

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, November 22, 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.”

- I. Update on Status of Project and Program Accountability for the 2013 Bond Construction Program..... 1-8
- II. Review and Recommend Action on Schematic Design for the 2013 Bond Construction Regional Center for Public Safety Excellence ..... 9-30
- III. Review and Recommend Action on Schematic Design for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements..... 31-37
- IV. Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects..... 38
  - 1. Starr County Campus Health Professions and Science Building
  - 2. Starr County Campus Student Services Expansion
  - 3. Starr County Campus Student Activities Expansion
  - 4. Starr County Campus Library
  - 5. Starr County Campus Thermal Plant
- V. Review and Recommend Action on Balance of Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Parking and Site Improvements..... 39-46

### **Update on Status of Project and Program Accountability for the 2013 Bond Construction Program**

Broaddus & Associates has updated the following accountability reports and has highlighted any changes to the budget in yellow:

- Program Budget Summary worksheet;
- Construction Budget worksheet;

In addition, the College administration has updated the following documents to reflect the 2013 Bond Construction Program budget shortfalls:

- Non-Bond Commitments and Expenditures worksheet
- Tracking Contingency Log

As of November 22, 2016, the total budget shortfall is estimated to be at \$5,755,022 with the use of buyout savings and design and construction contingency. The current estimated budget shortfall of \$5,755,022 includes the four alternates for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project. Funding for any shortfall net of savings in use of design and construction contingency will be covered by non-bond funds.

No action is requested.

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

A		B	C	D	11/18/2016 11:57 AM		J	K	L	M	N	O	P
2013 Bond Program Budget Summary  <i>Board Meeting of Nov. 22, 2016 - Base Bid including Alternates 1 - 4</i>		Square Feet Cost				CCL/SSF	GMP/SF	Construction Cost					
		Org. Square Feet	Proposed Sq. Feet	Variance in Sq. Ft.	Construction Based on Org. Sq. Ft.			Org. CCL	GMP Total	GMP Variance	Org. Construction Contingency	Current Construction Contingency	Variance in Construction Contingency
4	<b>Pecan Campus</b>												
5	North Academic Building	61,267	64,299	3,032	\$ 13,893,664	171	159	\$ 10,500,000	\$ 10,230,122	\$ (269,878)	\$ 150,000	\$ 162,000	\$ 12,000
6	South Academic Building	40,000	41,694	1,694	\$ 9,196,633	170	160	\$ 6,800,000	\$ 6,657,834	\$ (142,166)	\$ 100,000	\$ 98,355	\$ (1,645)
7	STEM Building	48,879	50,614	1,735	\$ 11,536,375	174	206	\$ 8,500,000	\$ 10,417,059	\$ 1,917,059	\$ 125,000	\$ 153,990	\$ 28,990
8	Multi-purpose space for student support srvs. & activities	33,042	31,219	(1,823)	\$ 8,112,884	173	221	\$ 5,700,000	\$ 6,888,179	\$ 1,188,179	\$ 85,000	\$ 100,000	\$ 15,000
9	Thermal Plant Expansion	1,440	3,105	1,665	\$ -	N/A	N/A	\$ 4,300,000	\$ 4,194,000	\$ (106,000)	\$ 50,000	\$ 50,000	\$ -
10	Parking & Site Improvements (GMP Included Atl. #1 & #2)	-	-	-	\$ -	N/A	N/A	\$ 2,000,000	\$ 2,618,800	\$ 618,800	\$ 30,000	\$ 37,500	\$ 7,500
11	Subtotal	184,628	190,931	6,303	\$ 42,739,556	172	186	\$ 37,800,000	\$ 41,005,994	\$ 3,205,994	\$ 540,000	\$ 601,845	\$ 61,845
12	<b>Nursing &amp; Allied Health Campus</b>												
13	Expansion for Nursing & Allied Health	87,222	93,296	6,074	\$ 17,310,640	190	182	\$ 16,600,000	\$ 17,009,860	\$ 409,860	\$ 250,000	\$ 178,900	\$ (71,100)
14	Thermal Plant Expansion				\$ -	N/A	N/A	\$ -	\$ 230,788	\$ 230,788	\$ -	\$ 3,386	\$ 3,386
15	Parking & Site Improvements				\$ -	N/A	N/A	\$ 1,100,000	\$ 2,205,963	\$ 1,105,963	\$ 16,000	\$ 34,207	\$ 18,207
16	Subtotal	87,222	93,296	6,074	\$ 17,310,640	190	182	\$ 17,700,000	\$ 19,446,611	\$ 1,746,611	\$ 266,000	\$ 216,493	\$ (49,507)
17	<b>Technology Campus</b>												
18	Expansion for Technical & Workforce training programs	72,000	72,000	-	\$ 12,190,819	167	129	\$ 12,000,000	\$ 9,297,546	\$ (2,702,454)	\$ 175,000	\$ 147,215	\$ (27,785)
19	Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	-	-	-	\$ -	N/A	N/A	\$ 650,000	\$ 1,963,574	\$ 1,313,574	\$ 10,000	\$ 10,356	\$ 356
20	Subtotal	72,000	72,000	-	\$ 12,190,819	167	129	\$ 12,650,000	\$ 11,261,120	\$ (1,388,880)	\$ 185,000	\$ 157,571	\$ (27,429)
21	<b>Mid Valley Campus</b>												
22	Professional & Science Bldg.	76,069	78,649	2,580	\$ 18,827,059	177	184	\$ 13,500,000	\$ 14,453,388	\$ 953,388	\$ 200,000	\$ 193,887	\$ (6,113)
23	Expansion for Technical & Workforce training programs	10,000	11,810	1,810	\$ 2,308,064	175	169	\$ 1,750,000	\$ 2,000,000	\$ 250,000	\$ (1,750,000)	\$ -	\$ 1,750,000
24	Library Expansion	10,369	10,814	445	\$ 2,393,231	169	228	\$ 1,750,000	\$ 2,462,776	\$ 712,776	\$ 25,000	\$ 34,723	\$ 9,723
25	Student Services Bldg. Expansion	14,269	17,929	3,660	\$ 3,293,376	175	215	\$ 2,500,000	\$ 3,850,923	\$ 1,350,923	\$ 37,000	\$ 51,093	\$ 14,093
26	Thermal Plant Expansion	4,000	3,088	(912)	\$ -	N/A	N/A	\$ 3,800,000	\$ 3,896,698	\$ 96,698	\$ 52,602	\$ 61,547	\$ 8,945
27	Parking & Site Improvements	-	-	-	\$ -	N/A	N/A	\$ 2,000,000	\$ 2,369,777	\$ 369,777	\$ 29,032	\$ 31,731	\$ 2,699
28	Subtotal	114,707	122,290	7,583	\$ 26,821,730	174	199	\$ 25,300,000	\$ 29,033,562	\$ 3,733,562	\$ (1,406,366)	\$ 372,981	\$ 1,779,347
29	<b>Starr County Campus</b>												
30	Health Professionals & Science Ctr. And STEM programs	48,690	51,789	3,099	\$ 12,397,425	175	184	\$ 8,500,000	\$ 9,521,000	\$ 1,021,000	\$ 125,000	\$ 143,000	\$ 18,000
31	Expand technical workforce training facilities	9,302	16,869	7,567	\$ 2,156,521	172	110	\$ 1,600,000	\$ 1,850,000	\$ 250,000	\$ 25,000	\$ -	\$ (25,000)
32	Library and renovate existing space for Culteral Arts Center	16,516	18,381	1,865	\$ 3,373,085	170	201	\$ 2,800,000	\$ 3,700,000	\$ 900,000	\$ 42,000	\$ 55,500	\$ 13,500
33	Expansion of student services, advising, admissions, and financial services bldg.	5,000	5,310	310	\$ 1,292,198	170	249	\$ 850,000	\$ 1,320,000	\$ 470,000	\$ 13,000	\$ 19,500	\$ 6,500
34	Expansion of student activities building	4,923	4,670	(253)	\$ 1,272,299	173	292	\$ 850,000	\$ 1,365,000	\$ 515,000	\$ 13,000	\$ 21,000	\$ 8,000
35	Thermal Plant Expansion	4,000	4,267	267	\$ -	N/A	N/A	\$ 3,800,000	\$ 3,911,000	\$ 111,000	\$ 55,000	\$ 58,000	\$ 3,000
36	Parking & Site Improvements ( GMP 1 - 119,800)	-	-	-	\$ -	N/A	N/A	\$ 1,226,820	\$ 3,683,600	\$ 2,456,780	\$ 15,000	\$ 57,054	\$ 42,054
37	Subtotal	88,431	101,286	12,855	\$ 20,491,528	172	207	\$ 19,626,820	\$ 25,350,600	\$ 5,723,780	\$ 288,000	\$ 354,054	\$ 66,054
38	<b>Regional Center for Public Safety Excellence - Pharr</b>												
39	New Regional Center for Publish Safety	16,000	21,120	5,120	\$ 3,169,435	175	133	\$ 2,800,000	\$ 2,800,000	\$ -	\$ 57,000	\$ -	\$ (57,000)
40	Parking & Site Improvements	-	-	-	\$ -	N/A	N/A	\$ 200,000	\$ 200,000	\$ -	\$ 18,000	\$ -	\$ (18,000)
41	Subtotal	16,000	21,120	5,120	\$ 3,169,435	175	133	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 75,000	\$ -	\$ (75,000)
42	<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>												
43	Develop STEM labs and entry level workforce training programs	11,000	11,000	-	\$ 1,100,000	100	100	\$ 1,100,000	\$ 1,100,000	\$ -	\$ 16,000	\$ -	\$ (16,000)
44	Subtotal	11,000	11,000	-	\$ 1,100,000	100	100	\$ 1,100,000	\$ 1,100,000	\$ -	\$ 16,000	\$ -	\$ (16,000)
45	<b>Total</b>	<b>573,988</b>	<b>611,923</b>	<b>37,935</b>	<b>\$ 123,823,708</b>	<b>175</b>	<b>173</b>	<b>\$ 117,176,820</b>	<b>\$ 130,197,887</b>	<b>\$ 13,021,067</b>	<b>\$ (36,366)</b>	<b>\$ 1,702,944</b>	<b>\$ 1,739,310</b>

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

	A	Q	R	S	T	U	V	W	X	Y	Z	AA				
2	<b>2013 Bond Program Budget Summary</b>					<b>Part II - Construction Phase Srvs. - GMP Inclusions</b>					<b>Part I Construction Services</b>	<b>Owner Procured</b>		<b>GMP + Fees + Chillers + OCIP</b>	<b>Professionals</b>	
3	<i>Board Meeting of Nov. 22, 2016 - Base Bid including Alternates 1 - 4</i>					<b>Fixed Equipment</b>	<b>IT Ductbank</b>	<b>GMP Target</b>	<b>Current Est. or GMP (red)</b>	<b>Variance or Delta</b>	<b>Fees</b>	<b>Chillers</b>	<b>OCIP</b>	<b>SUBTOTAL</b>	<b>Design</b>	<b>Furniture Consultant</b>
4	<b>Pecan Campus</b>															
5	North Academic Building			\$ 10,500,000	\$ 10,230,122	\$ 269,878	\$ 16,427			\$ 120,570	\$ 10,367,119	\$ 600,000	\$ 21,274			
6	South Academic Building			\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638			\$ 78,116	\$ 6,746,588	\$ 400,000	\$ 13,890			
7	STEM Building			\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298			\$ 97,645	\$ 10,528,002	\$ 550,000	\$ 16,973			
8	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	\$ 11,473			
9	Thermal Plant Expansion			\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440		\$ 47,480	\$ 4,801,745	\$ 350,000	\$ 500			
10	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	\$ -			
11	Subtotal	\$ 585,000	\$ 122,925	\$ 38,507,925	\$ 41,005,994	\$ (2,498,069)	\$ 60,000	\$ 553,440	\$ 440,301	\$ 42,059,735	\$ 2,500,000	\$ 64,110				
12	<b>Nursing &amp; Allied Health Campus</b>															
13	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	\$ 48,380			
14	Thermal Plant Expansion			\$ 181,470	\$ 230,788	\$ (49,318)	\$ 274	\$ 378,170		\$ 2,054	\$ 611,286	\$ 50,000	\$ -			
15	Parking & Site Improvements		\$ 321,915	\$ 1,421,915	\$ 2,205,963	\$ (784,048)	\$ 2,142			\$ 16,279	\$ 2,224,384	\$ 120,000	\$ -			
16	Subtotal	\$ 375,000	\$ 321,915	\$ 18,578,385	\$ 19,446,611	\$ (868,226)	\$ 28,000	\$ 378,170	\$ 213,339	\$ 20,066,120	\$ 1,170,000	\$ 48,380				
17	<b>Technology Campus</b>															
18	Expansion for Technical & Workforce training programs			\$ 12,000,000	\$ 9,297,546	\$ 2,702,454	\$ 14,115			\$ 137,835	\$ 9,449,496	\$ 850,000	\$ 18,300			
19	Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)		\$ 102,575	\$ 752,575	\$ 1,963,574	\$ (1,210,999)	\$ 885			\$ 8,633	\$ 1,973,092	\$ 75,000	\$ -			
20	Subtotal	\$ -	\$ 102,575	\$ 12,752,575	\$ 11,261,120	\$ 1,491,455	\$ 15,000	\$ -	\$ 146,468	\$ 11,422,588	\$ 925,000	\$ 18,300				
21	<b>Mid Valley Campus</b>															
22	Professional & Science Bldg.			\$ 13,500,000	\$ 14,453,388	\$ (953,388)	\$ 28,377			\$ 155,099	\$ 14,636,864	\$ 800,000	\$ 26,858			
23	Expansion for Technical & Workforce training programs			\$ 1,750,000	\$ 2,000,000	\$ (250,000)	\$ 3,679			\$ 20,095	\$ 2,023,774	\$ 125,000	\$ 3,531			
24	Library Expansion		\$ -	\$ 1,750,000	\$ 2,462,776	\$ (712,776)	\$ 3,679			\$ 20,095	\$ 2,486,550	\$ 150,000	\$ 3,661			
25	Student Services Bldg. Expansion	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ (1,025,923)	\$ 5,939			\$ 32,401	\$ 3,889,263	\$ 750,000	\$ 5,038			
26	Thermal Plant Expansion			\$ 3,800,000	\$ 3,896,698	\$ (96,698)	\$ 8,054	\$ 714,200		\$ 42,877	\$ 4,661,829	\$ 275,000	\$ 1,412			
27	Parking & Site Improvements		\$ 492,063	\$ 2,492,063	\$ 2,369,777	\$ 122,286	\$ 5,272			\$ 33,638	\$ 2,408,687	\$ 247,915	\$ -			
28	Subtotal	\$ 325,000	\$ 492,063	\$ 26,117,063	\$ 29,033,562	\$ (2,916,499)	\$ 55,000	\$ 714,200	\$ 304,205	\$ 30,106,967	\$ 2,347,915	\$ 40,500				
29	<b>Starr County Campus</b>															
30	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	\$ 31,935			
31	Expand technical workforce training facilities			\$ 1,600,000	\$ 1,850,000	\$ (250,000)	\$ 4,891			\$ 18,397	\$ 1,873,288	\$ 110,000	\$ 6,101			
32	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	\$ 10,832			
33	Expansion of student services, advising, admissions, and financial services bldg.			\$ 850,000	\$ 1,320,000	\$ (470,000)	\$ 2,598			\$ 9,770	\$ 1,332,368	\$ 75,000	\$ 3,279			
34	Expansion of student activities building			\$ 850,000	\$ 1,365,000	\$ (515,000)	\$ 2,598			\$ 9,770	\$ 1,377,368	\$ 75,000	\$ 3,229			
35	Thermal Plant Expansion			\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901		\$ 43,643	\$ 4,530,161	\$ 300,000	\$ 2,624			
36	Parking & Site Improvements ( GMP 1 - 119,800)		\$ 226,820	\$ 1,226,820	\$ 3,683,600	\$ (2,456,780)	\$ 3,751			\$ 14,059	\$ 3,701,410	\$ 100,000	\$ -			
37	Subtotal	\$ -	\$ 226,820	\$ 19,626,820	\$ 25,350,600	\$ (5,723,780)	\$ 60,000	\$ 563,901	\$ 222,459	\$ 26,196,960	\$ 1,410,000	\$ 58,000				
38	<b>Regional Center for Public Safety Excellence - Pharr</b>															
39	New Regional Center for Publish Safety			\$ 2,800,000	\$ 3,150,000	\$ (350,000)	\$ -			\$ 32,344	\$ 3,182,344	\$ 200,000	\$ 4,800			
40	Parking & Site Improvements			\$ 200,000	\$ 700,000	\$ (500,000)	\$ -			\$ 2,185	\$ 702,185	\$ 50,000	\$ -			
41	Subtotal	\$ -	\$ -	\$ 3,000,000	\$ 3,850,000	\$ (850,000)	\$ -	\$ -	\$ 34,529	\$ 3,884,529	\$ 250,000	\$ 4,800				
42	<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>															
43	Develop STEM labs and entry level workforce training programs			\$ 1,100,000	\$ 1,100,000	\$ -	\$ -			\$ 10,370	\$ 1,110,370	\$ 100,000	\$ 3,000			
44	Subtotal	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 10,370	\$ 1,110,370	\$ 100,000	\$ 3,000				
45	<b>Total</b>	\$ 1,285,000	\$ 1,266,298	\$ 119,682,768	\$ 131,047,887	\$ (11,365,119)	\$ 218,000	\$ 2,209,711	\$ 1,371,671	\$ 134,847,269	\$ 8,702,915	\$ 237,090				



SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

	A	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK
2	<b>2013 Bond Program Budget Summary</b>		<b>Professional Services</b>	<b>Furniture</b>	<b>Technology</b>	<b>Misc. Cost (1.5 % of CCL)</b>	<b>SUBTOTAL</b>	<b>Additional Costs</b>	<b>Additional Costs</b>	<b>Explanation for Additional Costs</b>	
3	<i>Board Meeting of Nov. 22, 2016 - Base Bid including Alternates 1 - 4</i>		<b>CPM</b>	<b>Additional Serv.</b>							<b>TOTAL Projected Costs to date</b>
4	<b>Pecan Campus</b>										
5	North Academic Building	\$ 371,010	\$ 86,698	\$ 675,000	\$ 1,024,009	\$ 164,265	\$ 13,309,375				\$ 13,309,375
6	South Academic Building	\$ 236,318	\$ 54,586	\$ 450,000	\$ 732,589	\$ 110,638	\$ 8,744,609				\$ 8,744,609
7	STEM Building	\$ 327,523	\$ 75,653	\$ 550,000	\$ 681,873	\$ 145,548	\$ 12,875,572				\$ 12,875,572
8	Multi-purpose space for student support srvs. & activities	\$ 220,666	\$ 50,971	\$ 500,000	\$ 311,901	\$ 94,548	\$ 8,559,345				\$ 8,559,345
9	Thermal Plant Expansion	\$ 138,526	\$ 30,998	\$ -	\$ 55,282	\$ 62,910	\$ 5,439,961				\$ 5,439,961
10	Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 62,245	\$ 14,378	\$ -	\$ -	\$ 30,366	\$ 2,953,484				\$ 2,953,484
11	Subtotal	\$ 1,356,288	\$ 313,284	\$ 2,175,000	\$ 2,805,654	\$ 608,275	\$ 51,882,346	\$ -	\$ -		\$ 51,882,346
12	<b>Nursing &amp; Allied Health Campus</b>										
13	Expansion for Nursing & Allied Health	\$ 566,022	\$ 130,743	\$ 820,000	\$ 1,192,881	\$ 250,875	\$ 21,239,351				\$ 21,239,351
14	Thermal Plant Expansion	\$ 900	\$ -	\$ -	\$ -	\$ 2,722	\$ 664,908				\$ 664,908
15	Parking & Site Improvements	\$ 36,194	\$ 8,360	\$ -	\$ -	\$ 12,616	\$ 2,401,554				\$ 2,401,554
16	Subtotal	\$ 603,116	\$ 139,103	\$ 820,000	\$ 1,192,881	\$ 266,213	\$ 24,305,813	\$ -	\$ -		\$ 24,305,813
17	<b>Technology Campus</b>										
18	Expansion for Technical & Workforce training programs	\$ 374,227	\$ 84,197	\$ 600,000	\$ 668,249	\$ 156,193	\$ 12,200,662				\$ 12,200,662
19	Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 19,959	\$ 6,855	\$ -	\$ -	\$ 27,915	\$ 2,102,821				\$ 2,102,821
20	Subtotal	\$ 394,186	\$ 91,052	\$ 600,000	\$ 668,249	\$ 184,108	\$ 14,303,483	\$ -	\$ -		\$ 14,303,483
21	<b>Mid Valley Campus</b>										
22	Professional & Science Bldg.	\$ 449,002	\$ 128,285	\$ 900,000	\$ 992,248	\$ 217,513	\$ 18,150,770				\$ 18,150,770
23	Expansion for Technical & Workforce training programs	\$ 61,324	\$ 11,096	\$ 100,000	\$ 149,818	\$ 44,956	\$ 2,519,499				\$ 2,519,499
24	Library Expansion	\$ 62,092	\$ 10,867	\$ 150,000	\$ 107,559	\$ 35,466	\$ 3,006,195				\$ 3,006,195
25	Student Services Bldg. Expansion	\$ 99,843	\$ 16,376	\$ 150,000	\$ 157,165	\$ 52,889	\$ 5,120,574			\$347,758 Admissions	\$ 5,120,574
26	Thermal Plant Expansion	\$ 110,605	\$ 28,207	\$ -	\$ 58,748	\$ 56,810	\$ 5,192,611				\$ 5,192,611
27	Parking & Site Improvements	\$ 61,397	\$ 14,182	\$ -	\$ -	\$ 29,806	\$ 2,761,987				\$ 2,761,987
28	Subtotal	\$ 844,263	\$ 209,013	\$ 1,300,000	\$ 1,465,538	\$ 437,440	\$ 36,751,636	\$ -	\$ -		\$ 36,751,636
29	<b>Starr County Campus</b>										
30	Health Professionals & Science Ctr. And STEM programs	\$ 294,243	\$ 69,998	\$ 600,000	\$ 667,262	\$ 135,615	\$ 11,990,683				\$ 11,990,683
31	Expand technical workforce training facilities	\$ 53,961	\$ 11,841	\$ 100,000	\$ 78,051	\$ 46,410	\$ 2,279,652			\$750,000 Workforce	\$ 2,279,652
32	Library and renovate existing space for Culteral Arts Center	\$ 92,988	\$ 19,493	\$ 250,000	\$ 269,378	\$ 51,105	\$ 4,634,531				\$ 4,634,531
33	Expansion of student services, advising, admissions, and financial services bldg.	\$ 30,473	\$ 5,975	\$ 60,000	\$ 101,372	\$ 17,976	\$ 1,626,443				\$ 1,626,443
34	Expansion of student activities building	\$ 30,935	\$ 5,831	\$ 60,000	\$ 106,431	\$ 17,516	\$ 1,676,310				\$ 1,676,310
35	Thermal Plant Expansion	\$ 109,321	\$ 28,207	\$ -	\$ 44,342	\$ 58,665	\$ 5,073,320				\$ 5,073,320
36	Parking & Site Improvements ( GMP 1 - 119,800)	\$ 30,888	\$ 7,135	\$ -	\$ -	\$ 18,558	\$ 3,857,991				\$ 3,857,991
37	Subtotal	\$ 642,809	\$ 148,480	\$ 1,070,000	\$ 1,266,836	\$ 345,845	\$ 31,138,930	\$ -	\$ -		\$ 31,138,930
38	<b>Regional Center for Public Safety Excellence - Pharr</b>										
39	New Regional Center for Publish Safety	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 42,000	\$ 4,073,412				\$ 4,073,412
40	Parking & Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 755,185				\$ 755,185
41	Subtotal	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 45,000	\$ 4,828,597	\$ -	\$ -		\$ 4,828,597
42	<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>										
43	Develop STEM labs and entry level workforce training programs	\$ 35,894	\$ 8,292	\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156				\$ 1,573,156
44	Subtotal	\$ 35,894	\$ 8,292	\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156	\$ -	\$ -		\$ 1,573,156
45	<b>Total</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>\$ 164,783,961</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 164,783,961</b>

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

	A	AL	AM	11/18/2016 11:57 AM	AQ
2	<b>2013 Bond Program Budget Summary</b>		<b>Total Project Cost Summary</b>		
3	<i>Board Meeting of Nov. 22, 2016 - Base Bid including Alternates 1 - 4</i>	<b>Bond Total Cost</b>	<b>Variance [Total Projected Costs to Bond Total Cost]</b>	<b>Explanation for project over/under budget</b>	
4	<b>Pecan Campus</b>				
5	North Academic Building	\$ 14,843,110	\$ 1,533,735		
6	South Academic Building	\$ 9,454,426	\$ 709,817		
7	STEM Building	\$ 13,103,319	\$ 227,747		
8	Multi-purpose space for student support srvs. & activities	\$ 8,828,254	\$ 268,909		
9	Thermal Plant Expansion	\$ 5,542,049	\$ 102,088		
10	Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 2,490,261	\$ (463,223)		
11	Subtotal	\$ 54,261,419	\$ 2,379,073		
12	<b>Nursing &amp; Allied Health Campus</b>				
13	Expansion for Nursing & Allied Health	\$ 21,773,439	\$ 534,088		
14	Thermal Plant Expansion	\$ 601,877	\$ (63,031)		
15	Parking & Site Improvements	\$ 1,717,717	\$ (683,837)		
16	Subtotal	\$ 24,093,033	\$ (212,780)		
17	<b>Technology Campus</b>				
18	Expansion for Technical & Workforce training programs	\$ 14,864,990	\$ 2,664,328		
19	Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 905,324	\$ (1,197,497)		
20	Subtotal	\$ 15,770,314	\$ 1,466,831		
21	<b>Mid Valley Campus</b>				
22	Professional & Science Bldg.	\$ 17,277,682	\$ (873,088)		
23	Expansion for Technical & Workforce training programs	\$ 2,257,363	\$ (262,136)		
24	Library Expansion	\$ 2,288,968	\$ (717,227)		
25	Student Services Bldg. Expansion	\$ 4,114,228	\$ (1,006,346)	Recommended 7/6/16 Facilities Committee	
26	Thermal Plant Expansion	\$ 5,042,398	\$ (150,213)		
27	Parking & Site Improvements	\$ 2,796,035	\$ 34,048		
28	Subtotal	\$ 33,776,674	\$ (2,974,962)		
29	<b>Starr County Campus</b>				
30	Health Professionals & Science Ctr. And STEM programs	\$ 11,267,182	\$ (723,501)		
31	Expand technical workforce training facilities	\$ 2,051,983	\$ (227,669)	Recommended 7/6/16 Facilities Committee	
32	Library and renovate existing space for Culteral Arts Center	\$ 3,732,378	\$ (902,153)		
33	Expansion of student services, advising, admissions, and financial services bldg.	\$ 1,162,522	\$ (463,921)		
34	Expansion of student activities building	\$ 1,166,402	\$ (509,908)		
35	Thermal Plant Expansion	\$ 4,938,772	\$ (134,548)		
36	Parking & Site Improvements ( GMP 1 - 119,800)	\$ 1,397,789	\$ (2,460,202)	<i>Total Includes Alternates 1-4</i>	
37	Subtotal	\$ 25,717,028	\$ (5,421,902)		
38	<b>Regional Center for Public Safety Excellence - Pharr</b>				
39	New Regional Center for Publish Safety	\$ 3,655,134	\$ (418,278)		
40	Parking & Site Improvements	\$ 319,337	\$ (435,848)		
41	Subtotal	\$ 3,974,471	\$ (854,126)		
42	<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>				
43	Develop STEM labs and entry level workforce training programs	\$ 1,436,000	\$ (137,156)		
44	Subtotal	\$ 1,436,000	\$ (137,156)		
45	<b>Total</b>	\$ 159,028,939	\$ (5,755,022)	Added \$384,219 to Misc. Expense (7/1/16)	

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



11/18/2016 11:37 AM  
**South Texas College**  
**2013 Bond Construction Program**  
**Construction Budget Summary Spreadsheet**  
**Board Meeting of Nov. 22, 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	Projected Design Contingency	GMP Design Contingency	GMP Design Contingency Expenditures or Savings	GMP Design Contingency Remaining Balance	Change orders	Projected Construction Contingency	GMP Construction Contingency	Construction Contingency Expenditures or Savings	GMP Contingency Remaining Balance	Expenditures Authorized by Broaddus & Associates	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 Expenditures from Savings	Total Balance of Actual Design & Construction Contingency and Buy-Out Savings	Change orders
Pecan Campus (PBK/Wilson)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB
1 North Academic	\$ 10,500,000			\$ 10,500,000	\$ 10,951,000	\$ (720,878)	\$ 10,230,122	\$ -	\$ -	\$ 10,230,122	\$ 269,878	\$ 102,301	\$ 104,000	\$ -	\$ 104,000		\$ 150,000	\$ 162,000	\$ -	\$ 162,000	\$ -		\$ 306,904	\$ (720,878)	7%	\$ -	\$ 986,878	
2 South Academic	\$ 6,800,000			\$ 6,800,000	\$ 6,657,834	\$ -	\$ 6,657,834	\$ -	\$ -	\$ 6,657,834	\$ 142,166	\$ 66,578	\$ 66,500	\$ -	\$ 66,500		\$ 100,000	\$ 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)	\$ 104,171	\$ 104,000	\$ -	\$ 104,000		\$ 125,000	\$ 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	\$ (603,179)	\$ 68,882	\$ 70,000	\$ -	\$ 70,000		\$ 85,000	\$ 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	\$ 41,940	\$ 110,000	\$ (66,695)	\$ 43,305	co 4	\$ 50,000	\$ 50,000	\$ (42,081)	\$ 7,919	\$ 367	co 2	\$ 125,820	\$ -	0%	\$ -	\$ 51,224	
6 Parking and Site Improvements	\$ 2,000,000		\$ 122,925	\$ 2,122,925	\$ 2,618,800	\$ -	\$ 2,618,800	\$ -	\$ -	\$ 2,618,800	\$ (495,875)	\$ 21,473	\$ 25,000	\$ -	\$ 25,000		\$ 30,000	\$ 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>\$ (720,878)</b>	<b>\$ 41,005,994</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,005,994</b>	<b>\$ (2,498,069)</b>	<b>\$ 405,345</b>	<b>\$ 479,500</b>	<b>\$ (66,695)</b>	<b>\$ 412,805</b>		<b>\$ 540,000</b>	<b>\$ 601,845</b>	<b>\$ (42,081)</b>	<b>\$ 559,764</b>	<b>\$ 367</b>		<b>\$ 1,216,036</b>	<b>\$ (720,878)</b>		<b>\$ -</b>	<b>\$ 1,693,447</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>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>U</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>BB</b>
7 Campus Expansion (\$12,867,860)	\$ 16,600,000	\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ -	\$ 17,009,860	\$ -	\$ -	\$ 17,009,860	\$ (34,860)	\$ 170,099	\$ 130,000	\$ -	\$ 130,000		\$ 250,000	\$ 115,000	\$ -	\$ 115,000			\$ 510,296	\$ -	0%	\$ -	\$ 245,000	
8 Structural Pkg. (\$4,142,000)					incl'd in total above			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,600	\$ -	\$ 42,600		\$ -	\$ 63,900	\$ -	\$ 63,900			\$ -	\$ -	0%	\$ -	\$ 106,500	
9 Thermal Plant Expansion - Bond	\$ -			\$ -	\$ 230,788	\$ -	\$ 230,788	\$ -	\$ -	\$ 230,788	\$ (230,788)	\$ 2,308	\$ 2,200	\$ -	\$ 2,200		\$ -	\$ 3,386	\$ -	\$ 3,386			\$ 6,924	\$ -	0%	\$ -	\$ 5,586	
9a T.P. Expansion - NB (\$3,200,000)							\$ -																				\$ -	
10 Parking and Site Improvements	\$ 1,100,000		\$ 321,915	\$ 1,421,915	\$ 2,205,963	\$ -	\$ 2,205,963	\$ -	\$ -	\$ 2,205,963	\$ (784,048)	\$ 22,060	\$ 23,000	\$ -	\$ 23,000		\$ 16,000	\$ 34,207	\$ -	\$ 34,207			\$ 66,179	\$ -	0%	\$ -	\$ 57,207	
<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>\$ 19,446,611</b>	<b>\$ -</b>	<b>\$ 19,446,611</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,446,611</b>	<b>\$ (1,049,696)</b>	<b>\$ 194,466</b>	<b>\$ 197,800</b>	<b>\$ -</b>	<b>\$ 197,800</b>		<b>\$ 266,000</b>	<b>\$ 216,493</b>	<b>\$ -</b>	<b>\$ 216,493</b>			<b>\$ 583,398</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 414,293</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>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>U</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>BB</b>
11 Southwest Bldg. Reno Pkg	\$ 12,000,000			\$ 12,000,000	\$ 10,533,587	\$ (1,236,041)	\$ 9,297,546	\$ -	\$ -	\$ 9,297,546	\$ 2,702,454	\$ 92,975	\$ 94,716	\$ (9,106)	\$ 85,610	co 1	\$ 175,000	\$ 142,074	\$ (5,141)	\$ 136,933		co 1	\$ 278,926	\$ (1,221,794)	13%	\$ -	\$ 1,444,337	co 2
12 Demo. Pkg GMP (\$358,106)				\$ -	incl'd in total above		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,012	\$ -	\$ 5,012		\$ -	\$ 10,282	\$ -	\$ 10,282			\$ -	\$ -	0%	\$ -	\$ 15,294	
13 Pkg. & Site Improve. (incl alt 1,2)	\$ 650,000		\$ 102,575	\$ 752,575	\$ 1,985,820	\$ (22,246)	\$ 1,963,574	\$ -	\$ -	\$ 1,963,574	\$ (1,210,999)	\$ 19,636	\$ 10,331	\$ (9,105)	\$ 1,226	co 1	\$ 10,000	\$ 15,497	\$ (5,141)	\$ 10,356		co 1	\$ 58,907	\$ (8,000)	4%	\$ -	\$ 19,582	co 1
14 Demolition Pkg. GMP (\$192,604)	\$ -		\$ -	\$ -	incl'd in total above		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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>\$ (1,258,287)</b>	<b>\$ 11,261,120</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,261,120</b>	<b>\$ 1,491,455</b>	<b>\$ 112,611</b>	<b>\$ 112,758</b>	<b>\$ (18,211)</b>	<b>\$ 94,547</b>		<b>\$ 185,000</b>	<b>\$ 167,853</b>	<b>\$ (10,282)</b>	<b>\$ 157,571</b>	<b>\$ -</b>		<b>\$ 337,834</b>	<b>\$ (1,229,794)</b>		<b>\$ -</b>	<b>\$ 1,481,912</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>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>U</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>BB</b>
15 Health Professions & Science	\$ 13,500,000			\$ 13,500,000	\$ 14,453,388	\$ -	\$ 14,453,388	\$ -	\$ -	\$ 14,453,388	\$ (953,388)	\$ 216,801	\$ 193,887	\$ -	\$ 193,887		\$ 201,033	\$ 193,887	\$ -	\$ 193,887			\$ 433,602	\$ -	0%	\$ -	\$ 387,774	
16 Workforce Expansion (EGV /Skanska)	\$ 1,750,000			\$ 1,750,000	\$ -	\$ -	\$ -	\$ 2,000,000	\$ (250,000)	\$ 2,000,000	\$ (250,000)	\$ 30,000	\$ -	\$ -	\$ -		\$ 25,000	\$ -	\$ -	\$ -			\$ 60,000	\$ -	0%	\$ -	\$ -	
17 Library - Bond Project	\$ 1,750,000			\$ 1,750,000	\$ 2,462,776	\$ -	\$ 2,462,776	\$ -	\$ -	\$ 2,462,776	\$ (712,776)	\$ -	\$ 34,723	\$ -	\$ 34,723		\$ -	\$ 34,723	\$ -	\$ 34,723			\$ 70,932	\$ -	0%	\$ -	\$ 69,446	
18 Student Services Bldg.	\$ 2,500,000	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ -	\$ 3,850,923	\$ -	\$ -	\$ 3,850,923	\$ (1,025,923)	\$ 57,764	\$ 51,049	\$ -	\$ 51,049		\$ 37,000	\$ 51,093	\$ -	\$ 51,093			\$ 115,528	\$ -	0%	\$ -	\$ 102,142	
19 Thermal Plant Expansion +NB Fund	\$ 3,800,000			\$ 3,800,000	\$ 3,787,322	\$ 109,376	\$ 3,896,698	\$ -	\$ -	\$ 3,896,698	\$ (96,698)	\$ 58,450	\$ 61,547	\$ -	\$ 61,547		\$ 61,547	\$ 61,547	\$ -	\$ 61,547			\$ 116,901	\$ -	0%	\$ 109,367	\$ 123,094	co 1
20 Parking and Site Improvements	\$ 2,000,000		\$ 492,063	\$ 2,492,063	\$ 2,479,153	\$ (109,376)	\$ 2,369,777	\$ -	\$ -	\$ 2,369,777	\$ 122,286	\$ 35,547	\$ 31,731	\$ -	\$ 31,731		\$ 31,731	\$ 31,731	\$ -	\$ 31,731			\$ 71,093	\$ (109,367)	4%	\$ -	\$ 172,829	co 1
<b>Mid Valley Campus Subtotal</b>	<b>\$ 25,300,000</b>	<b>\$ 325,000</b>	<b>\$ 492,063</b>	<b>\$ 26,117,063</b>	<b>\$ 27,033,562</b>	<b>\$ (250,000)</b>	<b>\$ 29,033,562</b>	<b>\$ 2,000,000</b>	<b>\$ (250,000)</b>	<b>\$ 29,033,562</b>	<b>\$ (2,916,499)</b>	<b>\$ 398,562</b>	<b>\$ 372,937</b>	<b>\$ -</b>	<b>\$ 372,937</b>		<b>\$ 356,311</b>	<b>\$ 372,981</b>	<b>\$ -</b>	<b>\$ 372,981</b>	<b>\$ -</b>		<b>\$ 868,056</b>	<b>\$ (109,367)</b>		<b>\$ 109,367</b>	<b>\$ 855,285</b>	
<b>Starr County 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>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>U</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>BB</b>
21 Health Professions & Science (7,785,000)	\$ 8,500,000			\$ 8,500,000	\$ 9,521,000	\$ -	\$ 9,521,000			\$ 9,521,000	\$ (1,021,000)	\$ 95,210	\$ 78,000	\$ -	\$ 78,000		\$ 125,000	\$ 117,000	\$ -	\$ 117,000			\$ 285,630	\$ -	0%	\$ -	\$ 195,000	
22 Structural Pkg. GMP 1 (\$1,736,000)	\$ -			\$ -	incl'd in total above		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000		\$ -	\$ 26,000	\$ -	\$ 26,000			\$ -	\$ -	0%	\$ -	\$ 44,000	
23 Workforce Expansion (30% CD Estimate)	\$ 1,600,000			\$ 1,600,000	\$ -	\$ -	\$ -	\$ 1,850,000	\$ (250,000)	\$ 1,850,000	\$ (250,000)	\$ 18,500	\$ -	\$ -	\$ -		\$ 25,000	\$ -	\$ -	\$ -			\$ 55,500	\$ -	0%	\$ -	\$ -	
24 Library Expansion	\$ 2,800,000			\$ 2,800,000	\$ 3,700,000	\$ -	\$ 3,700,000	\$ -	\$ -	\$ 3,700,000	\$ (900,000)	\$ 37,000	\$ 37,000	\$ -	\$ 37,000		\$ 42,000	\$ 55,500	\$ -	\$ 55,500			\$ 111,000	\$ -	0%	\$ -	\$ 92,500	
25 Student Services Building	\$ 850,000			\$ 850,000	\$ 1,320,000	\$ -	\$ 1,320,000	\$ -	\$ -	\$ 1,320,000	\$ (470,000)	\$ 13,200	\$ 13,000	\$ -	\$ 13,000		\$ 13,000	\$ 19,500	\$ -	\$ 19,500			\$ 39,600	\$ -	0%	\$ -	\$ 32,500	
26 Student Activities Building	\$ 850,000			\$ 850,000	\$ 1,365,000	\$ -	\$ 1,365,000	\$ -	\$ -	\$ 1,365,000	\$ (515,000)	\$ 13,650	\$ 14,000	\$ -	\$ 14,000		\$ 13,000	\$ 21,000	\$ -	\$ 21,000			\$ 40,950	\$ -	0%	\$ -	\$ 35,000	
27 Thermal Plant Expansion + NB Funds	\$ 3,800,000			\$ 3,800,000	\$ 3,911,000	\$ -	\$ 3,911,000	\$ -	\$ -	\$ 3,911,000	\$ (111,000)	\$ 39,110	\$ 39,000	\$ -	\$ 39,000		\$ 55,000	\$ 58,000	\$ -	\$ 58,000			\$ 117,330	\$ -	0%			



**South Texas College**  
**Non-Bond Commitments and Expenditures**  
**As of November 22, 2016**

**I. Non-Bond Commitments**

Project Name - Item Description	Approved Board Dates	Board Approved Expenditures	Not Board Approved Projected Expenditures	Actual GMP/Projected Expenditures
<b>Nursing &amp; Allied Health</b>				
1 Thermal Plant-Design	10/27/2015	\$ 103,350	\$ 2,716,000	\$ 2,819,350
2 Thermal Plant Parking and Site Improvement		-	217,000	217,000
<b>NAH Campus Subtotal</b>		<b>\$ 103,350</b>	<b>\$ 2,933,000</b>	<b>\$ 3,036,350</b>
<b>Mid Valley Campus</b>				
3 Library Retrofit-Design	10/27/2015	\$ 119,600	\$ 2,111,710	\$ 2,231,310
4 Workforce Retrofit		-	100,000	100,000
<b>Mid Valley Campus Subtotal</b>		<b>\$ 119,600</b>	<b>\$ 2,211,710</b>	<b>\$ 2,331,310</b>
<b>Starr County Campus</b>				
5 Workforce Retrofit		\$ -	\$ 180,000	\$ 180,000
<b>Starr Campus Subtotal</b>		<b>\$ -</b>	<b>\$ 180,000</b>	<b>\$ 180,000</b>
<b>Regional Center for Public Safety Excellence</b>				
6 Parking and Site Improvements		\$ -	\$ 1,000,000	\$ 1,000,000
<b>Regional Center for Public Safety Excellence Subtotal</b>		<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Total Non-Bond Expenditures</b>		<b>\$ 222,950</b>	<b>\$ 6,324,710</b>	<b>\$ 6,547,660</b>

**II. Bond Budget Deficits - Board Approved - as of October 27, 2016**

(Includes deficits realized after use of Program Contingency Amount)

Project Name - Item Description	Approved Board Dates	Bond Budget Deficits	Non-Bond Budget Deficits	Total Bond and Non-Bond Deficits
1 Mid Valley Campus Thermal Plant Alternate 1 & 2	4/26/2016	\$ -	\$ 718,947	\$ 718,947
2 Starr County Campus Thermal Plant Alternate	6/28/2016	\$ -	\$ 788,305	\$ 788,305
3 Pecan Parking and Site Improvements Contingency Variance	9/27/2016	\$ 171,819	\$ -	\$ 171,819
6 NAH Campus Parking and Site Improvements GMP Variance	10/27/2016	\$ 784,048	\$ -	\$ 784,048
7 Starr County Campus Library Expansion GMP Variance	10/27/2016	\$ 900,000	\$ -	\$ 900,000
8 Non-Bond Mid Valley Campus Library Furniture Consultant Fee	10/27/2016	\$ -	\$ 18,613	\$ 18,613
9 Non-Bond NAH Campus Thermal Plant AV/IT Consultant Fee	10/27/2016	\$ -	\$ 8,850	\$ 8,850
<b>Total Non-Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ 1,855,867</b>	<b>\$ 1,534,715</b>	<b>\$ 3,390,582</b>

**III. Bond Budget Deficits - Not Board Approved - as of November 22, 2016**

Project Name - Item Description	Proposed Board Dates	Proposed Bond Budget Deficits	Proposed Non-Bond Budget Deficits	Total Proposed Bond and Non-Bond Deficits
1 Starr County Campus Student Services GMP Variance	11/22/2016	\$ 470,000	\$ -	\$ 470,000
2 Starr County Campus Student Activities GMP Variance	11/22/2016	\$ 515,000	\$ -	\$ 515,000
3 NAH Campus Thermal Plant GMP Variance	11/22/2016	\$ 230,788	\$ 310,927	\$ 541,715
4 NAH Campus Thermal Plant Parking and Site Improvements GMP Variance	11/22/2016	\$ -	\$ 29,010	\$ 29,010
5 Midvalley Campus Library Expansion GMP Variance	11/22/2016	\$ 712,776	\$ -	\$ 712,776
6 Mid Valley Campus Library Renovation	11/22/2016	\$ -	\$ (462,028)	\$ (462,028)
7 Tech Campus Southwest Renovation Building Deductive Change Order	11/22/2016	\$ (1,115,311)	\$ -	\$ (1,115,311)
8 Starr County Campus Parking and Site Improvement GMP Variance w/ Alternates	11/22/2016	\$ 2,456,780	\$ -	\$ 2,456,780
9 Pending December Board Approval North Academic Buyout Savings	12/13/2016	\$ (720,878)	\$ -	\$ (720,878)
<b>Total Non-Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ 2,549,155</b>	<b>\$ (122,091)</b>	<b>\$ 2,427,064</b>

<b>Total Non-Bond Funds Expenditures (I, II, and III)</b>	<b>\$ 4,405,022</b>	<b>\$ 7,960,284</b>	<b>\$ 12,365,306</b>
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**IV. Additional Projected Deficits CCL/GMP**

Item Description	Proposed Bond Budget Deficits	Non-Bond Budget Deficits	Total Deficits
Additional Projected Deficits CCL/GMP - per Broadus and Associates	\$ 3,828,278	\$ -	\$ 3,828,278

<b>Grand Total Non-Bond Funds Expenditures (I, II, III, and IV)</b>	<b>\$ 8,233,300</b>	<b>\$ 7,960,284</b>	<b>\$ 16,193,584</b>
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**South Texas College  
2013 Bond Construction Program  
Tracking Contingency Log**

#	Item Description	Budget Variance	Contingency Balance
<b>1</b>	<b>Original Contingency Balance</b>	\$ -	\$ <b>9,978,348</b>
<b>Approved GMPs</b>			
2	Pecan Campus North Academic GMP Variance	\$ (451,000)	\$ 9,527,348
3	Pecan South Academic GMP Variance	\$ 142,166	\$ 9,669,514
4	Pecan STEM Bldg. GMP Variance	\$ (1,917,059)	\$ 7,752,455
5	Pecan Campus Student Services GMP Variance	\$ (603,179)	\$ 7,149,276
6	Pecan Thermal Energy Plant GMP Variance	\$ 106,000	\$ 7,255,276
7	Pecan Parking and Site Improvements GMP Variance	\$ (495,875)	\$ 6,759,401
8	NAH Campus Expansion GMP Variance	\$ (34,860)	\$ 6,724,541
9	NAH Campus Parking and Site Improvements GMP Variance	\$ (784,048)	\$ 5,940,493
10	Technology Campus Renovation GMP Variance	\$ 1,466,413	\$ 7,406,906
11	Technology Campus Site & Parking GMP Variance	\$ (1,335,820)	\$ 6,071,086
12	Technology Campus Site & Parking IT Duct Bank	\$ 102,575	\$ 6,173,661
13	Mid Valley Health Professions GMP Variance	\$ (953,388)	\$ 5,220,273
14	Mid Valley Student Services Building Expansion GMP Variance	\$ (1,025,923)	\$ 4,194,350
15	Mid Valley Thermal Energy Plant GMP Variance	\$ (96,698)	\$ 4,097,652
16	Mid Valley Parking & Site Improvements GMP Variance	\$ 122,286	\$ 4,219,938
17	Change Order - Mid Valley Thermal Plant	\$ 109,376	\$ 4,329,314
18	Change Order - Mid Valley Parking and Site Improvements	\$ (109,376)	\$ 4,219,938
19	Starr County Campus Health Professions GMP Variance	\$ (1,021,000)	\$ 3,198,938
20	Starr County Campus Library Expansion GMP Variance	\$ (900,000)	\$ 2,298,938
21	Starr County Thermal Energy Plant GMP Variance	\$ (111,000)	\$ 2,187,938
<b>Proposed GMPs - Pending Board Approval on 11/22/16</b>			
22	Starr County Campus Student Services GMP Variance	\$ (470,000)	\$ 1,717,938
23	Starr County Campus Student Activities GMP Variance	\$ (515,000)	\$ 1,202,938
24	NAH Campus Thermal Plant (Bond Funded) GMP Variance	\$ (230,788)	\$ 972,150
25	Mid Valley Campus Library Expansion GMP Variance	\$ (712,776)	\$ 259,374
26	Starr County Campus Parking and Site Improvements GMP Variance with Alternates	\$ (2,456,780)	\$ (2,197,406)
<b>Deductive Change Orders - Buyout Savings</b>			
27	Deductive Change Orders-Tech Campus Renovation	\$ 120,730	\$ (2,076,676)
28	Deductive Change Orders-Tech Campus Parking & Site	\$ 22,246	\$ (2,054,430)
29	Deductive Change Orders-Tech Campus Renovation - PENDING Board Approval 11/22/16	\$ 1,115,311	\$ (939,119)
30	Deductive Change Orders-North Academic - PENDING December Board Approval	\$ 720,878	\$ (218,241)
<b>Other Expenditures</b>			
27	A/E Fees	\$ 2,992,085	\$ 2,773,844
28	Chillers Procurement	\$ (2,209,711)	\$ 564,133
29	CMR Preconstruction Services for all projects	\$ (218,000)	\$ 346,133
30	B&A Reimbursable Expense for Travel	\$ (900)	\$ 345,233
31	B&A Additional Services - Includes AV/IT, Wage Scale Survey, BIM FM, Traffic Study	\$ (932,171)	\$ (586,938)
32	FF&E- Portion used for Consultant Fees	\$ 66,186	\$ (520,752)
33	FF&E Consultant-Not in Original Amount	\$ (237,090)	\$ (757,842)
34	Technology	\$ 703,422	\$ (54,420)
35	IT Duct bank-Not in Original Scope	\$ (1,266,298)	\$ (1,320,718)
36	Fixed Kitchen Equipment-Not in Original Scope	\$ (1,285,000)	\$ (2,605,718)
37	OCIP	\$ (1,371,671)	\$ (3,977,389)
37	Miscellaneous Expense Increase	\$ (427,633)	\$ (4,405,022)
<b>Current and Additional Projected Liability Exposure</b>			
40	Current Program Contingency Balance	\$ -	\$ (4,405,022)
41	Mid Valley Workforce Training Center Expansion GMP Variance	\$ (250,000)	\$ (4,655,022)
42	Starr County Campus Workforce Training Center Expansion GMP Variance	\$ (250,000)	\$ (4,905,022)
44	Regional Center for Public Safety Excellence GMP Variance	\$ (350,000)	\$ (5,255,022)
45	Regional Center for Public Safety Excellence Parking and Site GMP Variance	\$ (500,000)	\$ (5,755,022)
46	La Joya Center Teaching Site GMP Variance	\$ -	\$ (5,755,022)
<b>47</b>	<b>Projected Program Contingency Balance</b>		\$ <b>(5,755,022)</b>



## **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Regional Center for Public Safety Excellence**

Approval of schematic design by PBK Architects for the 2013 Bond Construction Regional Center for Public Safety Excellence project will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

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

The Construction Manager-at-Risk, Noble Texas Builders, provides preconstruction services during the design processes leading to the construction phase. They have provided a detailed estimate based on the current PBK Architects schematic design. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

### **Background**

As previously authorized by the Board of Trustees, PBK Architects began working with Broaddus & Associates, Facilities Planning & Construction, and College staff to develop floor plans and elevations. The proposed Regional Center for Public Safety Excellence project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
  - PBK Architects
  
- **Construction Manager-at-Risk**
  - Noble Texas Builders

- **Construction Cost Limitation (CCL)**
  - \$3,968,000
  -
- **Program Scope**
  - Revised SQ FT – 19,450
    - Original Program SF 21,800
  - Office /Administration Space
  - Lecture Hall
  - Classrooms
  - Computer Lab
  - Simulator Lab
  - Workout Room
  - Shower/Locker Rooms

**Funding Source**

2013 Bond Construction Program	\$2,800,000
PSJA ISD	825,000
Non-Bond Unexpended Budget	<u>343,000</u>
Total Construction Cost Limitation (CCL)	<u>\$3,968,000</u>

The current Construction Cost Limitation (CCL) is \$3,968,000. The Guaranteed Maximum Price (GMP) will be submitted by the Construction Manager-at-Risk for Board approval at a later date. Bond funds are budgeted in the Bond Construction budget for fiscal year 2016-2017. Additional funds from PSJA ISD and from the College’s Non-Bond Unexpended Budget are budgeted in fiscal year 2016-2017.

The Board of Trustees has previously approved the Master Plan for the 2013 Regional Center for Public Safety Excellence site prepared by PBK Architects and consultant G2 Solutions. The current scope of this project will only include Phase I of the Master Plan which is described in the presentation drawings.

Construction Manager-at-Risk, Noble Texas Builders, has provided an estimate in the amount of \$4,355,971 based on current schematic design. The value engineering options below are their efforts in reducing cost to stay within budget.

Construction Cost Limitation (CCL)	\$3,968,000
Schematic Design Estimate	\$4,355,971
<u>Potential Value Engineering Option:</u>	<u>(16,160)</u>
• Stucco in lieu of Berridge panels	
Revised Schematic estimate if VE is accepted	<u><u>4,339,811</u></u>
Budget Deficit	<u><u>(\$371,811)</u></u>



**Reviewers**

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Public Safety, and Fire Science departments, Coordinated Operations Council, and Administration.

**Enclosed Documents**

PBK Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of schematic design and a detailed schematic design estimate prepared by Noble Texas Builders.

**Presenters**

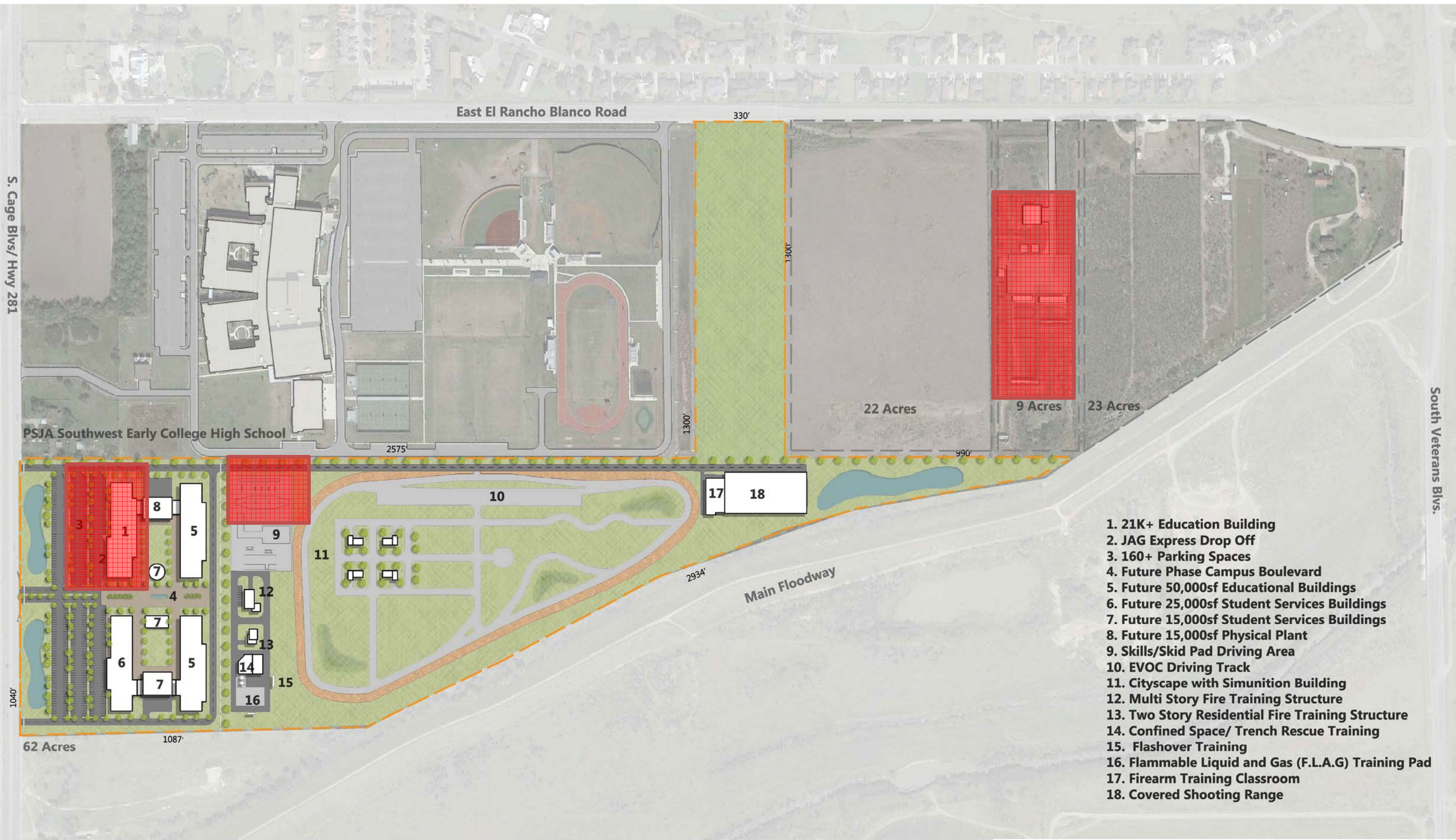
Representatives from PBK Architects and Broaddus & Associates will be present at the Facilities Committee meeting to present the schematic design.

**Recommended Action**

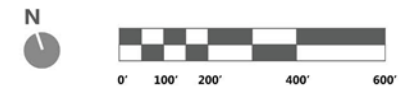
It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the proposed schematic design by PBK Architects for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented.

**SOUTH TEXAS COLLEGE**  
**REGIONAL CENTER FOR**  
**PUBLIC SAFETY EXCELLENCE**





- 1. 21K+ Education Building
- 2. JAG Express Drop Off
- 3. 160+ Parking Spaces
- 4. Future Phase Campus Boulevard
- 5. Future 50,000sf Educational Buildings
- 6. Future 25,000sf Student Services Buildings
- 7. Future 15,000sf Student Services Buildings
- 8. Future 15,000sf Physical Plant
- 9. Skills/Skid Pad Driving Area
- 10. EVOC Driving Track
- 11. Cityscape with Simunition Building
- 12. Multi Story Fire Training Structure
- 13. Two Story Residential Fire Training Structure
- 14. Confined Space/ Trench Rescue Training
- 15. Flashover Training
- 16. Flammable Liquid and Gas (F.L.A.G) Training Pad
- 17. Firearm Training Classroom
- 18. Covered Shooting Range









H.W. 281 Elevation 92.5'



138 Parking Spaces

19K Education Building

Caliche Mechanical Yard

Skills/Skid Pad Driving Area

Building Finish Floor Height 91'

Drop Off





Total Sq.Ft 19,400







Total Sq.Ft 19,400







**Total Sq.Ft 19,400**



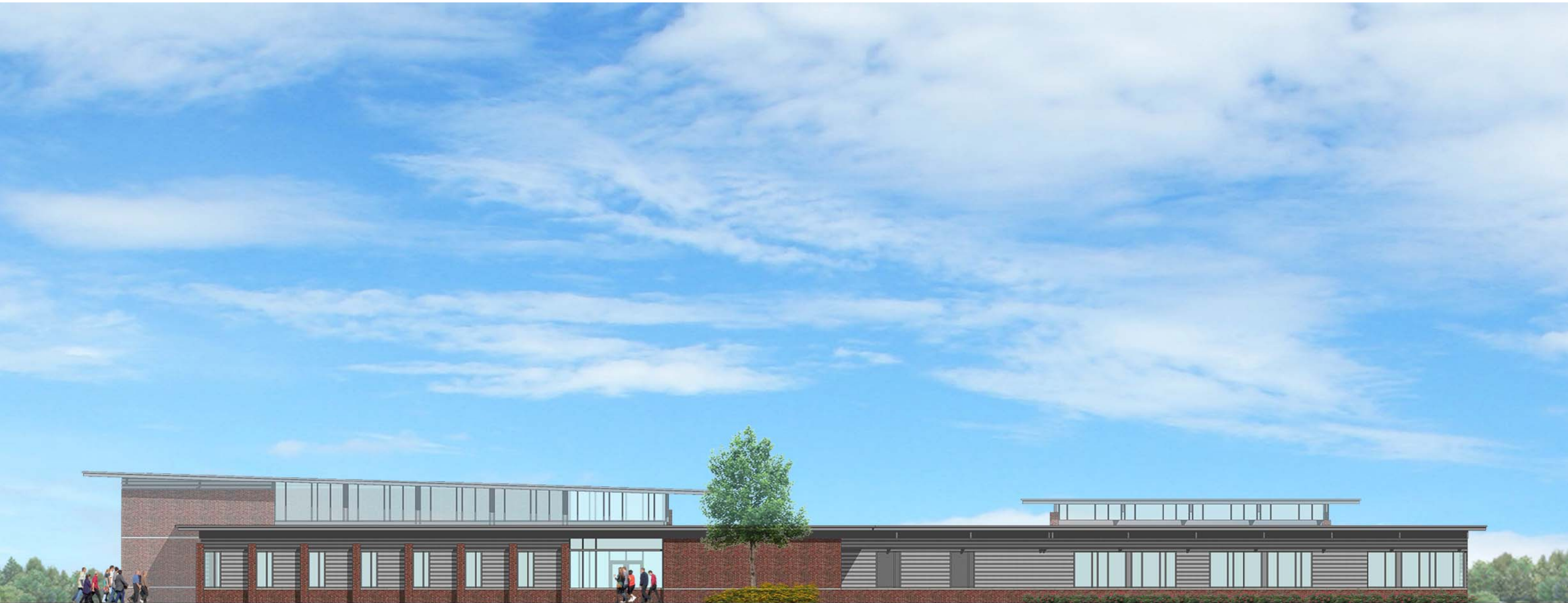
































PERSPECTIVE VIEW OF ENTRY













**SOUTH TEXAS COLLEGE**  
**REGIONAL CENTER FOR**  
**PUBLIC SAFETY EXCELLENCE**

THANK YOU

## **Review and Recommend Action on Schematic Design for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements**

Approval of schematic design by Dannebaum Engineering Company-McAllen, LLC. for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

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

The Construction Manager-at-Risk, Noble Texas Builders, provides preconstruction services during the design processes leading to the construction phase. They have provided a detailed estimate based on the current Dannebaum Engineering Company-McAllen, LLC schematic design. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

### **Background**

As previously authorized by the Board of Trustees, Dannebaum Engineering Company-McAllen, LLC began working with Broaddus & Associates, Facilities Planning & Construction, and College staff to develop the parking and site plans. The proposed Regional Center for Public Safety Excellence Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - Dannebaum Engineering Company-McAllen, LLC
  
- **Construction Manager-at-Risk**
  - Noble Texas Builders



- **Construction Cost Limitation (CCL)**
  - \$1,891,036
  
- **Program Scope**
  - 138 Parking Spaces
  - Drives and Sidewalks
  - Infrastructure Improvements
  - Landscaping and Irrigation
  - Grading and Drainage
  - Skills Training Pad
  - Bus Drop Off

**Funding Source**

2013 Bond Construction Program	\$251,036
Texas Department of Public Safety (TxDPS)	1,140,000
Non-Bond Unexpended Budget	<u>500,000</u>
Total Construction Cost Limitation (CCL)	<u>\$1,891,036</u>

The current Construction Cost Limitation (CCL) is \$1,891,036. The Guaranteed Maximum Price (GMP) will be submitted by the Construction Manager-at-Risk for Board approval at a later date. Bond funds are budgeted in the Bond Construction budget for fiscal year 2016-2017. Additional funds from Texas Department of Public Safety and from the College's Non Bond Unexpended Budget are budgeted in the fiscal year 2016-2017.

The Board of Trustees has previously approved the Master Plan for the 2013 Regional Center for Public Safety Excellence site prepared by PBK Architects and consultant G2 Solutions. The current scope of this project will only include Phase I of the Master Plan which is described in the presentation drawings.

Construction Manager-at-Risk, Noble Texas Builders, has provided an estimate that is currently based off of the schematic design in the amount of \$2,766,202.

Total Construction Cost Limitation (CCL)	\$1,891,036
Proposed Site Plan Estimate	\$2,766,202
<u>Potential Value Engineering Option:</u>	<u>(202,250)</u>
• Caliche in lieu of Asphalt	
Revised Schematic estimate if VE is accepted	<u><u>2,563,952</u></u>
Budget Deficit	<u><u>(\$672,916)</u></u>

**Reviewers**

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Public Safety, and Fire Science departments, Coordinated Operations Council, and Administration.

**Enclosed Documents**

Dannebaum Engineering Company-McAllen, LLC. Has developed a schematic presentation describing the proposed design. Enclosed are drawings of schematic design and a detailed schematic design estimate prepared by Noble Texas Builders.

**Presenters**

Representatives from Dannebaum Engineering Company-McAllen, LLC. and Broaddus & Associates will be present at the Facilities Committee meeting to present the schematic design.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the proposed schematic design by Dannebaum Engineering Company-McAllen, LLC. for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented.



# Regional Center for Public Safety Excellence



SOUTH TEXAS  
COLLEGE

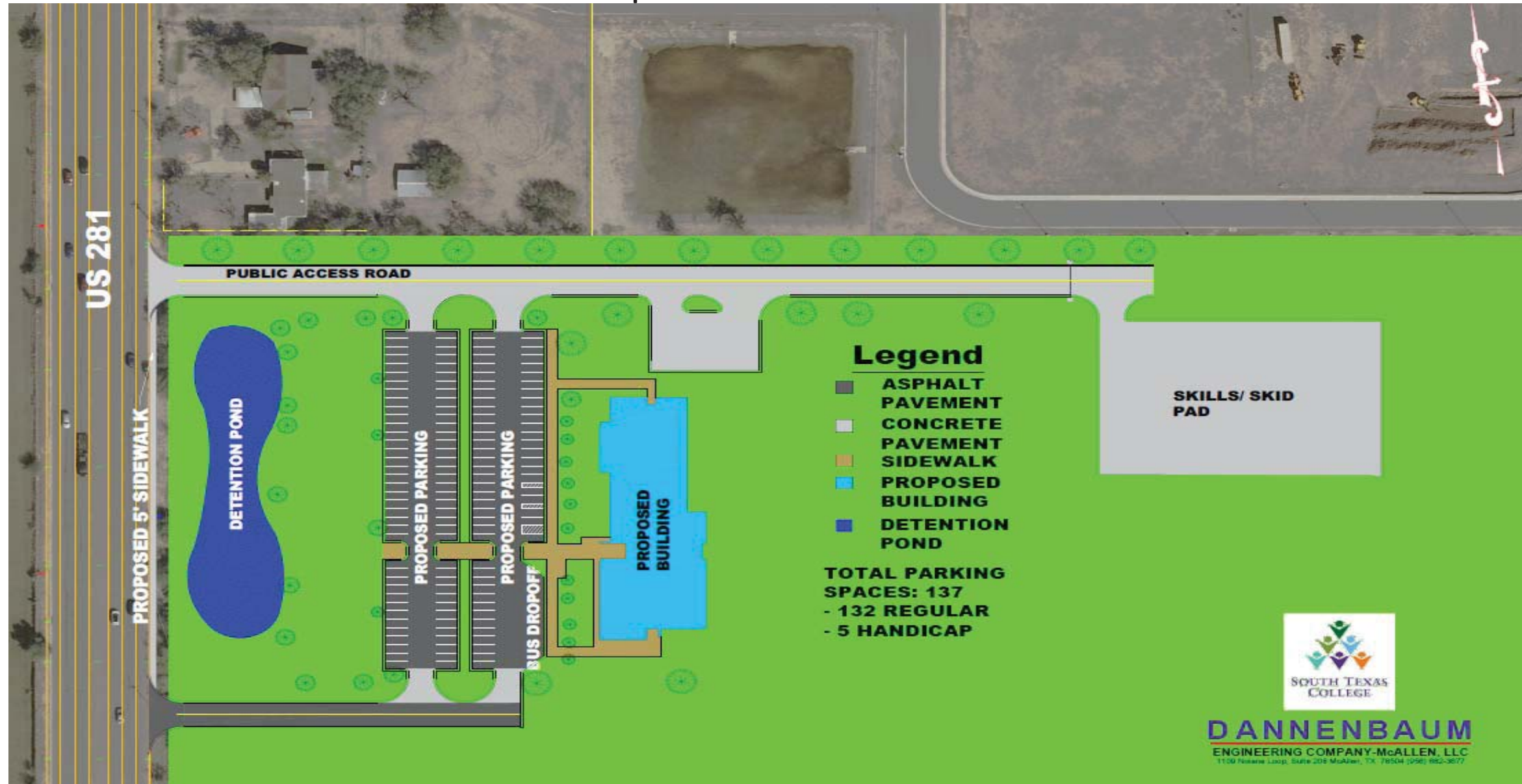
## **DANNENBAUM**

**ENGINEERING COMPANY-McALLEN, LLC**

1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3677



# Regional Center for Public Safety Excellence Proposed Site Plan





# Regional Center for Public Safety Excellence Proposed Alternate Site Plan





# Regional Center for Public Safety Excellence



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

- 1. Starr County Campus Health Professions and Science Building**
- 2. Starr County Campus Student Services Expansion**
- 3. Starr County Campus Student Activities Expansion**
- 4. Starr County Campus Library**
- 5. Starr County Campus Thermal Plant**

Approval of the colors and finishes for the 2013 Bond Construction projects will be requested at the November 22, 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.

### **Presenters**

Representatives from the Mata + Garcia Architects, LLP. will be present at the November 22, 2016 Facilities Committee meeting to present the color boards.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the selection of colors and finishes for the 2013 Bond Construction Starr County Campus projects as presented.



## **Review and Recommend Action on Balance of Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Parking and Site Improvements**

Approval of the Balance of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Parking and Site Improvements will be requested at the November 22, 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. Melden and Hunt, Inc. has submitted the 60% set construction documents with enough information regarding the construction work of the project.

### **Background**

On February 23, 2016, the Board of Trustees approved the schematic design by Melden and Hunt for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project and requested for all items listed below to be priced out individually as construction alternates. On June 28, 2016, the Board approved the partial GMP for the Starr County Campus Parking and Site Improvements in the amount of \$119,800. The approval of the partial GMP was necessary at that time so that D. Wilson Construction could begin with construction of a road necessary for the proposed new Thermal Plant. The road will provide a dual function, first as a service road during the construction and later as the permanent road once the building is completed. Since then, D. Wilson has received the necessary construction documents from Melden and Hunt, Inc. to develop the balance of the GMP in the amount of \$2,760,800. The total GMP for this project is \$2,880,600 which includes the initial partial GMP.

Construction Cost Limitation (CCL)	\$1,000,000
IT Duct Banks	<u>226,820</u>
Revised CCL	<u>\$1,226,820</u>
Less:	
Previously Approved Partial GMP	\$119,800
Proposed Balance of GMP	<u>2,760,800</u>
Total Proposed GMP	<u>\$2,880,600</u>
Budget Deficit Variance without alternates	<u>(\$1,653,780)</u>

Total Proposed GMP \$2,880,600

Proposed Alternates:

Alternate #1 – Addition of south entry drive to FM 3167	\$111,550
Alternate #2 – 73 Additional parking spaces	172,350
Alternate #3 – Construction of south loop drive	332,450
Alternate #4 – Repurpose of existing loop for pedestrian use	<u>186,650</u>
Total Alternates	<u>\$803,000</u>

Revised GMP with all alternates \$3,683,600

Budget Deficit Variance including all alternates (\$2,456,780)

**Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project is \$1,226,820. 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 \$1,653,780 to cover the budget shortfall without alternates or \$2,456,789 to cover the budget shortfall including all alternates. 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 & 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 site plans indicating alternates are enclosed.

**Presenters**

Representatives from Broaddus & Associates, Melden and Hunt, Inc., 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 November 22, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$2,880,600 with D. Wilson Construction Company for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project as presented.





## MEMORANDUM

**To:** Ricardo de la Garza, Associate AIA, Director of Facilities Planning and Construction

**From:** Gilbert Gallegos, AIA, Sr. Vice President

**Date:** November 22, 2016

**Subject:** Starr County Campus (GMP) - from D Wilson Construction

**Re:** 2013 South Texas College Bond Construction Program –Parking and Site Improvements Partial Guaranteed Maximum Price (GMP) for balance of Parking and Site Improvements

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Broaddus & Associates is pleased to request approval of the Guaranteed Maximum Price (GMP) for the STC Starr County Campus Parking and Site Improvements. The GMP is based on a 60% set of construction documents from the design team of Melden & Hunt Engineers that describes all the work to necessary to complete the parking and site improvements which includes earthwork, sidewalks, parking, utilities, and landscaping.

Broaddus & Associates has reviewed the GMP for the Starr County Campus Parking and Site Improvements Project and concurs with the pricing submitted by the Construction Manager-at-Risk D. Wilson Construction Company. This design is consistent with the schematic designs which were approved by the Board of Trustees. 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 Starr Parking & Site Improvements GMP2  
 Est. Start Date: Thursday, November 17, 2016  
 Completion: Monday, July 17, 2017  
 Days: 242  
 Months: 8  
 PLAN SF: 0

PRINTED: 11/17/16 11:34 AM  
 Addendum: 0  
 Alternates: 4  
 Contract docs: 60% CD  
 Liquidated damages: \$ 1,000.00  
 Yes

### Schedule of Values

CSI Section	Division Title	Base Bid
01 00 00	GENERAL REQUIREMENTS	140,084
03 00 00	CONCRETE	208,000
04 00 00	MASONRY	—
05 00 00	STRUCTURAL STEEL	—
06 00 00	CARPENTRY	—
07 00 00	MOISTURE PROTECTION	—
08 00 00	DOORS & WINDOWS	—
09 00 00	FINISHES	—
10 00 00	SPECIALTIES	—
12 00 00	FURNISHINGS	—
14 00 00	CONVEYANCE SYSTEMS	—
21 00 00	FIRE SUPPRESSION	—
22 00 00	PLUMBING	—
23 00 00	HVAC	—
26 00 00	ELECTRICAL	130,000
27 00 00	STRUCTURED CABLING	325,000
28 00 00	ELECTRONIC SAFETY AND SECURITY	—
31 00 00	EARTHWORK/PAVING/SEWER	1,791,016
	CONTRACTOR DESIGN CONTINGENCY	28,000
	CONSTRUCTION PHASE FEE	3.60% 94,500
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	30,116
	<b>SUBTOTALS:</b>	<b>2,718,716</b>
	<b>PROPOSED GMP AMOUNT:</b>	<b>2,718,800</b>
	<b>OWNER'S CONTINGENCY (NO FEE)</b>	<b>42,000</b>
	<b>GMP TOTAL:</b>	<b>2,760,800</b>



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**JOB: STC Starr Parking & Site Improvements GMP2**

Est. Start Date: Thursday, November 17, 2016

Completion: Monday, July 17, 2017

Days: 242

Months: 8

**Addendum:**

Alternates: 4

Contract docs: 60% CD

Liquidated damages: \$1,000

Sub list required: Yes

GMP TOTAL: \$ 2,760,800

**Starr Parking & SI 60% CD GMP2**

				Alternate 01	Alternate 02	Alternate 03	Alternate 04
				GMP1	73 Additional Parking Spaces at SE Lot Area	Add Fill & Asphalt to Drive (Fire Protection)	Demo Asphalt & Add Brick Pavers to Center Drive
<b>01 00 00 GENERAL REQUIREMENTS</b>							
General Conditions		\$ 112,084	inc	\$ 7,150	\$ 7,000	\$ 13,501	\$ 7,577
Contractor Design Contingency-Plans at DD	D. Wilson Construction	\$ 28,000		\$ 3,600	\$ 1,700	\$ 3,300	\$ 1,900
Facilities Data Management	1.00%	\$ -		\$ -	\$ -	\$ -	\$ -
	Excluded	\$ -		\$ -	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>		\$ 140,084		\$ 10,750	\$ 8,700	\$ 16,801	\$ 9,477
<b>03 00 00 CONCRETE</b>							
Concrete curb and gutter	in Div 31	inc					
Sidewalks	Osbel's Concrete	\$ 160,250		\$ 9,000			
Concrete Ramps	Osbel's Concrete	\$ 12,650		\$ 650			
Electrical Concrete Pads	DWC	\$ 35,100		\$ 1,425	\$ 6,300	\$ 18,900	\$ -
		\$ 208,000		\$ 14,985	\$ 6,300	\$ 18,900	\$ -
<b>SUBTOTAL:</b>		\$ -		\$ -	\$ -	\$ -	\$ -
<b>26 00 00 ELECTRICAL</b>							
Electrical	Zitro Electric 604 Palm	\$ 130,000		\$ 15,000	\$ 12,500	\$ 29,500	
IT Duct Bank - Conduits	Zitro Electric 604 Palm	\$ 125,000					
IT Duct Bank - Cabling	Allowance	\$ 200,000					
		\$ 455,000		\$ 15,000	\$ 12,500	\$ 29,500	\$ -
<b>SUBTOTAL:</b>		\$ -		\$ -	\$ -	\$ -	\$ -
<b>31 00 00 EARTHWORK</b>							
Site Clearing / Selective Demolition	JF Trenching & Paving	\$ 18,279		\$ 2,056		\$ -	\$ 16,160
Excavation and Grading: Retention Pond	JF Trenching & Paving	\$ 508,263		\$ 7,875			
Erosion Controls	inc			\$ 7,300			
2' Hot Mix Asphalt Paving	JF Trenching & Paving	\$ 366,922		\$ 14,600	\$ 111,590	\$ 125,310	\$ -
6" Subgrade; 8" Base	inc			\$ 13,195			
Curb & Gutter	inc			\$ 1,828			
Brick Paver - Alternate #4	Alt. #4 Allowance	\$ -		\$ 1,000	\$ 4,000	\$ 2,500	\$ 145,800
Striping & Signage	Valley Striping	\$ 23,259		\$ 2,500			\$ 1,500
Fire Lines & FDCs	Fire Systems of Texas, L	\$ 107,946					
Trench protection	inc			\$ 1,760			
Sanitary Sewer	JF Trenching & Paving	\$ 117,716		\$ 1,148			
Domestic Water Lines	JF Trenching & Paving	\$ 148,971		\$ 4,500			
Drainage Improvements	JF Trenching & Paving	\$ 294,380		\$ 28,605			
Storm Sewer	inc			\$ 5,850	\$ 10,370	\$ 102,157	
Chainlink Fence 5 ft H w Gates	American Fence 421 V4	\$ 18,560		\$ -	\$ 1,040	\$ 280	\$ 400
Landscape Sleaving	Southern Landscapes	\$ 6,720		\$ -	\$ 7,500	\$ 17,000	\$ 2,000
Landscape & Irrigation	Allowance / Alts	\$ 180,000		\$ 5,500	\$ 7,500	\$ 17,000	\$ 2,000
		\$ 1,791,016		\$ 85,367	\$ 134,500	\$ 247,247	\$ 165,860
<b>SUBTOTAL</b>		\$ -		\$ -	\$ -	\$ -	\$ -

**JOB: STC Starr Parking & Site Improvements GMP2**  
 PRINTED: 11/17/16 11:27 AM  
 Est. Start Date: Thursday, November 17, 2016  
 Addendum: -  
 Completion: Monday, July 17, 2017  
 Alternates: 4  
 Days: 242  
 Months: 8  
 Contract docs: 60% CD  
 Liquidated damages: \$1,000  
 Sub list required: Yes  
 GMP TOTAL: \$ 2,760,800

**Starr Parking & SI 60% CD GMP2**

	Alternate 01	Alternate 02	Alternate 03	Alternate 04
	GMP1	73 Additional Parking Spaces at SE Lot Area	Add Fill & Asphalt to Drive (Fire Protection)	Demo Asphalt & Add Brick Pavers to Center Drive
<b>PROJECT SUBTOTAL</b>	\$ 111,102	\$ 162,000	\$ 312,448	\$ 175,337
D. Wilson Construction Company fee	\$ 4,100	\$ 5,900	\$ 11,400	\$ 6,400
<b>PROJECT SUBTOTAL</b>	\$ 115,202	\$ 167,900	\$ 323,848	\$ 181,737
Builders Risk	-	-	-	-
OCP Policy	-	-	-	-
Liability Insurance	-	-	-	-
<b>INSURANCE SUBTOTAL</b>	\$ -	\$ -	\$ -	\$ -
<b>PROJECT SUBTOTAL</b>	\$ 115,202	\$ 167,900	\$ 323,848	\$ 181,737
Bond	\$ 2,745	\$ 1,881	\$ 3,628	\$ 2,036
Bond (add for additional months)	-	-	-	-
<b>BOND SUBTOTAL</b>	\$ 2,745	\$ 1,881	\$ 3,628	\$ 2,036
<b>PROJECT TOTAL:</b>	\$ 117,947	\$ 169,781	\$ 327,476	\$ 183,773
<b>Proposed Budget Amount:</b>	\$ 118,000	\$ 169,800	\$ 327,500	\$ 183,800
<b>Owner Project Contingency:</b>	\$ 1,800	\$ 2,550	\$ 4,950	\$ 2,850
<b>GMP 60% CD:</b>	\$ 119,800	\$ 172,350	\$ 332,450	\$ 186,650






**LEGEND**

- EXIST. BLDG.
- EXIST. PAVEMENT
- EXIST. CONC. PAVEMENT
- EXIST CONC. SIDEWALK
- PROP. PAVEMENT
- PROP. SIDEWALK
- PROP. LANDSCAPE
- PROP. ALTERNATE
- PROP. BUILDING



**SOUTH TEXAS COLLEGE  
STARR COUNTY CAMPUS  
SITE IMPROVEMENTS**

  
  
  
 BEARING BASIS AS PER TEXAS STATE  
 PLANE GRID COORDINATE SYSTEM NAD 83  
 TEXAS SOUTH 4205  
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)  
 SCALE: N.T.S.




**OVERALL SITE  
W/ APPROVED VARIANCE  
(148 REDUCED PARKING SPACES)**


**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
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TEXAS REGISTRATION F-1435

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**LEGEND**

- EXIST. BLDG.
- EXIST. PAVEMENT
- EXIST. CONC. PAVEMENT
- EXIST. CONC. SIDEWALK
- PROP. PAVEMENT
- PROP. SIDEWALK
- PROP. LANDSCAPE
- PROP. ALTERNATE
- PROP. BUILDING

  
 BEARING BASIS AS PER TEXAS STATE  
 PLANE GRID COORDINATE SYSTEM NAD 83  
 TEXAS SOUTH 4205  
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)  
 SCALE: N.T.S.



**SOUTH TEXAS COLLEGE  
STARR COUNTY CAMPUS  
SITE IMPROVEMENTS**

**OVERALL SITE PLAN  
W/ ALTERNATE LOOP**


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