ 9,641,630	\$ 550,000
Expand technical workforce training facilities			\$ 1,600,000	\$ 3,094,000	\$ (1,494,000)	\$ 4,891		\$ 18,397	\$ 3,117,288	\$ 110,000
Library and renovate existing space for Culteral Arts Center			\$ 2,800,000	\$ 3,700,000	\$ (900,000)	\$ 8,560		\$ 32,175	\$ 3,740,735	\$ 200,000
Expansion of student services, advising, admissions, and financial services bldg.			\$ 850,000	\$ 1,198,402	\$ (348,402)	\$ 2,598		\$ 9,770	\$ 1,210,770	\$ 75,000
Expansion of student activities building			\$ 850,000	\$ 1,167,702	\$ (317,702)	\$ 2,598		\$ 9,770	\$ 1,180,070	\$ 75,000
Thermal Plant Expansion			\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901	\$ 43,643	\$ 4,530,161	\$ 300,000
Parking & Site Improvements ( GMP 1 - 119,800)		\$ 226,820	\$ 1,226,820	\$ 1,464,000	\$ (237,180)	\$ 3,751		\$ 14,059	\$ 1,481,810	\$ 100,000
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 226,820</b>	<b>\$ 19,626,820</b>	<b>\$ 24,056,104</b>	<b>\$ (4,429,284)</b>	<b>\$ 60,000</b>	<b>\$ 563,901</b>	<b>\$ 222,459</b>	<b>\$ 24,902,464</b>	<b>\$ 1,410,000</b>
<b>Regional Center for Public Safety Excellence - Pharr</b>										
New Regional Center for Publish Safety			\$ 2,800,000	\$ 2,800,000	\$ -	\$ -		\$ 32,344	\$ 2,832,344	\$ 200,000
Parking & Site Improvements			\$ 200,000	\$ 200,000	\$ -	\$ -		\$ 2,185	\$ 202,185	\$ 50,000
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,529</b>	<b>\$ 3,034,529</b>	<b>\$ 250,000</b>
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>										
Develop STEM labs and entry level workforce training programs			\$ 1,100,000	\$ 1,100,000	\$ -	\$ -		\$ 10,370	\$ 1,110,370	\$ 100,000
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,370</b>	<b>\$ 1,110,370</b>	<b>\$ 100,000</b>
<b>Total</b>	<b>\$ 1,285,000</b>	<b>\$ 1,266,298</b>	<b>\$ 119,902,108</b>	<b>\$ 131,746,992</b>	<b>\$ (12,166,799)</b>	<b>\$ 218,000</b>	<b>\$ 2,209,711</b>	<b>\$ 1,371,671</b>	<b>\$ 135,546,374</b>	<b>\$ 8,702,915</b>

10-11-16 Program Budget Summary

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
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2013 Bond Program Budget Summary  Facilities Committee Meeting October 11, 2016	Professional Services			Furniture	Technology	Misc. Cost (1.5 % of CCL)	SUBTOTAL	Additional Costs	Explanation for Additional Costs
	Furniture Consultant	CPM	Additional Serv.						
<b>Pecan Campus</b>									
North Academic Building	\$ 21,274	\$ 371,010	\$ 86,698	\$ 675,000	\$ 1,024,009	\$ 164,265	\$ 14,030,253		
South Academic Building	\$ 13,890	\$ 236,318	\$ 54,586	\$ 450,000	\$ 732,589	\$ 110,638	\$ 8,744,609		
	\$ 16,973	\$ 327,523	\$ 75,653	\$ 550,000	\$ 681,873	\$ 145,548	\$ 12,875,572		
Multi-purpose space for student support srvs. & activities	\$ 11,473	\$ 220,666	\$ 50,971	\$ 500,000	\$ 311,901	\$ 94,548	\$ 8,559,345		
Thermal Plant Expansion	\$ 500	\$ 138,526	\$ 30,998	\$ -	\$ 55,282	\$ 62,910	\$ 5,439,961		
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ -	\$ 62,245	\$ 14,378	\$ -	\$ -	\$ 30,366	\$ 2,953,484		
<b>Subtotal</b>	<b>\$ 64,110</b>	<b>\$ 1,356,288</b>	<b>\$ 313,284</b>	<b>\$ 2,175,000</b>	<b>\$ 2,805,654</b>	<b>\$ 608,275</b>	<b>\$ 52,603,224</b>	<b>\$ -</b>	
<b>Nursing &amp; Allied Health Campus</b>									
Expansion for Nursing & Allied Health	\$ 48,380	\$ 566,022	\$ 130,743	\$ 820,000	\$ 1,192,881	\$ 250,875	\$ 21,239,351		
Thermal Plant Expansion	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ 2,722	\$ 664,908		
Parking & Site Improvements	\$ -	\$ 36,194	\$ 8,360	\$ -	\$ -	\$ 12,616	\$ 2,510,239		
<b>Subtotal</b>	<b>\$ 48,380</b>	<b>\$ 603,116</b>	<b>\$ 139,103</b>	<b>\$ 820,000</b>	<b>\$ 1,192,881</b>	<b>\$ 266,213</b>	<b>\$ 24,414,498</b>	<b>\$ -</b>	
<b>Technology Campus</b>									
Expansion for Technical & Workforce training programs	\$ 18,300	\$ 374,227	\$ 84,197	\$ 600,000	\$ 668,249	\$ 156,193	\$ 13,315,973		
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ -	\$ 19,959	\$ 6,855	\$ -	\$ -	\$ 27,915	\$ 2,102,821		
<b>Subtotal</b>	<b>\$ 18,300</b>	<b>\$ 394,186</b>	<b>\$ 91,052</b>	<b>\$ 600,000</b>	<b>\$ 668,249</b>	<b>\$ 184,108</b>	<b>\$ 15,418,794</b>	<b>\$ -</b>	
<b>Mid Valley Campus</b>									
Professional & Science Bldg.	\$ 26,858	\$ 449,002	\$ 128,285	\$ 900,000	\$ 992,248	\$ 217,513	\$ 18,150,770		
Expansion for Technical & Workforce training programs	\$ 3,531	\$ 61,324	\$ 11,096	\$ 100,000	\$ 149,818	\$ 44,956	\$ 3,516,597		
Library Expansion	\$ 3,661	\$ 62,092	\$ 10,867	\$ 150,000	\$ 107,559	\$ 35,466	\$ 2,907,824		
Student Services Bldg. Expansion	\$ 5,038	\$ 99,843	\$ 16,376	\$ 150,000	\$ 157,165	\$ 52,889	\$ 5,120,574		\$347,758 Admissions
Thermal Plant Expansion	\$ 1,412	\$ 110,605	\$ 28,207	\$ -	\$ 58,748	\$ 56,810	\$ 5,083,235		
Parking & Site Improvements	\$ -	\$ 61,397	\$ 14,182	\$ -	\$ -	\$ 29,806	\$ 2,871,363		
<b>Subtotal</b>	<b>\$ 40,500</b>	<b>\$ 844,263</b>	<b>\$ 209,013</b>	<b>\$ 1,300,000</b>	<b>\$ 1,465,538</b>	<b>\$ 437,440</b>	<b>\$ 37,650,363</b>	<b>\$ -</b>	
<b>Starr County Campus</b>									
Health Professionals & Science Ctr. And STEM programs	\$ 31,935	\$ 294,243	\$ 69,998	\$ 600,000	\$ 667,262	\$ 135,615	\$ 11,990,683		
Expand technical workforce training facilities	\$ 6,101	\$ 53,961	\$ 11,841	\$ 100,000	\$ 78,051	\$ 46,410	\$ 3,523,652		\$750,000 Workforce
Library and renovate existing space for Culteral Arts Center	\$ 10,832	\$ 92,988	\$ 19,493	\$ 250,000	\$ 269,378	\$ 51,105	\$ 4,634,531		
Expansion of student services, advising, admissions, and financial services bldg.	\$ 3,279	\$ 30,473	\$ 5,975	\$ 60,000	\$ 101,372	\$ 17,976	\$ 1,504,845		
Expansion of student activities building	\$ 3,229	\$ 30,935	\$ 5,831	\$ 60,000	\$ 106,431	\$ 17,516	\$ 1,479,012		
Thermal Plant Expansion	\$ 2,624	\$ 109,321	\$ 28,207	\$ -	\$ 44,342	\$ 58,665	\$ 5,073,320		
Parking & Site Improvements ( GMP 1 - 119,800)	\$ -	\$ 30,888	\$ 7,135	\$ -	\$ -	\$ 18,558	\$ 1,638,391		
<b>Subtotal</b>	<b>\$ 58,000</b>	<b>\$ 642,809</b>	<b>\$ 148,480</b>	<b>\$ 1,070,000</b>	<b>\$ 1,266,836</b>	<b>\$ 345,845</b>	<b>\$ 29,844,434</b>	<b>\$ -</b>	
<b>Regional Center for Public Safety Excellence - Pharr</b>									
New Regional Center for Publish Safety	\$ 4,800	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 42,000	\$ 3,723,412		
Parking & Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 255,185		
<b>Subtotal</b>	<b>\$ 4,800</b>	<b>\$ 99,344</b>	<b>\$ 22,947</b>	<b>\$ 150,000</b>	<b>\$ 371,977</b>	<b>\$ 45,000</b>	<b>\$ 3,978,597</b>	<b>\$ -</b>	
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>									
Develop STEM labs and entry level workforce training programs	\$ 3,000	\$ 35,894	\$ 8,292	\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156		
<b>Subtotal</b>	<b>\$ 3,000</b>	<b>\$ 35,894</b>	<b>\$ 8,292</b>	<b>\$ 50,000</b>	<b>\$ 249,100</b>	<b>\$ 16,500</b>	<b>\$ 1,573,156</b>	<b>\$ -</b>	
<b>Total</b>	<b>\$ 237,090</b>	<b>\$ 3,975,900</b>	<b>\$ 932,171</b>	<b>\$ 6,165,000</b>	<b>\$ 8,020,235</b>	<b>\$ 1,903,381</b>	<b>\$ 165,483,066</b>	<b>\$ -</b>	

10-11-16 Program Budget Summary

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
10/21/2016 11:10 AM

2013 Bond Program Budget Summary  Facilities Committee Meeting October 11, 2016	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
<b>Pecan Campus</b>				
North Academic Building	\$ 14,030,253	\$ 14,843,110	\$ 812,857	
South Academic Building	\$ 8,744,609	\$ 9,454,426	\$ 709,817	
	\$ 12,875,572	\$ 13,103,319	\$ 227,747	
Multi-purpose space for student support srvs. & activities	\$ 8,559,345	\$ 8,828,254	\$ 268,909	
Thermal Plant Expansion	\$ 5,439,961	\$ 5,542,049	\$ 102,088	
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 2,953,484	\$ 2,490,261	\$ (463,223)	
Subtotal	<b>\$ 52,603,224</b>	<b>\$ 54,261,419</b>	<b>\$ 1,658,195</b>	
<b>Nursing &amp; Allied Health Campus</b>				
Expansion for Nursing & Allied Health	\$ 21,239,351	\$ 21,773,439	\$ 534,088	
Thermal Plant Expansion	\$ 664,908	\$ 601,877	\$ (63,031)	
Parking & Site Improvements	\$ 2,510,239	\$ 1,717,717	\$ (792,522)	
Subtotal	<b>\$ 24,414,498</b>	<b>\$ 24,093,033</b>	<b>\$ (321,465)</b>	
<b>Technology Campus</b>				
Expansion for Technical & Workforce training programs	\$ 13,315,973	\$ 14,864,990	\$ 1,549,017	
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 2,102,821	\$ 905,324	\$ (1,197,497)	
Subtotal	<b>\$ 15,418,794</b>	<b>\$ 15,770,314</b>	<b>\$ 351,520</b>	
<b>Mid Valley Campus</b>				
Professional & Science Bldg.	\$ 18,150,770	\$ 17,277,682	\$ (873,088)	
Expansion for Technical & Workforce training programs	\$ 3,516,597	\$ 2,257,363	\$ (1,259,234)	
Library Expansion	\$ 2,907,824	\$ 2,288,968	\$ (618,856)	
Student Services Bldg. Expansion	\$ 5,120,574	\$ 4,114,228	\$ (1,006,346)	Recommended 7/6/16 Facilities Committee
Thermal Plant Expansion	\$ 5,083,235	\$ 5,042,398	\$ (40,837)	
Parking & Site Improvements	\$ 2,871,363	\$ 2,796,035	\$ (75,328)	
Subtotal	<b>\$ 37,650,363</b>	<b>\$ 33,776,674</b>	<b>\$ (3,873,689)</b>	
<b>Starr County Campus</b>				
Health Professionals & Science Ctr. And STEM programs	\$ 11,990,683	\$ 11,267,182	\$ (723,501)	
Expand technical workforce training facilities	\$ 3,523,652	\$ 2,051,983	\$ (1,471,669)	Recommended 7/6/16 Facilities Committee
Library and renovate existing space for Culteral Arts Center	\$ 4,634,531	\$ 3,732,378	\$ (902,153)	
Expansion of student services, advising, admissions, and financial services bldg.	\$ 1,504,845	\$ 1,162,522	\$ (342,323)	
Expansion of student activities building	\$ 1,479,012	\$ 1,166,402	\$ (312,610)	
Thermal Plant Expansion	\$ 5,073,320	\$ 4,938,772	\$ (134,548)	
Parking & Site Improvements ( GMP 1 - 119,800)	\$ 1,638,391	\$ 1,397,789	\$ (240,602)	
Subtotal	<b>\$ 29,844,434</b>	<b>\$ 25,717,028</b>	<b>\$ (4,127,406)</b>	
<b>Regional Center for Public Safety Excellence - Pharr</b>				
New Regional Center for Publish Safety	\$ 3,723,412	\$ 3,655,134	\$ (68,278)	
Parking & Site Improvements	\$ 255,185	\$ 319,337	\$ 64,152	
Subtotal	<b>\$ 3,978,597</b>	<b>\$ 3,974,471</b>	<b>\$ (4,126)</b>	
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>				
Develop STEM labs and entry level workforce training programs	\$ 1,573,156	\$ 1,436,000	\$ (137,156)	
Subtotal	<b>\$ 1,573,156</b>	<b>\$ 1,436,000</b>	<b>\$ (137,156)</b>	
<b>Total</b>	<b>\$ 165,483,066</b>	<b>\$ 159,028,939</b>	<b>\$ (6,454,127)</b>	Added \$384,219 to Misc. Expense (7/1/16)

10-11-16 Program Budget Summary



Board Meeting of Oct. 27, 2016



Table with columns: 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, Projected Design Contingency, GMP Design Contingency, GMP Design Contingency Expenders or Savings, GMP Design Contingency Remaining Balance, Change orders, Projected Construction Contingency, GMP Construction Contingency, Construction Contingency Expenders 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 Process, Board Approved Expedites from Savings, Total Balance of Actual Design & Construction Contingency and Buy-Out Savings, Change orders. Rows include Pecan Campus (North Academic, South Academic, STEM Building, etc.), Nursing/Allied Health Campus, Technology Campus, Mid Valley Campus, Starr County Campus, and Reg. Ctr. For Public Safety Excell. Pharr.

**INSERT 001C**

**Non-Bond Expenditures Report**



## **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 27, 2016 Board meeting.

### **Purpose**

The Board will be asked to review and approve the updated Master Program Schedule for all projects in the 2013 Bond Construction Program. The timeline provides start and ending dates for each phase of the project including approval of 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 October, 11, 2016, Broaddus & Associates provided an update to the Facilities Committee with changes to the Pecan North Academic Building only and committed to update the other projects in a bar chart timeline at the next Facilities Committee and Board Meeting on October 27, 2016.

At this time, Broaddus & Associates will be providing an update of the GMP schedule, completion dates, and occupancy dates for the entire bond program.

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.

### **Enclosed Documents**

Enclosed is an updated timeline in a Gantt format for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates as provided by

Broaddus & Associates. In addition, College Administration has included an overall program schedule based on the Gantt chart provided by Broaddus & 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 27, 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.

161018 - STC Bond Program - Master Program Schedule

DATE: 18-Oct-16

Activity ID	Activity Name	Original Duration	Start	Finish	2014												2015												2016												2017												2018																																																															
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																																															
<b>161018 - STC Bond Program - Master Program Schedule</b>		1554d	01-Nov-13 A	01-Feb-18																																																																																																																
<b>PECAN CAMPUS</b>		1543d	01-Nov-13 A	22-Jan-18																																																																																																																
Pecan Campus North Academic Building (Project 1 -RG) PRIORITY PROJECT SPRING 2018		1543d	01-Nov-13 A	22-Jan-18																																																																																																																
A1000	Successful Bond Election	22d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																										03-Dec-13 A,																																																					
A1010	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A																																																										01-Jun-14 A	01-Jul-14 A,																																																					
A1020	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A																																																										22-Aug-14 A	24-Feb-15 A,																																																					
A1030	Design Phase	239d	24-Apr-15 A	01-Jul-16 A																																																										24-Apr-15 A	01-Jul-16 A,																																																					
A1040	Solicitation & Approval of GMP	89d	24-May-16 A	28-Jun-16 A																																																										24-May-16 A	28-Jun-16 A,																																																					
A1050	Construction Phase <b>11 Mo. Proposed - 11 Mo. Actual</b>	362d	03-Aug-16 A	20-Sep-17																																																										03-Aug-16 A	20-Sep-17,																																																					
A5320	TCO / Floor	0d		14-Aug-17*																																																											14-Aug-17*																																																					
A5330	Building FF&E Make Ready	120d	17-Aug-17	14-Dec-17																																																										17-Aug-17	14-Dec-17,																																																					
A5340	Final Completion for Move In	0d		08-Jan-18*																																																											08-Jan-18*																																																					
A5350	Faculty Start	0d	15-Jan-18*																																																												15-Jan-18*																																																					
A5360	Classes Begin	0d	22-Jan-18*																																																												22-Jan-18*																																																					
Pecan Campus South Academic Building (Project 2 -RG) PRIORITY PROJECT SPRING 2018		938d	01-Nov-13 A	22-Jan-18																																																																																																																
A1060	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																										03-Dec-13 A,																																																					
A1070	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A																																																										01-Jun-14 A	01-Jul-14 A,																																																					
A1080	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A																																																										22-Aug-14 A	24-Feb-15 A,																																																					
A1090	Design Phase	284d	24-Apr-15 A	01-Sep-16 A																																																										24-Apr-15 A	01-Sep-16 A,																																																					
A1100	Solicitation & Approval of GMP	65d	23-Jun-16 A	23-Aug-16 A																																																										23-Jun-16 A	23-Aug-16 A,																																																					
A1110	Construction Phase <b>11 Mo. Proposed - 11 Mo. Actual</b>	358d	24-Aug-16 A	15-Sep-17																																																										24-Aug-16 A	15-Sep-17, cost																																																					
A5370	TCO / Floor	0d		15-Sep-17*																																																											15-Sep-17*																																																					
A5380	Building FF&E Make Ready	99d	17-Sep-17	24-Dec-17																																																										17-Sep-17	24-Dec-17,																																																					
A5390	Final Completion for Move In	0d		24-Dec-17*																																																											24-Dec-17*																																																					
A5400	Faculty Start	0d	03-Jan-18*																																																												03-Jan-18*																																																					
A5410	Classes Begin	0d	22-Jan-18*																																																												22-Jan-18*																																																					
Pecan Campus STEM Building (Project 3 -RG) PRIORITY PROJECT SPRING 2018		938d	01-Nov-13 A	22-Jan-18																																																																																																																
A1120	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																										03-Dec-13 A,																																																					
A1130	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A																																																										01-Jun-14 A	01-Jul-14 A,																																																					
A1140	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A																																																										22-Aug-14 A	24-Feb-15 A,																																																					
A1150	Design Phase	348d	16-Feb-15 A	01-Sep-16 A																																																										16-Feb-15 A	01-Sep-16 A,																																																					
A1160	Solicitation & Approval of GMP	79d	23-Jun-16 A	23-Aug-16 A																																																										23-Jun-16 A	23-Aug-16 A,																																																					
A1170	Construction Phase <b>14 Mo Proposed - 15 Mo Actual</b>	419d	24-Aug-16 A	15-Nov-17																																																										24-Aug-16 A	15-Nov-17, cost																																																					
A5420	TCO / Floor	0d		15-Nov-17*																																																											15-Nov-17*																																																					
A5430	Building FF&E Make Ready	38d	17-Nov-17	24-Dec-17																																																										17-Nov-17	24-Dec-17,																																																					
A5440	Final Completion for Move In	0d		24-Dec-17*																																																											24-Dec-17*																																																					
A5450	Faculty Start	0d	03-Jan-18*																																																												03-Jan-18*																																																					
A5460	Classes Begin	0d	22-Jan-18*																																																												22-Jan-18*																																																					
Pecan Campus Student Support Services and Activities Building (Project 4 -RG)		938d	01-Nov-13 A	22-Jan-18																																																																																																																
A1180	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																										03-Dec-13 A,																																																					
A1190	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A																																																										01-Jun-14 A	01-Jul-14 A,																																																					
A1200	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A																																																										22-Aug-14 A	24-Feb-15 A,																																																					
A1210	Design Phase	215d	30-Apr-15 A	30-Sep-16 A																																																										30-Apr-15 A	30-Sep-16 A,																																																					
A1220	Solicitation & Approval of GMP	197d	03-May-16 A	14-Sep-16 A																																																										03-May-16 A	14-Sep-16 A,																																																					
A1230	Construction Phase <b>11 Mo Proposed - 12 Mo Actual (10.20.17)</b>	327d	19-Sep-16 A	<del>20-Dec-17</del>																																																										19-Sep-16 A	<del>20-Dec-17, cost</del>																																																					
A5520	TCO / Floor	0d		05-Dec-17*																																																											05-Dec-17*																																																					
A5530	Building FF&E Make Ready	17d	08-Dec-17	24-Dec-17																																																										08-Dec-17	24-Dec-17,																																																					
A5540	Final Completion for Move In	0d		24-Dec-17*																																																											24-Dec-17*																																																					

Date	Revision	Checked	Approved



**161018 - STC Bond Program - Master Program Schedule**

DATE: 18-Oct-16

Activity ID	Activity Name	Original Duration	Start	Finish	2014												2015												2016												2017												2018												
					A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D												A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D												A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D												A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D																								
A5550	Faculty Start	0d	03-Jan-18*																																																														◆ Faculty Start
A5560	Classes Begin	0d	22-Jan-18*																																																														◆ Classes Begin
<b>Pecan Campus Thermal Plant Expansion (Project 5 -RG)</b>		<b>694d</b>	<b>01-Nov-13 A</b>	<b>30-Oct-16</b>																																																													30-Oct-16, Pecan Campus Thermal Plant Expansion (Project 5 -RG)
A2440	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																									03-Dec-13 A,			
A2450	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A																																																							01-Jul-14 A,				
A2460	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A																																																						24-Feb-15 A,					
A2470	Design Phase	109d	20-May-15 A	24-Dec-15 A		20-May-15 A																																																						24-Dec-15 A,					
A5070	SD Approval	0d		13-Jul-15 A																																																								◆ SD Approval					
A2480	Solicitation & Approval of GMP	30d	21-Sep-15 A	24-Nov-15 A		21-Sep-15 A																																																						24-Nov-15 A,					
A2490	Construction Phase	292d	01-Dec-15 A	30-Oct-16		01-Dec-15 A																																																						30-Oct-16, cost					
<b>Pecan Campus Parking and Site Improvements (Project 6 -RG)</b>		<b>796d</b>	<b>01-Nov-13 A</b>	<b>01-Sep-17</b>																																																													01-Sep-17, Pecan Campus Parking and Site
A2380	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																									03-Dec-13 A,			
A2390	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A																																																							01-Jul-14 A,				
A2400	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A																																																						24-Feb-15 A,					
A2410	Design Phase	251d	20-May-15 A	17-Oct-16		20-May-15 A																																																						17-Oct-16,					
A2420	Solicitation & Approval of GMP	44d	23-Jun-16 A	23-Sep-16 A		23-Jun-16 A																																																						23-Sep-16 A,					
A2430	Construction Phase <i>8 Mo Proposed - 9 Mo Actual</i>	305d	01-Nov-16*	01-Sep-17																																																							01-Sep-17,						
<b>MID-VALLEY CAMPUS</b>		<b>817d</b>	<b>01-Nov-13 A</b>	<b>28-Aug-17</b>																																																													28-Aug-17, MID-VALLEY CAMPUS
<b>Mid Valley Campus Health Professions &amp; Science Building (Project 11 -DG) PRIORITY PROJECT FALL 20:</b>		<b>791d</b>	<b>01-Nov-13 A</b>	<b>28-Aug-17</b>																																																													28-Aug-17, Mid Valley Campus Health Pro
A2080	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																									03-Dec-13 A,			
A2090	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A																																																							01-Jul-14 A,				
A2100	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A																																																						24-Feb-15 A,					
A2110	Design Phase	298d	20-Feb-15 A	15-Aug-16 A		20-Feb-15 A																																																						15-Aug-16 A,					
A2120	Solicitation & Approval of GMP	54d	01-Jun-16 A	26-Jul-16 A		01-Jun-16 A																																																						26-Jul-16 A,					
A2130	Construction Phase <i>14 Mo Proposed - 12 Mo. Actual</i>	315d	15-Aug-16 A	22-Aug-17		15-Aug-16 A																																																						22-Aug-17,					
A5470	TCO / Floor <i>TCO date of early June - not tied to elevator final</i>	0d		10-Jul-17*																																																								◆ TCO / Floor					
A5480	Building FF&E Make Ready	35d	12-Jul-17	15-Aug-17		12-Jul-17																																																						15-Aug-17,					
A5490	Final Completion for Move In	0d		15-Aug-17*																																																								◆ Final Completion for Move In					
A5500	Faculty Start	0d	21-Aug-17*																																																									◆ Faculty Start					
A5510	Classes Begin	0d	28-Aug-17*																																																									◆ Classes Begin					
<b>Mid Valley Campus Library Expansion (Project 14 -DG)</b>		<b>792d</b>	<b>01-Nov-13 A</b>	<b>28-Aug-17</b>																																																													28-Aug-17, Mid Valley Campus Library Exp
A2560	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																									03-Dec-13 A,			
A2570	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A																																																							01-Jul-14 A,				
A2580	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A																																																						24-Feb-15 A,					
A2590	Design Phase	259d	10-Apr-15 A	25-Nov-16		10-Apr-15 A																																																						25-Nov-16,					
A2600	Solicitation & Approval of GMP	11d	15-Oct-16*	25-Oct-16		15-Oct-16*																																																						25-Oct-16,					
A2610	Construction Phase <i>Pending due to budget issues - remove from CM@R</i>	274d	28-Nov-16*	28-Aug-17		28-Nov-16*																																																						28-Aug-17,					
A5570	TCO / Floor	0d		03-Jul-17*																																																								◆ TCO / Floor					
A5580	Building FF&E Make Ready	42d	05-Jul-17	15-Aug-17		05-Jul-17																																																						15-Aug-17,					
A5590	Final Completion for Move In	0d		15-Aug-17*																																																								◆ Final Completion for Move In					
A5600	Faculty Start	0d	21-Aug-17*																																																									◆ Faculty Start					
A5610	Classes Begin	0d	28-Aug-17*																																																									◆ Classes Begin					
<b>Mid Valley Campus Student Service Building Expansion (Project 12 -DG)</b>		<b>792d</b>	<b>01-Nov-13 A</b>	<b>28-Aug-17</b>																																																													28-Aug-17, Mid Valley Campus Student Se
A2020	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A																																																									03-Dec-13 A,			
A2030	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A																																																							01-Jul-14 A,				
A2040	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A																																																						24-Feb-15 A,					
A2050	Design Phase	224d	24-Apr-15 A	26-Aug-16 A		24-Apr-15 A																																																						26-Aug-16 A,					
A2060	Solicitation & Approval of GMP	54d	01-Jun-16 A	26-Jul-16 A		01-Jun-16 A																																																						26-Jul-16 A,					
A2070	Construction Phase <i>10 Mo Proposed - 12 Mo Actual</i>	328d	01-Aug-16 A	28-Aug-17		01-Aug-16 A																																																						28-Aug-17,					

Date	Revision	Checked	Approved



161018 - STC Bond Program - Master Program Schedule

DATE: 18-Oct-16

Activity ID	Activity Name	Original Duration	Start	Finish	2014 2015 2016 2017 2018																																																																
					2014													2015													2016													2017													2018												
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
A5620	TCO / Floor	0d		03-Jul-17*																																																																	
A5630	Building FF&E Make Ready	42d	05-Jul-17	15-Aug-17																																																																	
A5640	Final Completion for Move In	0d		15-Aug-17*																																																																	
A5650	Faculty Start	0d	21-Aug-17*																																																																		
A5660	Classes Begin	0d	28-Aug-17*																																																																		
<b>Mid Valley Campus Workforce Training Center Expansion (Project 13 -DG)</b>					05-Jul-17 <span style="color: green;">■</span> 15-Aug-17, ◆ TCO / Floor ◆ Final Completion for Move In ◆ Faculty Start ◆ Classes Begin 28-Aug-17, Mid Valley Campus Workforce																																																																
A2500	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A	03-Dec-13 A,																																																															
A2510	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A <span style="color: blue;">■</span> 01-Jul-14 A,																																																															
A2520	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A <span style="color: blue;">■</span> 24-Feb-15 A,																																																															
A2530	Design Phase	266d	20-Mar-15 A	21-Nov-16		20-Mar-15 A <span style="color: blue;">■</span> 21-Nov-16,																																																															
A2540	Solicitation & Approval of GMP	54d	01-Jun-16 A	15-Oct-16		01-Jun-16 A <span style="color: blue;">■</span> 15-Oct-16,																																																															
A2550	Construction Phase <span style="color: blue;">Pending due to budget issues - remove from CM@R</span>	311d	22-Oct-16*	28-Aug-17		22-Oct-16* <span style="color: green;">■</span> 28-Aug-17,																																																															
A5670	TCO / Floor	0d		03-Jul-17*																																																																	
A5680	Building FF&E Make Ready	42d	05-Jul-17	15-Aug-17																																																																	
A5690	Final Completion for Move In	0d		15-Aug-17*																																																																	
A5700	Faculty Start	0d	21-Aug-17*																																																																		
A5710	Classes Begin	0d	28-Aug-17*																																																																		
<b>Mid Valley Campus Thermal Plant (Project 15 -DG)</b>					27-Mar-17, Mid Valley Campus Thermal Plant (Project 15																																																																
A1840	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A	03-Dec-13 A,																																																															
A1850	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A <span style="color: blue;">■</span> 01-Jul-14 A,																																																															
A1860	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A <span style="color: blue;">■</span> 24-Feb-15 A,																																																															
A1870	Design Phase	199d	27-Apr-15 A	15-May-16 A		27-Apr-15 A <span style="color: blue;">■</span> 15-May-16 A,																																																															
A1880	Solicitation & Approval of GMP	57d	01-Mar-16 A	26-Apr-16 A		01-Mar-16 A <span style="color: blue;">■</span> 26-Apr-16 A,																																																															
A1890	<span style="background-color: yellow;">Construction Phase</span>	244d	01-Jun-16 A	27-Mar-17		01-Jun-16 A <span style="color: green;">■</span> 27-Mar-17,																																																															
<b>Mid Valley Campus Parking and Site Improvements (Project 16 -DG)</b>					08-Aug-17, Mid Valley Campus Parking and																																																																
A1790	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A <span style="color: blue;">■</span> 01-Jul-14 A,																																																															
A1800	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A <span style="color: blue;">■</span> 24-Feb-15 A,																																																															
A1810	Design Phase	223d	18-May-15 A	15-May-16 A		18-May-15 A <span style="color: blue;">■</span> 15-May-16 A,																																																															
A1820	Solicitation & Approval of GMP	54d	01-Mar-16 A	26-Apr-16 A		01-Mar-16 A <span style="color: blue;">■</span> 26-Apr-16 A,																																																															
A1830	<span style="background-color: yellow;">Construction Phase</span> <span style="color: blue;">7 Mo. Proposed -</span>	456d	01-May-16 A	08-Aug-17		01-May-16 A <span style="color: green;">■</span> 08-Aug-17,																																																															
<b>STARR COUNTY CAMPUS</b>					15-Oct-17, STARR COUNTY CAMPUS																																																																
<b>Starr County Campus Health Professions &amp; Science Bldg. (Project 17 -RG) PRIORITY PROJECT FALL 2017</b>					15-Oct-17, Starr County Campus Hea																																																																
A1720	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A	03-Dec-13 A,																																																															
A1730	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A <span style="color: blue;">■</span> 01-Jul-14 A,																																																															
A1740	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A <span style="color: blue;">■</span> 24-Feb-15 A,																																																															
A1750	Design Phase	324d	20-Feb-15 A	29-Jul-16 A		20-Feb-15 A <span style="color: blue;">■</span> 29-Jul-16 A,																																																															
A1760	Solicitation & Approval of GMP	0d	26-Aug-16 A	27-Sep-16 A		26-Aug-16 A <span style="color: blue;">■</span> 27-Sep-16 A,																																																															
A1770	Construction Phase <span style="color: blue;">12 Mo Proposed - 14 Mo Actual</span>	376d	03-Oct-16 A	15-Oct-17		03-Oct-16 A <span style="color: green;">■</span> 15-Oct-17,																																																															
A1950	Building FF&E Make Ready	45d	02-Jul-17	15-Aug-17																																																																	
A1780	TCO / Floor	0d		02-Jul-17*																																																																	
A1960	Final Completion for Move In	0d		15-Aug-17*																																																																	
A1970	Faculty Start	0d	21-Aug-17*																																																																		
A1980	Classes Begin	0d	28-Aug-17*																																																																		
<b>Starr County Campus New library (Project 18 -RG)</b>					01-Sep-17, Starr County Campus New lib																																																																
A1660	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A	03-Dec-13 A,																																																															
A1670	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A		01-Jun-14 A <span style="color: blue;">■</span> 01-Jul-14 A,																																																															
A1680	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A		22-Aug-14 A <span style="color: blue;">■</span> 24-Feb-15 A,																																																															
A1690	Design Phase	289d	10-Apr-15 A	09-Sep-16 A		10-Apr-15 A <span style="color: blue;">■</span> 09-Sep-16 A,																																																															
A1700	Solicitation & Approval of GMP	21d	05-Oct-16 A	25-Oct-16		05-Oct-16 A <span style="color: green;">■</span> 25-Oct-16,																																																															

Construction duration must improve 2.5 mo. to meeting a 2017 Fall Semester

Date	Revision	Checked	Approved



161018 - STC Bond Program - Master Program Schedule

DATE: 18-Oct-16

Activity ID	Activity Name	Original Duration	Start	Finish	Gantt Chart																																																																
					2014													2015													2016													2017													2018												
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
A1710	Construction Phase 11 Mo Proposed -	305d	01-Nov-16*	01-Sep-17	[Gantt bar from 01-Nov-16* to 01-Sep-17]																																																																
A5720	TCO / Floor	0d		17-Jul-17*	◆ TCO / Floor																																																																
A5730	Building FF&E Make Ready	28d	19-Jul-17	15-Aug-17	19-Jul-17 [Green bar] 15-Aug-17																																																																
A5740	Final Completion for Move In	0d		15-Aug-17*	◆ Final Completion for Move In																																																																
A5750	Faculty Start	0d	21-Aug-17*		◆ Faculty Start																																																																
A5760	Classes Begin	0d	28-Aug-17*		◆ Classes Begin																																																																
Starr County Campus Student Activities Building Expansion (Project 21 -RG)					▶ 01-Sep-17, Starr County Campus Student																																																																
A2620	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A [Blue bar] 03-Dec-13 A																																																																
A2630	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A	01-Jun-14 A [Blue bar] 01-Jul-14 A																																																																
A2640	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A	22-Aug-14 A [Blue bar] 24-Feb-15 A																																																																
A2650	Design Phase	286d	20-Mar-15 A	15-Nov-16	20-Mar-15 A [Blue bar] 15-Nov-16																																																																
A2660	Solicitation & Approval of GMP	22d	21-Oct-16*	21-Nov-16	21-Oct-16* [Green bar] 21-Nov-16																																																																
A2670	Construction Phase 11 Mo. Proposed -	202d	22-Nov-16*	01-Sep-17	22-Nov-16* [Green bar] 01-Sep-17																																																																
A5770	TCO / Floor	0d		25-Jul-17*	◆ TCO / Floor																																																																
A5780	Building FF&E Make Ready	20d	27-Jul-17	15-Aug-17	27-Jul-17 [Green bar] 15-Aug-17																																																																
A5790	Final Completion for Move In	0d		15-Aug-17*	◆ Final Completion for Move In																																																																
A5800	Faculty Start	0d	21-Aug-17*		◆ Faculty Start																																																																
A5810	Classes Begin	0d	28-Aug-17*		◆ Classes Begin																																																																
Starr County Campus Student Service Building Expansion (Project 20 -RG)					▶ 01-Sep-17, Starr County Campus Student																																																																
A1540	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A [Blue bar] 03-Dec-13 A																																																																
A1550	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A	01-Jun-14 A [Blue bar] 01-Jul-14 A																																																																
A1560	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A	22-Aug-14 A [Blue bar] 24-Feb-15 A																																																																
A1570	Design Phase	266d	20-Mar-15 A	03-Nov-16	20-Mar-15 A [Blue bar] 03-Nov-16																																																																
A5110	SD Approval	0d		13-Jul-15 A	◆ SD Approval																																																																
A1580	Solicitation & Approval of GMP	159d	20-Nov-15 A	04-Nov-16	20-Nov-15 A [Blue bar] 04-Nov-16																																																																
A1590	Construction Phase 11 Mo Proposed -	299d	07-Nov-16*	01-Sep-17	07-Nov-16* [Green bar] 01-Sep-17																																																																
A5820	TCO / Floor	0d		25-Jul-17*	◆ TCO / Floor																																																																
A5830	Building FF&E Make Ready	20d	27-Jul-17	15-Aug-17	27-Jul-17 [Green bar] 15-Aug-17																																																																
A5840	Final Completion for Move In	0d		15-Aug-17*	◆ Final Completion for Move In																																																																
A5850	Faculty Start	0d	21-Aug-17*		◆ Faculty Start																																																																
A5860	Classes Begin	0d	28-Aug-17*		◆ Classes Begin																																																																
Starr County Campus Workforce Training Center Expansion (Project 19 -DG)					▶ 01-Sep-17, Starr County Campus Workfor																																																																
A1600	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A [Blue bar] 03-Dec-13 A																																																																
A1610	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A	01-Jun-14 A [Blue bar] 01-Jul-14 A																																																																
A1620	Solicitation & Approval of Architects / Engineers	20d	22-Aug-14 A	24-Feb-15 A	22-Aug-14 A [Blue bar] 24-Feb-15 A																																																																
A1630	Design Phase	266d	20-Mar-15 A	14-Nov-16	20-Mar-15 A [Blue bar] 14-Nov-16																																																																
A1640	Approval of GMP	11d	15-Oct-16	25-Oct-16	15-Oct-16 [Green bar] 25-Oct-16																																																																
A1650	Construction Phase Pending due to budget issues - remove from CM@R	305d	01-Nov-16	01-Sep-17	01-Nov-16 [Green bar] 01-Sep-17																																																																
A5870	TCO / Floor	0d		25-Jul-17*	◆ TCO / Floor																																																																
A5880	Building FF&E Make Ready	20d	27-Jul-17	15-Aug-17	27-Jul-17 [Green bar] 15-Aug-17																																																																
A5890	Final Completion for Move In	0d		15-Aug-17*	◆ Final Completion for Move In																																																																
A5900	Faculty Start	0d	21-Aug-17*		◆ Faculty Start																																																																
A5910	Classes Begin	0d	28-Aug-17*		◆ Classes Begin																																																																
Starr County Campus Thermal Plant (Project 22 -RG)					▶ 03-Jul-17, Starr County Campus Thermal Plant																																																																
A1420	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A [Blue bar] 03-Dec-13 A																																																																
A1430	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A	01-Jun-14 A [Blue bar] 01-Jul-14 A																																																																
A1440	Solicitation & Approval of Architects / Engineers	20d	27-Jan-15 A	24-Feb-15 A	27-Jan-15 A [Blue bar] 24-Feb-15 A																																																																
A1450	Design Phase	205d	04-Jun-15 A	29-Jul-16 A	04-Jun-15 A [Blue bar] 29-Jul-16 A																																																																

Date	Revision	Checked	Approved





161018 - STC Bond Program - Master Program Schedule

DATE: 18-Oct-16

Activity ID	Activity Name	Original Duration	Start	Finish	2014 2015 2016 2017 2018																																																											
					2014												2015												2016												2017												2018											
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
A5220	TCO / Floor	0d		01-Jul-17*	◆ TCO / Floor																																																											
A5230	Building FF&E Make Ready	44d	03-Jul-17	15-Aug-17	03-Jul-17 15-Aug-17,																																																											
A5240	Final Completion for Move In	0d		15-Aug-17*	◆ Final Completion for Move In																																																											
A5250	Faculty Start	0d	21-Aug-17*		◆ Faculty Start																																																											
A5260	Classes Begin	0d	28-Aug-17*		◆ Classes Begin																																																											
<b>REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE</b>		949d	01-Nov-13 A	01-Feb-18	01-Feb-18, REGIONAL CEN																																																											
Regional Center for Public Safety Excellence (Project 24 -DG)		949d	01-Nov-13 A	01-Feb-18	01-Feb-18, Regional Cente																																																											
A1300	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A 03-Dec-13 A,																																																											
A1310	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A	01-Jun-14 A 01-Jul-14 A,																																																											
A1320	Solicitation & Approval of Architects / Engineers	20d	01-Dec-15 A	01-Jun-16 A	01-Dec-15 A 01-Jun-16 A,																																																											
A1330	Design Phase	157d	15-Aug-16 A	12-May-17	15-Aug-16 A 12-May-17,																																																											
A1940	Solicitation of GMP	15d	14-Feb-17*	28-Feb-17	14-Feb-17* 28-Feb-17,																																																											
A1350	Construction Phase	217d	03-Apr-17*	01-Feb-18	03-Apr-17* 01-Feb-18,																																																											
<b>LA JOYA CENTER</b>		779d	01-Nov-13 A	15-Aug-17	15-Aug-17, LA JOYA CENTER																																																											
La Joya Jimmy Carter Teaching Site (Project 26 -RG)		779d	01-Nov-13 A	15-Aug-17	15-Aug-17, La Joya Jimmy Carter Teaching																																																											
A1240	Successful Bond Election	21d	01-Nov-13 A	03-Dec-13 A	v-13 A 03-Dec-13 A,																																																											
A1250	Solicitation & Approval of Program Management Consultant	21d	01-Jun-14 A	01-Jul-14 A	01-Jun-14 A 01-Jul-14 A,																																																											
A1260	Solicitation & Approval of Architects / Engineers	20d	27-Jan-15 A	20-Mar-15 A	27-Jan-15 A 20-Mar-15 A,																																																											
A1270	Design Phase	194d	15-Feb-16 A	02-Jan-17	15-Feb-16 A 02-Jan-17,																																																											
A5160	Solicitation of GMP	8d	06-Dec-16*	13-Dec-16	06-Dec-16* 13-Dec-16,																																																											
A1290	Construction Phase	127d	17-Feb-17*	15-Aug-17	17-Feb-17* 15-Aug-17,																																																											

Date	Revision	Checked	Approved





## 2013 Bond Construction Program Schedule

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

Indicates date shown on B&A schedule but moved to November FCM

Note: Document prepared by College staff and based on master schedule timeline prepared by Broaddus & Associates

**Review and Discussion of Guaranteed Maximum Prices for Non-Bond Nursing and Allied Health Campus Thermal Plant Project and Thermal Plant Parking and Site Improvements Project**

On October 11, 2016, Broaddus & Associates recommended approval of Guaranteed Maximum Prices (GMPs) for two projects:

- Non-Bond Nursing and Allied Health Campus Thermal Plant
- Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements

The Facilities Committee questioned the GMP for the Thermal Plant project and asked whether Broaddus & Associates or the construction and design teams had considered alternatives to reduce the costs. Broaddus & Associates agreed to further review the costs and to present any alternatives at a subsequent meeting.

Since the Facilities Committee took no action on the Thermal Plant project, the Construction Manager-at-Risk recommended postponing action on the GMP for the Parking and Site Improvements project. Any design changes related to the Thermal Plant might impact the site improvements.

On October 18, 2016, Broaddus & Associates informed staff that they planned to postpone any further recommendation for action on the GMPs for these two projects until November 8, 2016.

No action is recommended. This item is included for the Committee's information.

## **Review and Recommend Action on Guaranteed Maximum Price of the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements will be requested at the October 27, 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 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.

### **Background**

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 \$2,314,648.

Construction Cost Limitation (CCL)	\$1,100,000
IT Duct Banks	<u>321,915</u>
Revised CCL	<u>\$1,421,915</u>
Less:	
Total Proposed GMP	<u>2,314,648</u>
Budget Deficit Variance	<u>(\$892,733)</u>

### **Value Management Options**

Alternate #1 Delete Bus Drop off Area	\$46,219
Alternate #2 Delete 72 Parking Spaces	\$96,740
Alternate #3	<u>\$108,685</u>
• Provide Road Bond in lieu of Lime Treatment	
• Provide standard broom finished concrete sidewalks in lieu of colored stamped concrete sidewalks	
• Reduction in steel bollard quantities	
• Deletion of LED light bollards	
Total Alternates	<u>\$251,644</u>
Revised GMP, if VM Options Approved	<u>\$2,063,004</u>

Revised Budget Deficit Variance (\$641,089)

**Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements project is \$1,421,915. Funds are budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non Bond Construction budget in the amount of \$892,733 to cover the budget shortfall. If alternates are approved, the revised deficit variance amount is required from the Non-Bond Construction budget. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

Broaddus & Associates has previously stated that future bond buy out savings and unexpended design and construction contingency funds could be used to cover budget shortfalls. However, those savings are not yet realized at this time and currently the College's risk exposure is unknown.

**Reviewers**

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

**Enclosed Documents**

A memorandum from Broaddus & Associates, a description of the GMP submitted by D. Wilson Construction Company and a plan indicating the locations of the proposed alternates are enclosed.

**Presenters**

Representatives from Broaddus & 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 27, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$2,314,648 with D. Wilson Construction Company and possible utilization of additional Non-Bond funds to cover the bond budget deficit variance for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements as presented.



## **MEMORANDUM**

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

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

**Date:** October 25, 2016

**Subject:** Nursing and Allied Health Parking and Site Improvements Maximum Price (GMP) from D. Wilson Construction, Inc.

**Re:** 2013 South Texas College Bond Construction Program – Nursing and Allied Health Parking and Site Improvements - GMP

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Broaddus & Associates is pleased to request approval of the Guaranteed Maximum Price (GMP) for the STC Nursing and Allied Health Parking and Site Improvements. This GMP Includes all new site utilities and storm drainage, parking, lighting, landscaping and irrigation for the entire site as presented. There are 150 new general parking spaces and 29 faculty parking spaces designed as well as a bus drop off area and a service drive. The plan also includes the continuation of the campus perimeter drive.

The GMP's for Nursing and Allied Health Campus Parking and Site Improvement Project includes all the materials and labor for the project scope.

The pricing is based on 90% drawings for the site improvements designed by the Civil Engineering firm of R. Gutierrez Engineering, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Nursing and Allied Health Parking and Site Improvements Project and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve these proposals as presented.



South Texas College – Nursing & Allied Health Campus  
 Parking and Site Improvements GMP  
 Guaranteed Maximum Price

October 17, 2016

## Schedule of Values

JOB: STC Nursing Allied & Health Parking Lot & Site Improvements		PRINTED: 1:47:50 PM	
Est. Start Date: Monday, October 17, 2016		Addendum:	
Completion:		Alternates: 0	
Days:		Contract docs: 0	
Months:		Liquidated damages:	
PLAN SF:		Sub list required:	

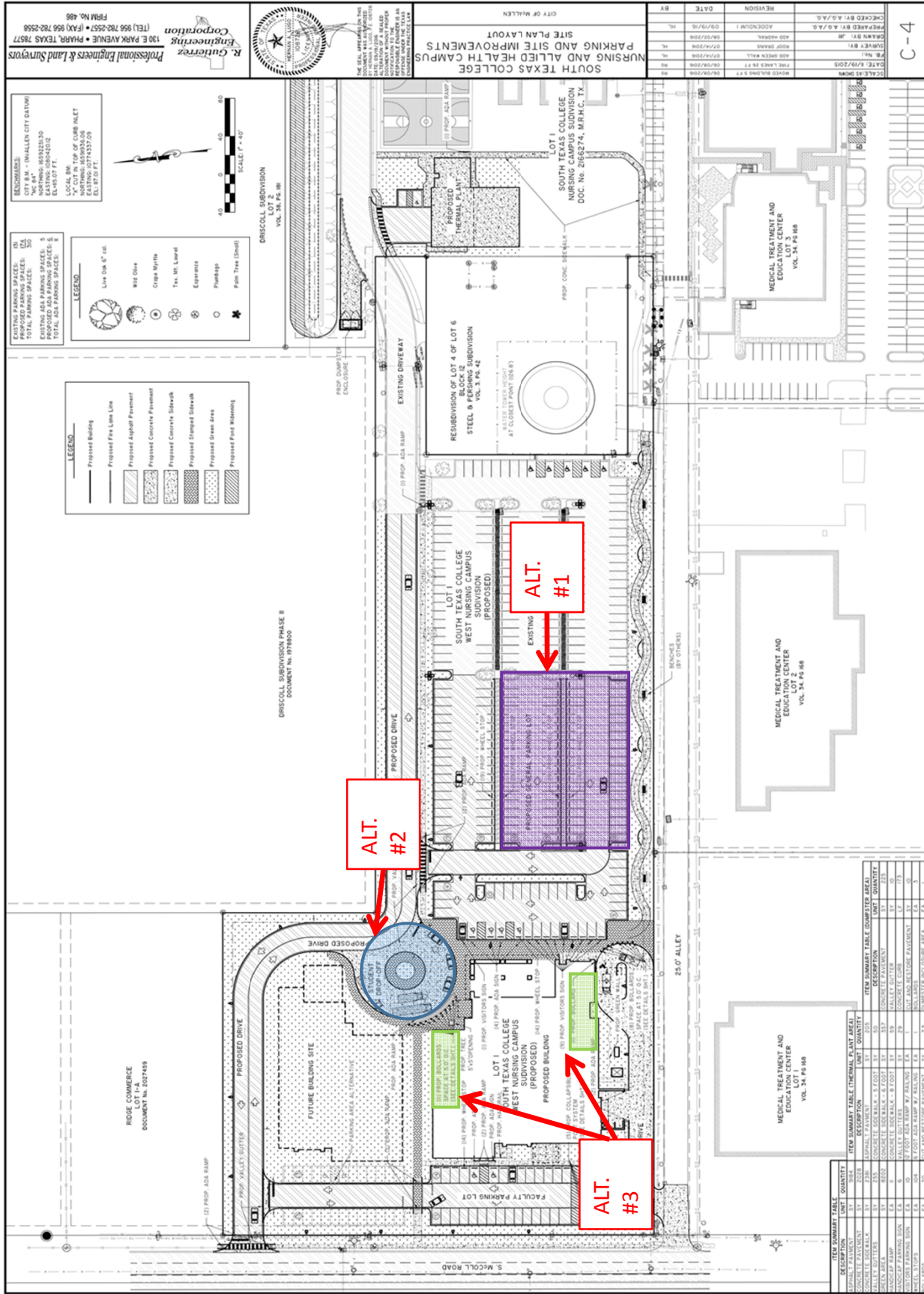
  

Schedule of Values							
CSI Section	Division Title			Base Bid	Site Alternate Deduct 1	Site Alternate Deduct 2	VE PACKAGE
01 00 00	GENERAL REQUIREMENTS			232,890	(450)	(943)	(1,059)
03 00 00	CONCRETE			—			(46,800)
04 00 00	MASONRY			7,134			
05 00 00	STRUCTURAL STEEL			6,093			(4,026)
07 00 00	MOISTURE PROTECTION			inc			
09 00 00	FINISHES			3,800			
26 00 00	ELECTRICAL			352,000			(9,000)
27 00 00	STRUCTURED CABLING			inc			
31 00 00	EARTHWORK			1,573,610	(43,000)	(90,000)	(41,288)
	CONTRACTOR DESIGN CONTINGENCY			23,000			
	CONSTRUCTION PHASE FEE		3.60%	78,319	(1,564)	(3,274)	(3,678)
	INSURANCE SUBTOTAL			-			
	BOND SUBTOTAL			26,595	(522)	(1,093)	(1,228)
	<b>SUBTOTALS:</b>			<b>2,280,441</b>	<b>(45,536)</b>	<b>(95,310)</b>	<b>(107,079)</b>
	OWNER'S CONTINGENCY (NO FEE)			34,207	(683)	(1,430)	(1,606)
	<b>GMP TOTAL:</b>			<b>2,314,648</b>	<b>(46,219)</b>	<b>(96,740)</b>	<b>(108,685)</b>

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# NURSING AND ALLIED HEALTH CAMPUS LOCATIONS OF ALTERNATES ON SITE



## **Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Library**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Library will be requested at the October 27, 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. Mata + Garcia Architects, LLP. 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.

### **Background**

Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to D. Wilson Construction Company which has provided the GMP in the amount of \$3,700,000.

Construction Cost Limitation (CCL)	\$2,800,000
<b>Less:</b>	
Total Proposed GMP	\$3,700,000
Budget Deficit Variance	<u>(\$900,000)</u>

### **Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Library project is \$2,800,000. Funds are budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non-Bond Construction budget in the amount of \$900,000 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

Broaddus & Associates has previously stated that future bond buy out savings and unexpended design and construction contingency funds could be used to cover budget shortfalls. However, those savings are not yet realized at this time and currently the College's risk exposure is unknown.



**Reviewers**

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

**Enclosed Documents**

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

**Presenters**

Representatives from Broaddus & Associates, Mata + Garcia Architects, LLP., 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 27, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$3,700,000 with D. Wilson Construction Company and utilization of additional Non-Bond funds in the amount of \$900,000 for the 2013 Bond Construction Starr County Campus Library project as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** October 27, 2016  
**Subject:** Starr County Campus, Rio Grande City, Texas  
**Re:** 2013 South Texas College Bond Construction Program – New Library GMP

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

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



**JOB: STC Starr Library**  
**Est. Start Date: Monday, October 17, 2016**  
**Completion: Wednesday, September 20, 2017**  
**Days: 339**  
**Months: 11**  
**PLAN SF: 18,831**

DWC Project No.: 15-711  
 Contract docs: AIA  
 Liquidated damages: \$1,000  
 Sub list required: Yes

**PRINTED: 10/17/16 5:23 PM**

### Schedule of Values

CSI Section	Starr Library 60% CD GMP	COST
01 00 00	GENERAL REQUIREMENTS	157,668
03 00 00	CONCRETE	181,133
04 00 00	MASONRY	120,000
05 00 00	STRUCTURAL STEEL	410,119
06 00 00	CARPENTRY	16,700
07 00 00	MOISTURE PROTECTION	428,119
08 00 00	DOORS & WINDOWS	422,050
09 00 00	FINISHES	508,673
10 00 00	SPECIALTIES	25,680
12 00 00	FURNISHINGS	6,230
14 00 00	CONVEYANCE SYSTEMS	—
21 00 00	FIRE SUPPRESSION	32,954
22 00 00	PLUMBING	66,800
23 00 00	HVAC	376,000
26 00 00	ELECTRICAL	574,000
27 00 00	STRUCTURED CABLING	inc
28 00 00	ELECTRONIC SAFETY AND SECURITY	—
31 00 00	EARTHWORK	117,555
	CONTRACTOR DESIGN CONTINGENCY	1.00% 37,000
	CONSTRUCTION PHASE FEE	3.60% 126,700
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	37,076
	<b>SUBTOTALS:</b>	<b>3,644,457</b>
	<b>PROPOSED GMP AMOUNT:</b>	<b>3,644,500</b>
	OWNER'S CONTINGENCY (NO INSURANCE, BOND, or FEE)	1.50% 55,500
	<b>SERVICES GMP TOTAL:</b>	<b>3,700,000</b>

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

- 1. Mid Valley Campus Library Expansion**
- 2. Mid Valley Campus Library Renovation**
- 3. Mid Valley Campus Workforce Training Center Expansion**
- 4. Starr County Campus Student Services Building Expansion**
- 5. Starr County Campus Student Activities Building Expansion**
- 6. Starr County Campus Workforce Training Center Expansion**
- 7. Starr County Campus Parking and Site Improvements - Balance of  
Previously-Approved Partial GMP**

Broaddus & Associates has been 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 October 11, 2016 or October 27, 2016, and to the Board of Trustees on October 27, 2016.

Broaddus & Associates has advised staff that they plan to deliver the GMPs for these projects in November 2016.

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