

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, December 6, 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.	Approval of Facilities Committee Meetings Minutes.....	1-32
	1. November 8, 2016 Facilities Committee Meeting	
	2. November 22, 2016 Facilities Committee Meeting	
II.	Update on Status of the 2013 Bond Construction Program and Status of Project and Program Accountability.....	33-56
III.	Review and Recommend Action on Change Orders for Use of Buyout Savings for the 2013 Bond Construction Program Projects.....	57-58
	1. Pecan Campus North Academic Building	
	2. Technology Campus Parking and Site Improvements	
IV.	Review and Recommend Action on Furniture Selections for the 2013 Bond Construction Program.....	59
V.	Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Plaza Parking Area for Police Vehicles .....	60-67
VI.	Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects.....	68
	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	
VII.	Update on Status of Non-Bond Construction Projects .....	69-73

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

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

1. November 8, 2016 Facilities Committee Meeting
2. November 22, 2016 Facilities Committee Meeting

**Meeting Minutes**

**Facilities Committee Meeting**

**November 8, 2016**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, November 8, 2016 @ 3:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, November 8, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:53 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. Cody Gregg, Mr. George McCaleb, Dr. Ali Esmaeili, Mr. Sam Saldana, Mr. Brian Fruge, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Ms. Tammy Tijerina, Mr. Bill Wilson, Mr. Trey Murray, Mr. Ramiro Gutierrez, Mr. Hector Garcia, Mr. Gilbert Enriquez, Mr. Josue Reyes, and Mr. Andrew Fish

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the following Minutes for the Facilities Committee meetings were approved as written.

1. October 11, 2016 Facilities Committee Meeting
2. October 27, 2016 Facilities Committee Meeting

The motion carried.

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

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

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

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

Broaddus & Associates provided updates and reports on a monthly basis to inform the Facilities Committee and the Board of Trustees of the status of the 2013 Bond Construction Program.

Broaddus & Associates was present to provide the monthly reports as requested and was available to answer any questions.

As of November 8, 2016, the total budget shortfall was estimated to be at \$6,497,398 without use of buyout savings and design and construction contingency. Funding for any shortfall net of savings in use of design and construction contingency could be covered by non-bond funds.

Mr. Gary Gurwitz noted that Broaddus & Associates had previously estimated a total 2013 Bond Construction Program budget deficit of \$4.1M, and the Board had been acting in good faith that the College's exposure to cover deficit costs was limited to that amount.

While the budget shortfall estimates had increased to nearly \$6.5M, Broaddus & Associates advised that the project level accounting included approximately \$3M in unexpended design and construction contingencies which, if not used, would be returned to the College and could help defray the budget deficit. Broaddus & Associates also expected approximately \$3M in buyout savings, which reflects a reduction in overall GMPs once associated work was bid out to the subcontractors and actual costs were known.

Mr. Gurwitz asked Brian Fruge with Broaddus & Associates if the firm still stood by their assertion that the College's maximum exposure for program budget deficits was \$4.1M, and Brian responded: "Absolutely."

Mr. Gilbert Gallegos then introduced Ms. Tammy Tijerina, who had recently joined the firm's team and would be working on the College's 2013 Bond Construction Program. Ms. Tijerina showed a video including fly-over footage of each construction site. This video was provided to give the Trustees a view of the progress at each project. The

Committee expressed an interest in seeing future videos of a similar nature, requesting that they be updated monthly.

No action was requested.

### **Review and Discussion on Updated Summary on Use of Non-Bond Funds for the 2013 Bond Construction Program**

The updated summary on use of non-bond funds for the 2013 Bond Construction Program would be reviewed and discussed at the November 22, 2016 Board meeting.

#### **Purpose**

A summary on the use and commitment of non-bond funds for the 2013 Bond Construction Program would be provided for review by the board.

#### **Background**

On April 25, 2016, Broaddus & Associates presented the status of the budget for the 2013 Construction Bond Program and informed the board of the program contingency balance in the amount of \$8,191,017. Since then, the approval process of the Guaranteed Maximum Prices (GMPs) for the 2013 Bond Construction Program, various GMPs for the projects exceeded their established Construction Cost Limitation (CCL). These budget shortfalls were covered by the overall program contingency fund, but the program contingency fund had recently been depleted of its original allocated amount. In addition, the College approved the use of non-bond funds to pay for budget shortfalls and alternates.

Broaddus & Associates expected to recover some of the GMP overages through construction buyout savings and by returning unused design and construction contingencies to the owner.

Broaddus & Associates provided a summary of the current amount of committed non-bond funds and their associated projects approved by the Board for their review.

#### **Enclosed Documents**

The packet included an updated summary of the use of Non-Bond Commitments and Expenditures prepared by College administration.

#### **Presenters**

Representatives from Broaddus & Associates were present at the Facilities Committee meeting to address any questions or concerns.

No action was requested.

**Review and Recommend Action on Change Orders for Use of Buyout Savings for the 2013 Bond Construction Technology Campus Southwest Building Renovation**

Approval on proposed change orders for use of buyout savings for the 2013 Bond Construction Projects would be requested at the November 22, 2016 Board meeting.

**Purpose**

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

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

The proposed Change Orders would reduce the overall GMPs due to buyout savings and associated reductions to project level Design and Construction contingencies, and the reduced costs would be transferred to the 2013 Bond Construction Program Contingency fund. Broaddus & Associates was working with E-CON Group, LLC. to determine the associated contingency savings and would present them at a later date.

**Background**

On September 27, 2016, the Board approved the buyout savings and associated contingencies for the demolition work portion of the Technology Campus Southwest Building Renovation with E-CON Group, LLC. As part of the buyout process, E-CON Group, LLC brought forward cost information to allow the acceptance of actual buyout savings within the project. They were as follows:

**Funding Source**

Buyout savings

Construction Project	Design Contingency	Construction Contingency	Buyout Savings	Total Savings
Tech Campus Expansion	\$0	\$0	\$1,115,311	\$1,115,311

Technology Southwest Building Renovation	Board Approved Date	Approved GMP Amount
<b>Original Total GMP Approved</b>	6/28/16	<b><u>\$10,533,587</u></b>
Previously Approved Deductive Change Order		<i>(120,730)</i>
<b>Revised GMP</b>	9/27/16	<b><u>\$10,412,857</u></b>
Current Proposed Deductive Change Order		<i>(1,115,311)</i>
<b>Current Revised GMP</b>	pending	<b><u>\$9,297,546</u></b>

Broaddus & Associates recommended accepting the buyout savings for a total of \$1,115,311 and approval of change orders to re-allocate the savings to the 2013 Bond Construction Program Contingency.

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

### **Presenters**

Representatives from Broaddus & Associates and E-CON Group, LLC. attended the Facilities Committee meeting to discuss the buyout savings.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed change order for the use of buyout savings and the reduction of the GMP amount to \$9,297,546 for the 2013 Bond Construction Technology Campus Southwest Building Renovation project as presented. The motion carried.

### **Review and Update on Savings of Owner Controlled Insurance Program (OCIP) for the 2013 Bond Construction Program**

Broaddus & Associates reported the projected savings from Owner Controlled Insurance Program (OCIP) for the 2013 Bond Construction Program.

### **Background**

On January 26, 2016, the board approved and awarded insurance agent services to Carlisle Insurance Agency, Inc. for the Owner-Controlled Insurance Program for the 2013 Bond Construction Program.

### **Enclosed Documents**

A memo was included from Carlisle Insurance Agency, Inc. indicating the estimated savings, which were estimated to be \$187,374 across the full 2013 Bond Construction Program.

### **Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Student Services Building Expansion**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Student Services Building Expansion would 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. 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 would allow for the construction to begin and was in an effort for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$1,320,000.

Original Construction Cost Limitation (CCL)	\$850,000
<b>Less:</b>	
Current Proposed GMP	<u>\$1,320,000</u>
Budget Deficit Variance	<u>(\$470,000)</u>

**Funding Source**

The Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Student Services Building Expansion project was \$850,000. Funds were budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non-Bond Construction budget in the amount of \$470,000 to cover the budget shortfall. This amount would be added to the College’s projected non-bond expenditure commitment to fund current budget shortfalls.

**Reviewers**

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

**Enclosed Documents**

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

**Presenters**

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

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$1,320,000 with D. Wilson Construction Company for the 2013 Bond Construction Starr County Campus Student Services Building Expansion project as presented. The motion carried.

### **Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion would 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. 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 would allow for the construction to begin and was in an effort for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$1,365,000.

Original Construction Cost Limitation (CCL)	\$850,000
<b>Less:</b>	
Current Proposed GMP	\$1,365,000
Budget Deficit Variance	<u>(\$515,000)</u>

#### **Funding Source**

The Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Student Services Building Expansion project was \$850,000. Funds were budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non-Bond Construction budget in the amount of \$515,000 to cover the budget shortfall. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

### **Enclosed Documents**

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

### **Presenters**

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$1,365,000 with D. Wilson Construction Company for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion project as presented. The motion carried.

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

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant would 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Halff Associates 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**

At the Facilities Committee meeting held on October 11, 2016, Broaddus & Associates was asked to review the proposed GMP and offer options to reduce the overall construction cost associated with the possible removal of existing air conditioning equipment. After careful review and consideration Broaddus & Associates provided the options listed below for the Facilities Committee review and recommendation:

**Recommended**

- Delete Valve Box (\$11,165)
- Delete two smaller valve boxes (\$18,270)
- Delete Sweeper Package (\$27,405)
- CMU 12"to 8" (\$16,240)
- Total Potential VE (\$73,080)**

**Not Recommended**

- Leave HVAC on the Roof (\$20,300)
- Mechanical Yard Concrete (\$27,405)
- Lightning protection (\$24,360)
- Total Potential VE (\$72,065)**

Approval of the GMP would allow for the construction to begin and was in an effort for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$3,171,715. (All inclusive with no deduct alternates accepted.)

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

Non-Bond Construction Cost Limitation (CCL) \$2,630,000

Broadus & Associates had previously proposed to use \$181,470 from the overall bond program contingency to install chilled water lines to the new Nursing and Allied Health Campus Expansion Building. However, since there was no longer a bond program contingency balance, these costs would be charged to the Non-Bond Fund.

Item Description	Bond Budget	Non - Bond Budget	Total
CCL	\$0	\$2,630,000	<b>\$2,630,000</b>
Lines to new building	-	-	-
<b>Total CCL</b>	<b>\$0</b>	<b>\$2,630,00</b>	<b>\$2,630,000</b>
Proposed GMP	\$230,788	\$2,940,927	<b>\$3,171,715</b>
CCL vs GMP Variance	<b>(\$230,788)</b>	<b>(\$310,927)</b>	<b>(\$541,715)</b>

**Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project was \$3,171,715. If the recommended

alternates were accepted, the GMP would be revised to \$3,098,635. Funds were budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non-Bond Construction budget in the amount of \$541,715 to cover the budget shortfall. If the recommended alternates were accepted, then the shortfall would be \$468,635. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

### **Enclosed Documents**

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

### **Presenters**

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board acceptance of the value engineering options as recommended by Broaddus & Associates, totaling \$73,080, for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented. The motion carried.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$3,098,635 with D. Wilson Construction Company and utilization of additional Non-Bond funds in the amount of \$468,635 for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented. The motion carried.

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

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements would 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 was 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**

At the Facilities Committee meeting held on October 11, 2016, Broaddus & Associates was asked to review the proposed GMP and offer options to reduce the overall construction cost. A \$10,812 savings was realized from further review of the IT duct bank routing on the site and has been incorporated in the revised GMP.

Approval of the GMP would allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$229,010.

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

Construction Cost Limitation (CCL)	\$200,000
Less:	
Total Proposed GMP	<u>229,010</u>
Budget Deficit Variance	<u>(\$29,010)</u>

**Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements project was \$200,000. Funds were budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non-Bond Construction budget in the amount of \$29,010 to cover the budget shortfall. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

**Reviewers**

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

**Enclosed Documents**

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

**Presenters**

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$229,010 with D. Wilson Construction Company and utilization of additional Non-Bond funds in the amount of \$29,010 for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements as presented. The motion carried.

**Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Library Expansion**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Library Expansion would 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. 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 would allow for the construction to begin and was in an effort for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to Skanska USA Building, Inc. which provided the GMP in the amount of \$2,462,776.

Original Construction Cost Limitation (CCL)	\$1,750,000
<b>Less:</b>	
Current Proposed GMP	<u>\$2,462,776</u>
Budget Deficit Variance	<u>(\$712,776)</u>

### **Funding Source**

The Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Library Expansion project was \$1,750,000. Funds were budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non-Bond Construction budget in the amount of \$712,776 to cover the budget shortfall. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

### **Enclosed Documents**

A memorandum from Broaddus & Associates and a description of the GMP submitted by Skanska USA Building, Inc. was provided in the packet.

### **Presenters**

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$2,462,776 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Campus Library Expansion project as presented. The motion carried.

### **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Construction Mid Valley Campus Library Renovation**

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Construction Mid Valley Campus Library Renovation would 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. 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**

On September 22, 2015, the Board was advised the benefits of combining the 2013 Bond Construction project at the Mid Valley Campus Library Expansion with the Non-Bond Mid Valley Campus Library Renovation project to ensure that the entire building is designed to function properly and provide the necessary library services effectively for the students. The concurrent redesign and renovation of the current library space with the designing and construction of the new library expansion was recommended to allow the existing and new portions of the building to function as a cohesive whole.

Approval of the GMP would allow for the construction to begin and was in an effort for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to Skanska USA Building, Inc. which provided the GMP in the amount of \$1,123,682.

Non-Bond Construction Cost Limitation (CCL)	\$1,585,710
<b>Less:</b>	
Total Proposed GMP	<u>\$1,123,682</u>
Budget Variance	<u>\$462,028</u>

### **Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Mid Valley Campus Library Renovation project was \$1,585,710. Funds were budgeted in the Non-Bond Construction budget for fiscal year 2016-2017.

### **Reviewers**

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

### **Enclosed Documents**

A memorandum from Broaddus & Associates and a description of the GMP submitted by Skanska USA Building, Inc. was provided in the packet.

### **Presenters**

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$1,123,682 with Skanska USA Building, Inc. for the Non-Bond Mid Valley Campus Library Renovation project as presented. The motion carried.

**Review and Recommend Action on Guaranteed Maximum Price for 2013 Bond Construction Projects**

- 1. Mid Valley Campus Workforce Training Center Expansion**
- 2. Starr County Campus Workforce Training Center Expansion**

The College recommended the Mid Valley Campus Workforce Training Center Expansion and Starr County Campus Workforce Training Center Expansion projects be postponed.

The per-square-foot costs of \$183 at Starr County Campus and \$252 at Mid Valley Campus seem excessive, and efforts to reduce the cost have not been successful. The proposed GMP for the Starr County Campus Workforce Training Center was approximately \$1.5M over the CCL, and the proposed GMP for the Mid Valley Campus Workforce Training Center was approximately \$1.2M over the CCL. The cost factor and the desire of staff to revisit allocated space and the opportunity to identify new training programs provided the opportunity to pause on existing plans.

The labor markets and workforce training demands had changed since the workforce center expansions were designed and the Division of Academic Affairs requested the opportunity to revisit space allocated for specific workforce programs. Additionally, the College was contracting with EMSI (an international economic modelling and analysis firm focused on higher education and workforce development) to conduct a study of workforce training opportunities that could be expected in the next few years in the Valley.

The postponement would also allow the current market to stabilize since recently obtained GMPs were significantly exceeding the projected construction cost limitations (CCL), which was heavily influenced by the volume of concurrent construction projects, including the College's own 2013 Bond Construction Program.

Administration recommended that a postponement of approximately six months would be advantageous to the College, and that any subsequent redesign might help the College build facilities better suited to future program needs.

Broadus & Associates also recommended this delay, reasserting that the delay could allow the labor costs to stabilize and allow the College to complete the projects at a more advantageous price.

The Committee asked legal counsel if there were any concerns about such a postponement. Legal Counsel requested an opportunity to discuss the issue with Broadus & Associates, the Construction Program Manager overseeing both projects, and to review related contracts. Legal Counsel agreed to provide a recommendation for the Board's action in time for the November 22, 2016 Regular Board Meeting.

No action was taken.

### **Review and Recommend Action of the Texas Historical Commission of the Memorable Marker at the Starr County Campus**

The College was notified that the Texas Historical Commission had approved a marker for the County of Starr in Rio Grande City to memorialize the 1966 farm worker strike and march. It was proposed that the site of this marker be in a place easily viewed by the younger generation so that they may be informed about their own history. The Facilities Committee was asked to recommend action to permanently place the bronze marker at the Starr County Campus.

The marker would be bronze and would measure approximately 27" x 42" in size. The Starr County Judge and the Commissioners agreed to fund the cost associated with setting of the memorable marker.

The Committee requested the opportunity to review the draft language that would be included on the marker once it was finalized by the Texas Historical Commission. Ms. Rose Benavidez, Trustee representing Starr County, stated that she expected the College would get the opportunity to review the language prior to installation of the marker.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to place the marker commemorating the 1966 farm worker strike and march at the Starr County Campus. The motion carried.

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

Broaddus & Associates was asked to discuss the current status on the balance of the Guaranteed Maximum Price (GMP) for the Starr County Campus Parking and Site Improvement project.

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 this project to the Facilities Committee on October 11, 2016 or October 27, 2016, and to the Board of Trustees on October 27, 2016.

Broaddus & Associates advised staff that they had planned to deliver the GMP for this project on November 8, 2016, but the current GMP estimate was over budget. Broaddus & Associates and the project team were reviewing the GMP estimate provided by D. Wilson Construction and would present a recommended GMP for this project at a later date.

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

**Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System Upgrades**

Approval to contract construction services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project would be requested at the November 22, 2016 Board meeting.

**Purpose**

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

**Background**

On July 26, 2016, the Board of Trustees approved design services with Sigma HN Engineering to prepare plans and specifications for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project. The design team at Sigma HN worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on October 10, 2016. A total of three (3) sets of construction documents were issued to general contractors and sub-contractors, and a total of two (2) proposals were received on October 26, 2016.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
October 10, 2016	Solicitation of competitive sealed proposals began.
October 26, 2016	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommended NM Contracting, LLC as the highest ranked in the amount of \$267,652.

**Funding Source**

This project was estimated to be \$200,000 by the engineer and was not part of the FY 2016 - 2017 Non-Bond Construction budget, but funds in the amount of \$267,000 were available from savings from other construction projects to fund this project.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Funds Available</b>	<b>Highest Ranked Proposal NM Contracting, LLC</b>
Non-Bond Construction	\$0	\$267,652	\$267,652

### **Reviewers**

The proposals were reviewed by Sigma HN Engineers and staff from the Facilities Planning & Construction, Science, and Purchasing departments.

### **Enclosed Documents**

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract construction services with NM Contracting, LLC in the amount of \$267,652 for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project as presented. The motion carried.

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

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

This item was for the Committee's information and review, and no action was taken.

### **Adjournment**

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

I certify that the foregoing are the true and correct minutes of the November 8, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

---

Mr. Gary Gurwitz, Chair

## **Meeting Minutes**

### **Facilities Committee Meeting November 22, 2016**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, November 22, 2016 @ 4:00 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, November 22, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:01 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Dr. Art Montiel, Mr. Mario Reyna, Mr. Victor Valdez, Mr. Brian Fruge, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Ms. Tammy Tijerina, Mr. Hector Garcia, Mr. Scott Adams, Mr. Mario Reyna, Jr., Mr. Juan Delgado, and Mr. Andrew Fish

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

Broadus & Associates updated the following accountability reports:

- Program Budget Summary worksheet;
- Construction Budget worksheet;

In addition, the College administration 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 was estimated to be at \$5,755,022 with the use of buyout savings and design and construction contingency.

The estimated budget shortfall of \$5,755,022 included four proposed 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 would need to be covered by non-bond funds.

No action was requested.

### **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 would 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 was necessary to establish the basis on which the project design team was given authorization to proceed with design development and construction document phases.

#### **Justification**

Once schematic design was approved, PBK Architects would 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, provided preconstruction services during the design processes leading to the construction phase. They provided a detailed estimate based on the current PBK Architects schematic design. A Guaranteed Maximum Price (GMP) would then be developed and would 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 was part of the 2013 Bond Construction Program and included 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) was \$3,968,000. The Guaranteed Maximum Price (GMP) would be submitted by the Construction Manager-at-Risk for Board approval at a later date. Bond funds were 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 were budgeted in fiscal year 2016-2017.

The Board of Trustees 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 only included Phase I of the Master Plan which was described within the presentation drawings.

Construction Manager-at-Risk, Noble Texas Builders, provided an estimate in the amount of \$4,355,971 based on current schematic design. The value engineering options below reflected 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 was 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 developed a schematic presentation describing the proposed design. The packet included drawings of schematic design and a detailed schematic design estimate prepared by Noble Texas Builders.

### **Presenters**

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

Mr. Scott Adams presented the schematic design and described the functional spaces and scope of Phase I construction.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the proposed schematic design by PBK Architects for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented.

## **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 would 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 was necessary to establish the basis on which the project design team was given authorization to proceed with design development and construction document phases.

### **Justification**

Once schematic design was approved, Dannebaum Engineering Company-McAllen, LLC would 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, provided preconstruction services during the design processes leading to the construction phase. They provided a detailed estimate based on the current Dannebaum Engineering Company-McAllen, LLC schematic design. A Guaranteed Maximum Price (GMP) would be developed and would 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 was part of the 2013 Bond Construction Program and included 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)	\$1,891,036

The current Construction Cost Limitation (CCL) was \$1,891,036. The Guaranteed Maximum Price (GMP) would be submitted by the Construction Manager-at-Risk for Board approval at a later date. Bond funds were 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 were budgeted in the fiscal year 2016-2017.

The Board of Trustees 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 only included Phase I of the Master Plan which was described in the presentation drawings.

Construction Manager-at-Risk, Noble Texas Builders, provided an estimate that was 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>\$2,563,952</u>
Budget Deficit	\$ <u>(\$672,916)</u>

### **Reviewers**

The proposed schematic design was 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. developed a schematic presentation describing the proposed design. The packet included 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 attended the Facilities Committee meeting to present the schematic design.

Broaddus & Associates advised that if the Board approved the schematic design as presented, with clarification on the proposed value engineering option, the Construction Program Manager expected to deliver a Guaranteed Maximum Price in February 2017.

Dannebaum Engineering Company discussed the optional usage of concrete, asphalt, and caliche at various locations as identified in the site plan design options. They recommended the use of concrete in certain areas where heavy vehicles like fire trucks would be frequently used, especially during turns that could buckle asphalt.

Asphalt was generally recommended for all other locations, though caliche was proposed as a cost-cutting measure.

The Committee asked for clarification on the advantages of caliche. The sole advantage to caliche was a reduced initial construction cost, and the required maintenance would likely negate that cost savings.

Broaddus & Associates reminded them that the program-wide budget deficit already included the cost estimates without the use of caliche, and that the rejection of the proposed value engineering option would not increase the presented deficit. The Facilities Committee rejected the proposed usage of caliche.

They also identified the costs of bringing sewage lines to the site as a major factor in the budget. The Committee and administration asked about the possibility of coordinating with the Pharr-San Juan-Alamo Independent School District to tie into existing utility infrastructure at their adjacent campus. The project team agreed that there could be ways to work with the District and the City of Pharr to reduce the costs of bringing in sewage lines and water lines, and agreed to reach out to both entities to discuss options.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the proposed schematic design by Dannebaum Engineering Company-McAllen, LLC., and rejection of the proposed usage of caliche in lieu of asphalt, for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented. The motion carried.

### **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 was scheduled for the November 22, 2016 Board meeting.

### **Background**

The architects prepared color boards containing interior paint colors for review by the Facilities Committee. The colors were reviewed with College staff and Broaddus and Associates.

### **Presenters**

Hector Garcia from the Mata + Garcia Architects, LLP. attended the November 22, 2016 Facilities Committee meeting to present the color boards.

Mr. Hector Garcia informed the Committee that he did not have samples of the materials proposed for use on the projects at Starr County Campus, though he did present a board showing the proposed use of colors.

The Committee asked why samples were not available for their review, and Mr. Garcia responded that the vendors providing the selection of materials for use in these projects

had been instructed to give a broader selection to design teams for other projects, but this had never been communicated to his firm. Mata + Garcia Architects had recently been informed by College administration that he would have access to a wider variety of materials, at a comparable price point, and he planned to reach out to the suppliers to find the best options for each project.

Mr. Garcia offered to obtain sample materials and use those to assemble a more complete sample board, and the Committee asked him to do so.

Mr. Hector Garcia also informed the Committee that the existing brick used at the Starr County Campus was no longer available, but that they were able to locate a similar brick for use on the projects. The Committee asked whether the brick would be available at a price comparable to the pricing at the Pecan Campus.

D Wilson Construction had previously informed the Board of significant cost savings on brick purchasing for projects at the Pecan Campus. D. Wilson Construction was also the Construction Manager@Risk for the Starr County Campus projects, Mr. Rolando Garcia with Broadus & Associates responded that the new brick would be comparably priced to that purchased for the Pecan Campus.

No action was taken, and Mr. Hector Garcia was asked to return once the Color Boards included samples for review.

### **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 would 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Melden and Hunt, Inc. 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 would 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 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 was \$2,880,600 which included the initial partial GMP.

**Review of CCL and GMP**

Construction Cost Limitation (CCL)	\$1,000,000
IT Duct Banks	\$ 226,820
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>

**Review of Proposed Alternates**

Total Proposed GMP	<u>\$2,880,600</u>
<u>Proposed Alternates:</u>	
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	\$803,000
Revised GMP with all alternates	<u>\$3,683,600</u>
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 was \$1,226,820. Funds were budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds were 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 would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

### **Enclosed Documents**

A memorandum from Broaddus & Associates, a description of the GMP submitted by D. Wilson Construction Company, and site plans indicating alternates were included in the packet.

### **Presenters**

Representatives from Broaddus & Associates, Melden and Hunt, Inc., and D. Wilson Construction Company attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Broaddus & Associates reminded them that the program-wide budget deficit already included the Guaranteed Maximum Price with each of the additive construction alternates, and that the acceptance of these alternates would not increase the program deficit beyond the amount presented at the beginning of the meeting.

The Committee reviewed the proposed alternates, and concluded that the proposed Alternate #1, Alternate #2, and Alternate #3 were necessary for the project and the costs were acceptable.

The Committee discussed proposed Alternate #4, and learned that this included removing a road which would no longer be used, and refinishing it entirely with paver stones. Administration indicated that the entire road would not need to be finished with paver stones and recommended that the road be removed and landscaping be planted in its place, with a sidewalk added only as necessary to facilitate expected foot traffic.

The engineers agreed that this would reduce the cost of Alternate #4 considerably, and would still allow for the recommended removal of the decommissioned roadway.

The Committee recommended taking no action on proposed Alternate #4 with the understanding that Broaddus & Associates and the design team would develop a new plan for the removal of that road. They would present any recommended plan to the Facilities Committee at a later date.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the balance of the Guaranteed Maximum Price (GMP) in the amount of \$2,760,800 and the inclusion of Proposed Alternates #1, #2, and #3 for an additional cost of \$616,350 and no action on Proposed Alternate #4, to be added to the previously approved partial GMP, for a total project GMP of \$3,496,950, with D. Wilson Construction Company for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project as presented.



## **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:40 p.m.

I certify that the foregoing are the true and correct minutes of the November 22, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

---

Mr. Gary Gurwitz, Chair

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

Broaddus & Associates has provided the enclosed documents on the current status of the 2013 Bond Construction program.

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

Broaddus & Associates has also 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 December 1, 2016, the total budget shortfall is estimated to be at \$4,668,382 with the use of buyout savings and design and construction contingency.

Funding for any shortfall net of buyout savings and use of design and construction contingency will be covered by non-bond funds.

No action is requested.

# SOUTH TEXAS COLLEGE

## 2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

December 06, 2016

**BROADDUS  
& ASSOCIATES**



# BOARD APPROVAL ITEMS

**South Texas College**  
**2013 Bond Construction Program**  
**Upcoming Timeline – 12/06/16**

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

	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
1	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
2	Pharr RCPSE CM@R Selection – 8/23	GMP Approvals– Starr Campus HP&S Bldg. – Pack. 2 – 9/27	GMP Approvals – N&AH Site & Thermal Plant	Accountability Status	Accountability Status	Accountability Status
3	Pharr RCPSE Master Plan – 8/23	Pharr RCPSE Schematic Design – 9/27	GMP Approvals – MVC Library & Workforce 10/25	GMP Approvals – Starr Campus Student Services & Activities	GMP Approvals – Starr Campus Student Services & Activities	Buyout Deductive Change Orders
4	GMP Approvals – Pecan Campus STEM, S. Academic – 8/23	Pecan Campus Parking & Site GMP – 9/27	GMP Approval – MVC Library & Workforce 10/25	N&AH Thermal Energy Plant GMP	N&AH Thermal Energy Plant GMP	Starr County Color Board Approvals
5	CM@R MVC Library Amendment – 8/23	Starr County Site GMP – 9/27	Project Color Boards	Pharr RCPSE SD Approval 11/22	Pharr RCPSE SD Approval 11/22	
6	Starr County Exterior Elevations	La Joya SD & Cost Update		GMP Approvals – Starr Campus Student Services & Activities	GMP Approvals – Starr Campus Student Services & Activities	
	Project Color Boards	Pharr RCPSE CM@R Recommendation – 9/27				
		N&AH Thermal Energy Parking & Site Amendment				
		Project Color Boards				

Board Approval

# OPERATIONAL ITEMS

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

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

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

# INFORMATION & PRESENTATION ITEMS

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

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

	August '16	September '16	October '16	November '16	December '16
<b>1</b>	Pecan Campus Thermal Plant Issue Presentation	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update
<b>2</b>	Bond Program Budget Update	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking
<b>3</b>				OCIP Update	Drone Construction Video Update
<b>4</b>				Drone Construction Video Update	
<b>5</b>					
<b>6</b>					
<b>7</b>					
<b>8</b>					
<b>9</b>					
<b>10</b>					

Informational/Presentations

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - December 06, 2016

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

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

Scorecard #20

Status: **Submitted**

11/29/2016



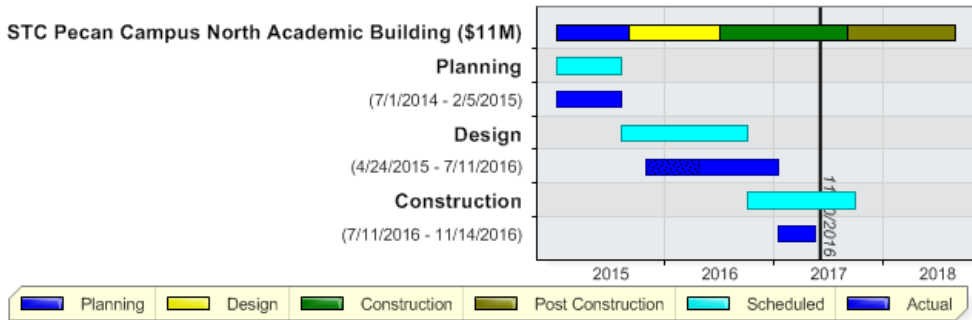
**Scope**

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

**Budget**

	<b>Initial Budget</b>
--	---------------------------

**Schedule**



**Activity**

**30 Day Look Ahead**

- Structural steel thru Lvl 3
- Concrete floor at Lvl 2
- Metal Studs and sheathing exterior and interior
- Masonry continues at elevator and stairwells

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

- Schedule outage of primary power to 'Temporaries' over Christmas Break

**Recent Photo**





# STC 2013 Bond Program - Pecan Campus South Academic Building

Scorecard #20

Status: **Submitted**

11/29/2016



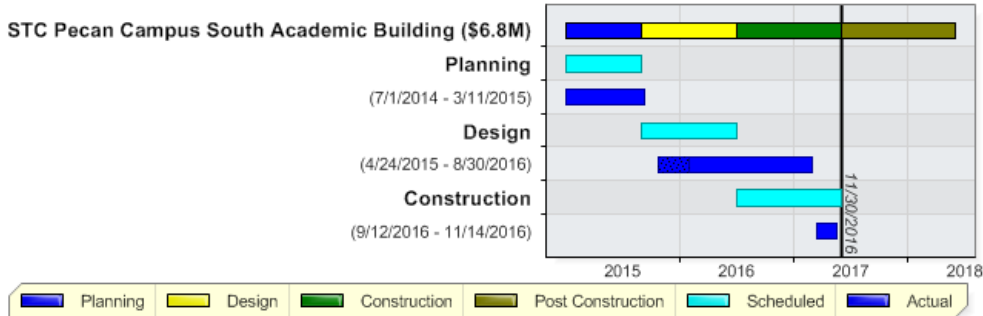
## Scope

	Initial Program	Current Program
Building SF	40,000	41,694
Budget	\$6,800,000	\$6,800,000
SD Estimate		\$7,605,000
DD Estimate		\$7,375,866
60% CD GMP		\$6,657,834

## Budget

	Initial Budget
--	----------------

## Schedule



## Activity

### 30 Day Look Ahead

- Complete LM 1 floor slab
- Fabricate structural steel, start delivery
- Start deep storm drains near building

### Key Consultants/Contractors

- Architect: BSG Architects
- MEP: Half Associates
- Structural: Lopez Engineering
- Civil: PCE
- AV/IT WJHW Consultants

### Key Owner Issues or Concerns

- Ug utilities coordination

## Recent Photo



# STC 2013 Bond Program - Pecan Campus STEM Building

Scorecard #19

Status: **Submitted**

11/29/2016



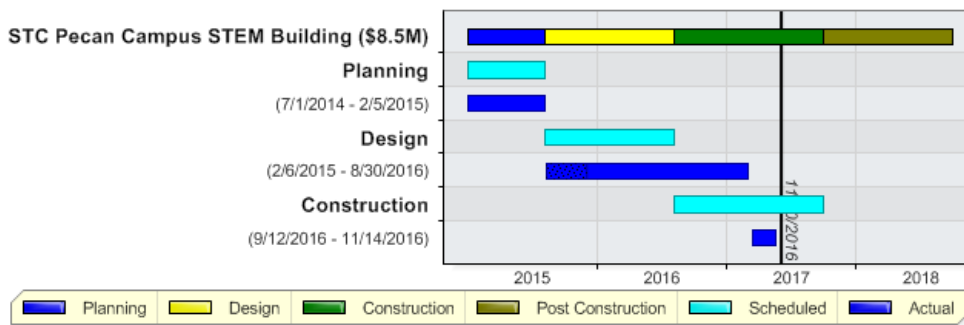
## Scope

	Initial Program	Current Program
Building SF	48,879	51,276
Budget	\$8,500,000	\$8,500,000
SD Estimate		\$9,397,167
DD Estimate		\$9,703,192
CD 30% Est		\$0
CD 60% GMP		\$10,417,059

## Budget

	Initial Budget
--	----------------

## Schedule



## Activity

### 30 Day Look Ahead

- Balance of LV 1 floor slab
- Fabricate structural steel, start delivery
- Start CHW site piping extension

### Key Consultants/Contractors

- Architect: Boultinghouse Simpson Gates
- MEP: Half Associates
- Structural: Lopez Engineering Group
- Civil: Perez Consulting Engineers
- AV/IT WJHW Consultants

### Key Owner Issues or Concerns

- Coordination of timing and proximity of site utilities package with foundation construction.

## Recent Photo



# STC 2013 Bond Program Pecan Campus Cafeteria & Activities Building

Scorecard #20

Status: **Submitted**

11/29/2016



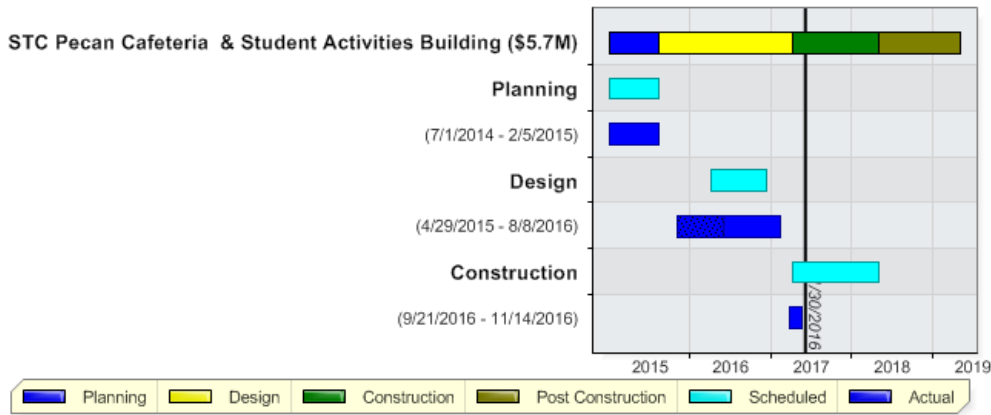
## Scope

	Initial Program	Current Program
Building SF	33,042	33,042
Budget	\$5,700,000	\$6,200,000
SD Estimate		\$6,166,259
DD Estimate		\$6,602,118
30% CD	\$6,350,000	\$6,719,006
60% CD GMP		\$6,888,179

## Budget

	Initial Budget
--	----------------

## Schedule



## Activity

### 30 Day Look Ahead

- Structural steel delivery and start erection
- Masonry at elevator and stairs
- Storm and Sanitary reroute

### Key Consultants/Contractors

- Architect: TWG
- MEP: Half Associates
- Structural: Chanin Engineering
- Civil: Perez Consulting Engineers
- Kitchen: Cosper & Assoc.

### Key Owner Issues or Concerns

- Site utility coordination with slab construction (deep SD between Cooling Towers and SACB)

## Recent Photo



# STC 2013 Bond Program - Pecan Campus Thermal Plant

Scorecard #19  
 Status: **Submitted**  
 11/30/2016



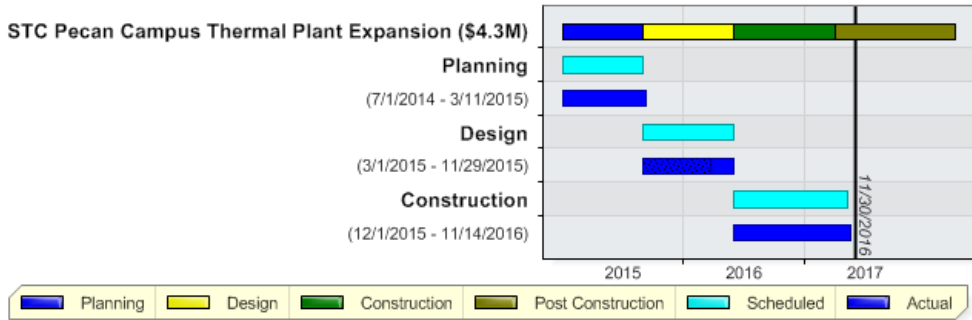
## Scope

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

## Budget

	<b>Initial Budget</b>
--	-----------------------

## Schedule



## Activity

### 30 Day Look Ahead

- T&B chillers and towers
- Point to Point verification
- Fire alarm demonstration and apply for Cert of Occupancy
- Complete closeout and Project Record Documents, Owner Training, etc.

### Key Consultants/Contractors

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

### Key Owner Issues or Concerns

- Late request by STC Facilities to 'rename' chillers and towers will be both disruptive and expensive under this contract.

## Recent Photo



# STC 2013 Bond Program Pecan Campus Parking & Site Improvements

Scorecard #14

Status: **Submitted**

11/30/2016



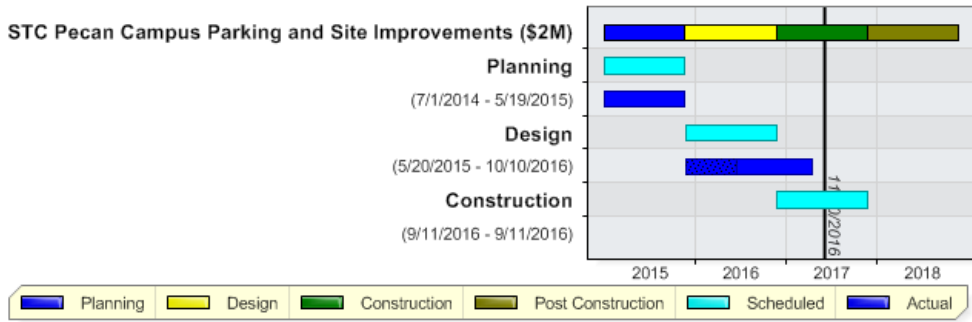
## Scope

	Initial Program	Current Program
<b>Budget</b>	\$2,000,000	\$2,000,000
<b>60% CD GMP</b>		\$2,618,800

## Budget

	<b>Initial Budget</b>
--	-----------------------

## Schedule



## Activity

### 30 Day Look Ahead

- No 'Permit' required by City (part of each bldg's permit)
- Subcontractor bids recieved Nov 9.
- Bids evaluation underway; CMR is reconciling their GMP.

### Key Consultants/Contractors

- Perez Consulting Engineers (PCE)
- Landscape Designer: SSP Landscape Design

### Key Owner Issues or Concerns

- Actual start of deep utilities requires careful coordination with imminent start of adjacent building pads / foundation work.

## Recent Photo



**STC 2013 Bond Program - Nursing and Allied Health Expansion Bldg**

Scorecard #21

Status: **Submitted**

11/29/2016



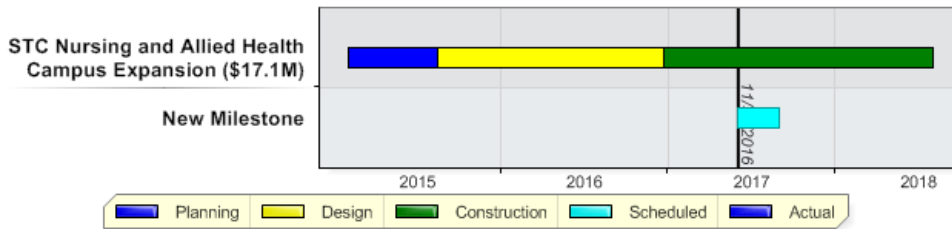
**Scope**

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

**Budget**

	<b>Initial Budget</b>
--	-----------------------

**Schedule**



**Activity**

**30 Day Look Ahead**

- Complete cmu block at stairs, elevators
- Main structural steel complete
- Install 2nd floor decking, ext. curtainwall framing

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

Weather delays

**Recent Photo**



**Scope**

A new multilevel Health Professions and Science Building

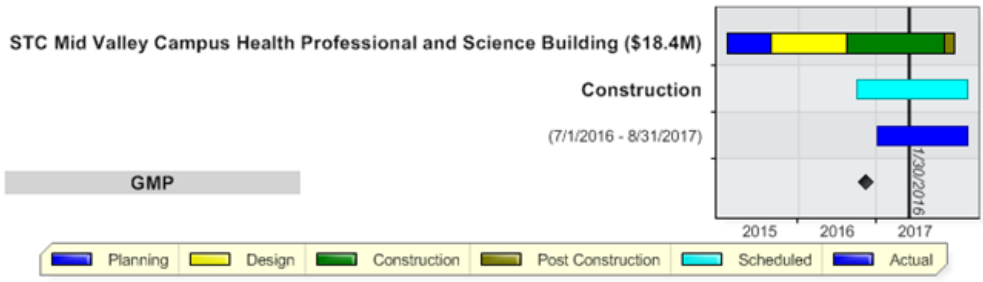
to house the following spaces:

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

**Budget**

	<b>Initial Budget</b>
--	-----------------------

**Schedule**



**Activity**

**30 Day Look Ahead**

- Building pad preparation has been completed.
- Complete installation of drilled piers.

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

- Permit Pending
- Schedule completion Priority Project

**Recent Photo**



**STC 2013 Bond Program Mid Valley Campus Student Services Addition**

Scorecard #19

Status: **Submitted**

11/30/2016



**Scope**

Student Services Building will include but not limited to:

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

14,262 sq. ft

**Budget**

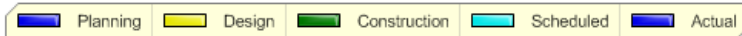
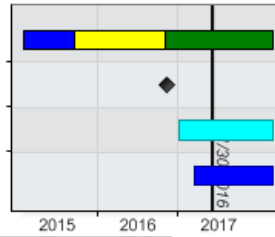
	Initial Budget
--	----------------

**Schedule**

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

GMP

Construction  
(9/10/2016 - 8/31/2017)



**Activity**

**30 Day Look Ahead:**

- Begin relocation of CHW lines servicing existing portion of building.
- Complete building pad excavation and subgrade preparation.
- Complete installation of building pad fill material.

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

- Schedule

**Recent Photo**





# STC 2013 Bond Program Mid Valley Campus Thermal Plant Expansion

Scorecard #18

Status: **Submitted**

11/30/2016



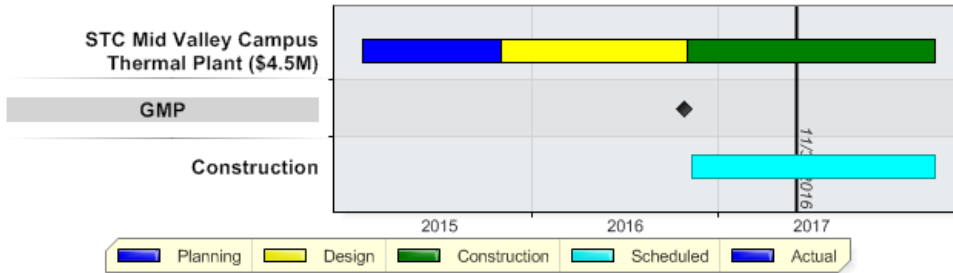
## Scope

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

## Budget

	<b>Initial Budget</b>
--	-----------------------

## Schedule



## Activity

### 30 Day Look Ahead

- Continue with overhead MEP rough-ins.
- Begin installation of brick veneer.
- Continue within installation of UG CHW lines throughout the Campus.
- Complete installation of roof.
- Pour in-place mechanical house keeping pads.

### Key Consultants/Contractors

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

### Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

## Recent Photo



# STC 2013 Bond Program Mid Valley Campus Parking and Site Improvements

Scorecard #18

Status: **Submitted**

11/30/2016



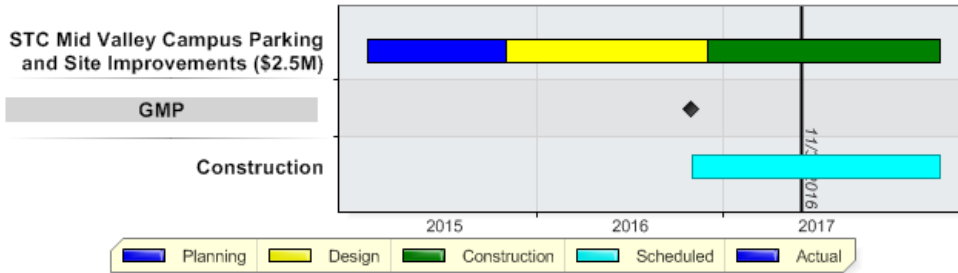
## Scope

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

## Budget

	<b>Initial Budget</b>
--	-----------------------

## Schedule



## Activity

### 30 Day Look Ahead

- Complete installation and compaction of flex base material at parking lot.
- Complete installation of duct bank portion running North/South perpendicular to proposed parking lot once CHW line installation is complete within same corridor.
- Patch / Repair asphalt paving at Torritos St. where utility tie-ins occurred.

### Key Consultants/Contractors

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

### Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

## Recent Photo



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

Scorecard #19

Status: **Submitted**

11/29/2016



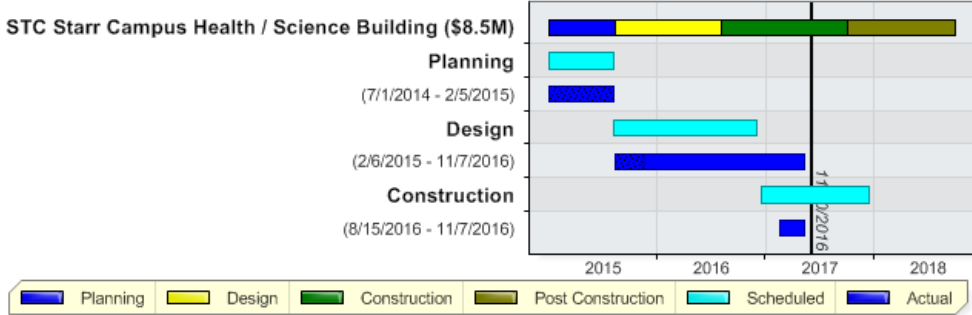
**Scope**

Health bldg, 2 story, consisting of computer labs, skills labs, OB simulation, chemistry labs, information labs, biology and micro biology labs.

**Budget**

	<b>Initial Budget</b>
--	-----------------------

**Schedule**



**Activity**

**30 Day Look Ahead**

- Elevator Masonry walls
- Install 2nd fl. columns and beams
- 1st fl. wall panels and shoring

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

- Weather delays

**Recent Photo**



SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
12/1/2016 3:41 PM

2013 Bond Program Budget Summary  Facilities Committee Meeting of Dec. 6, 2016	Square Feet Cost				CCL/\$SF	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	
<b>Pecan Campus</b>													
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	
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)	
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	
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	
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	\$ -	
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	
<b>Subtotal</b>	<b>184,628</b>	<b>190,931</b>	<b>6,303</b>	<b>\$ 42,739,556</b>	<b>172</b>	<b>186</b>	<b>\$ 37,800,000</b>	<b>\$ 41,005,994</b>	<b>\$ 3,205,994</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	182	\$ 16,600,000	\$ 17,009,860	\$ 409,860	\$ 250,000	\$ 178,900	\$ (71,100)	
Thermal Plant Expansion				\$ -	N/A	N/A	\$ -	\$ 230,788	\$ 230,788	\$ -	\$ 3,386	\$ 3,386	
Parking & Site Improvements				\$ -	N/A	N/A	\$ 1,100,000	\$ 2,205,963	\$ 1,105,963	\$ 16,000	\$ 34,207	\$ 18,207	
<b>Subtotal</b>	<b>87,222</b>	<b>93,296</b>	<b>6,074</b>	<b>\$ 17,310,640</b>	<b>190</b>	<b>182</b>	<b>\$ 17,700,000</b>	<b>\$ 19,446,611</b>	<b>\$ 1,746,611</b>	<b>\$ 266,000</b>	<b>\$ 216,493</b>	<b>\$ (49,507)</b>	
<b>Technology Campus</b>													
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)	
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	-	-	-	\$ -	N/A	N/A	\$ 650,000	\$ 1,563,574	\$ 913,574	\$ 10,000	\$ 10,356	\$ 356	
<b>Subtotal</b>	<b>72,000</b>	<b>72,000</b>	<b>-</b>	<b>\$ 12,190,819</b>	<b>167</b>	<b>129</b>	<b>\$ 12,650,000</b>	<b>\$ 10,861,120</b>	<b>\$ (1,788,880)</b>	<b>\$ 185,000</b>	<b>\$ 157,571</b>	<b>\$ (27,429)</b>	
<b>Mid Valley Campus</b>													
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)	
Expansion for Technical & Workforce training programs	10,000	11,810	1,810	\$ 2,308,064	175	148	\$ 1,750,000	\$ 1,750,000	\$ -	\$ (1,750,000)	\$ -	\$ 1,750,000	
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	
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	
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	
Parking & Site Improvements	-	-	-	\$ -	N/A	N/A	\$ 2,000,000	\$ 2,369,777	\$ 369,777	\$ 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>194</b>	<b>\$ 25,300,000</b>	<b>\$ 28,783,562</b>	<b>\$ 3,483,562</b>	<b>\$ (1,406,366)</b>	<b>\$ 372,981</b>	<b>\$ 1,779,347</b>	
<b>Starr County Campus</b>													
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	
Expand technical workforce training facilities	9,302	16,869	7,567	\$ 2,156,521	172	95	\$ 1,600,000	\$ 1,600,000	\$ -	\$ 25,000	\$ -	\$ (25,000)	
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	
Expansion of student services, advising, admissions, and financ	5,000	5,310	310	\$ 1,292,198	170	249	\$ 850,000	\$ 1,320,000	\$ 470,000	\$ 13,000	\$ 19,500	\$ 6,500	
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	
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	
Parking & Site Improvements ( GMP 1 - 119,800)	-	-	-	\$ -	N/A	N/A	\$ 1,226,820	\$ 3,496,950	\$ 2,270,130	\$ 15,000	\$ 54,254	\$ 39,254	
<b>Subtotal</b>	<b>88,431</b>	<b>101,286</b>	<b>12,855</b>	<b>\$ 20,491,528</b>	<b>172</b>	<b>204</b>	<b>\$ 19,626,820</b>	<b>\$ 24,913,950</b>	<b>\$ 5,287,130</b>	<b>\$ 288,000</b>	<b>\$ 351,254</b>	<b>\$ 63,254</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	133	\$ 2,800,000	\$ 2,800,000	\$ -	\$ 57,000	\$ -	\$ (57,000)	
Parking & Site Improvements	-	-	-	\$ -	N/A	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>133</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ (75,000)</b>	
<b>STC La Joya Teaching Site (Jimmy Carter ECHS)</b>													
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)	
<b>Subtotal</b>	<b>11,000</b>	<b>11,000</b>	<b>-</b>	<b>\$ 1,100,000</b>	<b>100</b>	<b>100</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ 16,000</b>	<b>\$ -</b>	<b>\$ (16,000)</b>	
<b>Total</b>	<b>573,988</b>	<b>611,923</b>	<b>37,935</b>	<b>\$ 123,823,708</b>	<b>175</b>	<b>171</b>	<b>\$ 117,176,820</b>	<b>\$ 129,111,237</b>	<b>\$ 11,934,417</b>	<b>\$ (36,366)</b>	<b>\$ 1,700,144</b>	<b>\$ 1,736,510</b>	

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
12/1/2016 3:41 PM

2013 Bond Program Budget Summary  Facilities Committee Meeting of Dec. 6, 2016	Part II - Construction Phase Srvs. - GMP Inclusions					Part I Construction Services	Owner Procured		GMP + Fees + Chillers + OCIP	Professionals	
	Fixed Equipment	IT Ductbank	GMP Target	Current Est. or GMP (red)	Variance or Delta	Fees	Chillers	OCIP	SUBTOTAL	Design	Furniture Consultant
<b>Pecan Campus</b>											
North Academic Building			\$ 10,500,000	\$ 10,230,122	\$ 269,878	\$ 16,427		\$ 120,570	\$ 10,367,119	\$ 600,000	\$ 21,274
South Academic Building			\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638		\$ 78,116	\$ 6,746,588	\$ 400,000	\$ 13,890
STEM Building			\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298		\$ 97,645	\$ 10,528,002	\$ 550,000	\$ 16,973
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
Thermal Plant Expansion			\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440	\$ 47,480	\$ 4,801,745	\$ 350,000	\$ 500
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	\$ -
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
<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	\$ 48,380
Thermal Plant Expansion			\$ 181,470	\$ 230,788	\$ (49,318)	\$ 274	\$ 378,170	\$ 2,054	\$ 611,286	\$ 50,000	\$ -
Parking & Site Improvements		\$ 321,915	\$ 1,421,915	\$ 2,205,963	\$ (784,048)	\$ 2,142		\$ 16,279	\$ 2,224,384	\$ 120,000	\$ -
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
<b>Technology Campus</b>											
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
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)		\$ 102,575	\$ 752,575	\$ 1,563,574	\$ (810,999)	\$ 885		\$ 8,633	\$ 1,573,092	\$ 75,000	\$ -
Subtotal	\$ -	\$ 102,575	\$ 12,752,575	\$ 10,861,120	\$ 1,891,455	\$ 15,000	\$ -	\$ 146,468	\$ 11,022,588	\$ 925,000	\$ 18,300
<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	\$ 26,858
Expansion for Technical & Workforce training programs			\$ 1,750,000	\$ 1,750,000	\$ -	\$ 3,679		\$ 20,095	\$ 1,773,774	\$ 125,000	\$ 3,531
Library Expansion		\$ -	\$ 1,750,000	\$ 2,462,776	\$ (712,776)	\$ 3,679		\$ 20,095	\$ 2,486,550	\$ 150,000	\$ 3,661
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
Thermal Plant Expansion			\$ 3,800,000	\$ 3,896,698	\$ (96,698)	\$ 8,054	\$ 714,200	\$ 42,877	\$ 4,661,829	\$ 275,000	\$ 1,412
Parking & Site Improvements		\$ 492,063	\$ 2,492,063	\$ 2,369,777	\$ 122,286	\$ 5,272		\$ 33,638	\$ 2,408,687	\$ 247,915	\$ -
Subtotal	\$ 325,000	\$ 492,063	\$ 26,117,063	\$ 28,783,562	\$ (2,666,499)	\$ 55,000	\$ 714,200	\$ 304,205	\$ 29,856,967	\$ 2,347,915	\$ 40,500
<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	\$ 31,935
Expand technical workforce training facilities			\$ 1,600,000	\$ 1,600,000	\$ -	\$ 4,891		\$ 18,397	\$ 1,623,288	\$ 110,000	\$ 6,101
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
Expansion of student services, advising, admissions, and financ			\$ 850,000	\$ 1,320,000	\$ (470,000)	\$ 2,598		\$ 9,770	\$ 1,332,368	\$ 75,000	\$ 3,279
Expansion of student activities building			\$ 850,000	\$ 1,365,000	\$ (515,000)	\$ 2,598		\$ 9,770	\$ 1,377,368	\$ 75,000	\$ 3,229
Thermal Plant Expansion			\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901	\$ 43,643	\$ 4,530,161	\$ 300,000	\$ 2,624
Parking & Site Improvements ( GMP 1 - 119,800)		\$ 226,820	\$ 1,226,820	\$ 3,496,950	\$ (2,270,130)	\$ 3,751		\$ 14,059	\$ 3,514,760	\$ 100,000	\$ -
Subtotal	\$ -	\$ 226,820	\$ 19,626,820	\$ 24,913,950	\$ (5,287,130)	\$ 60,000	\$ 563,901	\$ 222,459	\$ 25,760,310	\$ 1,410,000	\$ 58,000
<b>Regional Center for Public Safety Excellence - Pharr</b>											
New Regional Center for Publish Safety			\$ 2,800,000	\$ 3,150,000	\$ (350,000)	\$ -		\$ 32,344	\$ 3,182,344	\$ 200,000	\$ 4,800
Parking & Site Improvements			\$ 200,000	\$ 700,000	\$ (500,000)	\$ -		\$ 2,185	\$ 702,185	\$ 50,000	\$ -
Subtotal	\$ -	\$ -	\$ 3,000,000	\$ 3,850,000	\$ (850,000)	\$ -	\$ -	\$ 34,529	\$ 3,884,529	\$ 250,000	\$ 4,800
<b>STC La Joya 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	\$ 3,000
Subtotal	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 10,370	\$ 1,110,370	\$ 100,000	\$ 3,000
<b>Total</b>	\$ 1,285,000	\$ 1,266,298	\$ 119,682,768	\$ 129,961,237	\$ (10,278,469)	\$ 218,000	\$ 2,209,711	\$ 1,371,671	\$ 133,760,619	\$ 8,702,915	\$ 237,090

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet  
12/1/2016 3:41 PM

2013 Bond Program Budget Summary  Facilities Committee Meeting of Dec. 6, 2016	Professional Services		Furniture	Technology	Misc. Cost (1.5 % of CCL)	SUBTOTAL	Total Project Cost Summary			
	CPM	Additional Serv.					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	\$ 371,010	\$ 86,698	\$ 675,000	\$ 1,024,009	\$ 164,265	\$ 13,309,375	\$ 13,309,375	\$ 14,843,110	\$ 1,533,735	
South Academic Building	\$ 236,318	\$ 54,586	\$ 450,000	\$ 732,589	\$ 110,638	\$ 8,744,609	\$ 8,744,609	\$ 9,454,426	\$ 709,817	
STEM Building	\$ 327,523	\$ 75,653	\$ 550,000	\$ 681,873	\$ 145,548	\$ 12,875,572	\$ 12,875,572	\$ 13,103,319	\$ 227,747	
Multi-purpose space for student support srvs. & activities	\$ 220,666	\$ 50,971	\$ 500,000	\$ 311,901	\$ 94,548	\$ 8,559,345	\$ 8,559,345	\$ 8,828,254	\$ 268,909	
Thermal Plant Expansion	\$ 138,526	\$ 30,998	\$ -	\$ 55,282	\$ 62,910	\$ 5,439,961	\$ 5,439,961	\$ 5,542,049	\$ 102,088	
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 62,245	\$ 14,378	\$ -	\$ -	\$ 30,366	\$ 2,953,484	\$ 2,953,484	\$ 2,490,261	\$ (463,223)	
Subtotal	\$ 1,356,288	\$ 313,284	\$ 2,175,000	\$ 2,805,654	\$ 608,275	\$ 51,882,346	\$ 51,882,346	\$ 54,261,419	\$ 2,379,073	
<b>Nursing &amp; Allied Health Campus</b>										
Expansion for Nursing & Allied Health	\$ 566,022	\$ 130,743	\$ 820,000	\$ 1,192,881	\$ 250,875	\$ 21,239,351	\$ 21,239,351	\$ 21,773,439	\$ 534,088	
Thermal Plant Expansion	\$ 900	\$ -	\$ -	\$ -	\$ 2,722	\$ 664,908	\$ 664,908	\$ 601,877	\$ (63,031)	
Parking & Site Improvements	\$ 36,194	\$ 8,360	\$ -	\$ -	\$ 12,616	\$ 2,401,554	\$ 2,401,554	\$ 1,717,717	\$ (683,837)	
Subtotal	\$ 603,116	\$ 139,103	\$ 820,000	\$ 1,192,881	\$ 266,213	\$ 24,305,813	\$ 24,305,813	\$ 24,093,033	\$ (212,780)	
<b>Technology Campus</b>										
Expansion for Technical & Workforce training programs	\$ 374,227	\$ 84,197	\$ 600,000	\$ 668,249	\$ 156,193	\$ 12,200,662	\$ 12,200,662	\$ 14,864,990	\$ 2,664,328	
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 19,959	\$ 6,855	\$ -	\$ -	\$ 27,915	\$ 1,702,821	\$ 1,702,821	\$ 905,324	\$ (797,497)	Includes a partial buy-out savings on Parking & S
Subtotal	\$ 394,186	\$ 91,052	\$ 600,000	\$ 668,249	\$ 184,108	\$ 13,903,483	\$ 13,903,483	\$ 15,770,314	\$ 1,866,831	
<b>Mid Valley Campus</b>										
Professional & Science Bldg.	\$ 449,002	\$ 128,285	\$ 900,000	\$ 992,248	\$ 217,513	\$ 18,150,770	\$ 18,150,770	\$ 17,277,682	\$ (873,088)	
Expansion for Technical & Workforce training programs	\$ 61,324	\$ 11,096	\$ 100,000	\$ 149,818	\$ 44,956	\$ 2,269,499	\$ 2,269,499	\$ 2,257,363	\$ (12,136)	Approved by Board- Project on Hold 11.22.16
Library Expansion	\$ 62,092	\$ 10,867	\$ 150,000	\$ 107,559	\$ 35,466	\$ 3,006,195	\$ 3,006,195	\$ 2,288,968	\$ (717,227)	
Student Services Bldg. Expansion	\$ 99,843	\$ 16,376	\$ 150,000	\$ 157,165	\$ 52,889	\$ 5,120,574	\$ 5,120,574	\$ 4,114,228	\$ (1,006,346)	Recommended 7/6/16 Facilities Committee
Thermal Plant Expansion	\$ 110,605	\$ 28,207	\$ -	\$ 58,748	\$ 56,810	\$ 5,192,611	\$ 5,192,611	\$ 5,042,398	\$ (150,213)	
Parking & Site Improvements	\$ 61,397	\$ 14,182	\$ -	\$ -	\$ 29,806	\$ 2,761,987	\$ 2,761,987	\$ 2,796,035	\$ 34,048	
Subtotal	\$ 844,263	\$ 209,013	\$ 1,300,000	\$ 1,465,538	\$ 437,440	\$ 36,501,636	\$ 36,501,636	\$ 33,776,674	\$ (2,724,962)	
<b>Starr County Campus</b>										
Health Professionals & Science Ctr. And STEM programs	\$ 294,243	\$ 69,998	\$ 600,000	\$ 667,262	\$ 135,615	\$ 11,990,683	\$ 11,990,683	\$ 11,267,182	\$ (723,501)	
Expand technical workforce training facilities	\$ 53,961	\$ 11,841	\$ 100,000	\$ 78,051	\$ 46,410	\$ 2,029,652	\$ 2,029,652	\$ 2,051,983	\$ 22,331	Approved by Board- Project on Hold 11.22.16
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	\$ 3,732,378	\$ (902,153)	
Expansion of student services, advising, admissions, and financ	\$ 30,473	\$ 5,975	\$ 60,000	\$ 101,372	\$ 17,976	\$ 1,626,443	\$ 1,626,443	\$ 1,162,522	\$ (463,921)	
Expansion of student activities building	\$ 30,935	\$ 5,831	\$ 60,000	\$ 106,431	\$ 17,516	\$ 1,676,310	\$ 1,676,310	\$ 1,166,402	\$ (509,908)	
Thermal Plant Expansion	\$ 109,321	\$ 28,207	\$ -	\$ 44,342	\$ 58,665	\$ 5,073,320	\$ 5,073,320	\$ 4,938,772	\$ (134,548)	
Parking & Site Improvements ( GMP 1 - 119,800)	\$ 30,888	\$ 7,135	\$ -	\$ -	\$ 18,558	\$ 3,671,341	\$ 3,671,341	\$ 1,397,789	\$ (2,273,552)	Total Includes Alternates 1-3 Only
Subtotal	\$ 642,809	\$ 148,480	\$ 1,070,000	\$ 1,266,836	\$ 345,845	\$ 30,702,280	\$ 30,702,280	\$ 25,717,028	\$ (4,985,252)	
<b>Regional Center for Public Safety Excellence - Pharr</b>										
New Regional Center for Publish Safety	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 42,000	\$ 4,073,412	\$ 4,073,412	\$ 3,655,134	\$ (418,278)	
Parking & Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 755,185	\$ 755,185	\$ 319,337	\$ (435,848)	
Subtotal	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 45,000	\$ 4,828,597	\$ 4,828,597	\$ 3,974,471	\$ (854,126)	
<b>STC La Joya Teaching Site (Jimmy Carter ECHS)</b>										
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	\$ 1,436,000	\$ (137,156)	
Subtotal	\$ 35,894	\$ 8,292	\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156	\$ 1,573,156	\$ 1,436,000	\$ (137,156)	
<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>\$ 163,697,311</b>	<b>\$ 163,697,311</b>	<b>\$ 159,028,939</b>	<b>\$ (4,668,372)</b>	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	



12/1/2016 11:45 AM  
**South Texas College**  
**2013 Bond Construction Program**  
**Construction Budget Summary Spreadsheet**  
**Facilities Committee Meeting of Dec. 6, 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 Broadus & Associates	Change orders	Projected Buy-Out Savings @3%	Actual Buy-Out Savings To Date	Actual Buy-Out Savings % Based on GMP Buy-Out Budget	Board Approved Expenditures from Savings	Total Balance of Actual Design & Construction Contingency and Buy-Out Savings	Change orders		
	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		
<b>Pecan Campus (PBK/Wilson)</b>																														
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	C.O. #	
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>\$ -</b>	<b>\$ 1,693,447</b>		
<b>Nursing/Allied Health Campus</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>\$ -</b>		<b>\$ 583,398</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 414,293</b>		
<b>Technology Campus</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	\$ (422,246)	\$ 1,563,574	\$ -	\$ -	\$ 1,563,574	\$ (810,999)	\$ 15,636	\$ 10,331	\$ (9,105)	\$ 1,226	co 1	\$ 10,000	\$ 15,497	\$ (5,141)	\$ 10,356	\$ -	co 1	\$ 46,907	\$ (408,000)	26%	\$ -	\$ -	\$ 419,582	co 3	
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>\$ (1,658,287)</b>	<b>\$ 10,861,120</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,861,120</b>	<b>\$ 1,891,455</b>	<b>\$ 108,611</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>\$ 325,834</b>	<b>\$ (1,629,794)</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,881,912</b>		
<b>Mid Valley Campus (Skanska/ROFA)</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	\$ -	\$ -	\$ -	\$ 1,750,000	\$ -	\$ 1,750,000	\$ -	\$ 26,250	\$ -	\$ -	\$ -		\$ 25,000	\$ -	\$ -	\$ -	\$ -		\$ 52,500	\$ -	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>\$ -</b>	<b>\$ 27,033,562</b>	<b>\$ 1,750,000</b>	<b>\$ -</b>	<b>\$ 28,783,562</b>	<b>\$ (2,666,499)</b>	<b>\$ 394,812</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>\$ 860,556</b>	<b>\$ (109,367)</b>		<b>\$ 109,367</b>	<b>\$ 855,285</b>			
<b>Starr County Campus</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	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -	\$ 16,000	\$ -	\$ -	\$ -		\$ 25,000	\$ -	\$ -	\$ -	\$ -		\$ 48,000	\$ -	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%	\$ -	\$ -	\$ 97,000		
28 Parking and Site Improvements	\$ 1,000,000		\$ 226,820	\$ 1,226,820	\$ 3,496,950	\$ -	\$ 3,496,950	\$ -	\$ -	\$ 3,496,950	\$ (2,270,130)	\$ 34,970	\$ 52,454	\$ -	\$ 52,454		\$ 15,000	\$ 52,454	\$ -	\$ 52,454										



**South Texas College**  
**Non-Bond Commitments and Expenditures**  
**As of December 6, 2016**

<b>I. Non Bond Commitments</b>				
Project Name - Item Description	Approved Board Dates	Board Approved Expenditures	Not Board Approved Projected Expenditures	Actual GMP/Projected Expenditures
<b>Nursing &amp; Allied Health Campus</b>				
<b>Nursing &amp; Allied Health Campus Thermal Plant</b>				
1 Thermal Plant - Design	10/27/2015	\$ 112,200	\$ -	\$ 112,200
2 Thermal Plant - Construction	11/22/2016	2,867,847	-	2,867,847
3 Thermal Plant - Miscellaneous	10/27/2015	26,000		26,000
4 Thermal Plant - FFE and Technology			60,000	60,000
<b>Nursing &amp; Allied Health Campus Thermal Plant Parking and Site Improvements</b>				
5 Thermal Plant Parking and Site Improvement - Design	10/27/2015	12,000	-	12,000
6 Thermal Plant Parking and Site Improvement - Construction	11/22/2016	229,010	-	229,010
7 Thermal Plant Parking and Site Improvement - Miscellaneous	10/27/2015	5,000	-	5,000
<b>NAH Campus Subtotal</b>		<b>\$ 3,252,057</b>	<b>\$ 60,000</b>	<b>\$ 3,312,057</b>
<b>Mid Valley Campus</b>				
<b>Mid Valley Campus Library Retrofit</b>				
8 Library Retrofit - Design	10/27/2015	\$ 138,213		\$ 138,213
9 Library Retrofit - Construction	11/22/2016	1,123,682		1,123,682
10 Library Retrofit - Miscellaneous	10/27/2015	6,000		6,000
11 Library Retrofit - FFE and Technology			520,000	520,000
<b>Mid Valley Campus Workforce Restroom Retrofit</b>				
12 Workforce Restroom Retrofit		-	100,000	100,000
<b>Mid Valley Campus Subtotal</b>		<b>\$ 1,267,895</b>	<b>\$ 620,000</b>	<b>\$ 1,887,895</b>
<b>Starr County Campus</b>				
13 Workforce Restroom Retrofit		\$ -	\$ 180,000	\$ 180,000
<b>Starr County Campus Subtotal</b>		<b>\$ -</b>	<b>\$ 180,000</b>	<b>\$ 180,000</b>
<b>Regional Center for Public Safety Excellence</b>				
14 Parking and Site Improvements - Design	1/26/2016	\$ 85,000		\$ 85,000
15 Parking and Site Improvements - Construction and Miscellaneous			\$ 915,000	\$ 915,000
<b>Regional Center for Public Safety Excellence Subtotal</b>		<b>\$ 85,000</b>	<b>\$ 915,000</b>	<b>\$ 1,000,000</b>
<b>Total Non-Bond Expenditures</b>		<b>\$ 4,604,952</b>	<b>\$ 1,775,000</b>	<b>\$ 6,379,952</b>

<b>II. Bond and Non Bond Budget Deficits - Board Approved - as of November 22, 2016</b>				
(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 & 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
4 NAH Campus Parking and Site Improvements GMP Variance	10/27/2016	784,048	-	784,048
5 Starr County Campus Library Expansion GMP Variance	10/27/2016	900,000	-	900,000
6 NAH Campus Thermal Plant GMP Variance	11/22/2016	230,788	-	230,788
7 Starr County Campus Student Services GMP Variance	11/22/2016	470,000	-	470,000
8 Starr County Campus Student Activities GMP Variance	11/22/2016	515,000	-	515,000
9 Mid Valley Campus Library Expansion GMP Variance	11/22/2016	712,776	-	712,776
10 Tech Campus Southwest Renovation Building Deductive Change Order	11/22/2016	(1,115,311)	-	(1,115,311)
11 Starr County Campus Parking and Site Improvement GMP Variance w/ Alternates	11/22/2016	2,270,130	-	2,270,130
<b>Total Non Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ 4,939,250</b>	<b>\$ 1,507,252</b>	<b>\$ 6,446,502</b>

<b>III. Bond Budget Deficits - Not Board Approved - as of December 6, 2016</b>				
Project Name - Item Description	Proposed Board Dates	Proposed Bond Budget Deficits	Proposed Non-Bond Budget Deficits	Total Proposed Bond & Non Bond Deficits
1 Pecan Campus North Academic Building Buyout Savings	12/13/2016	(720,878)	-	(720,878)
2 Tech Campus Parking & Site Improvements Buyout Savings	12/13/2016	(400,000)	-	(400,000)
<b>Total Non Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ (1,120,878)</b>	<b>\$ -</b>	<b>\$ (1,120,878)</b>

<b>Total Non Bond Expenditures (I, II, and III)</b>	<b>\$ 3,818,372</b>	<b>\$ 7,887,204</b>	<b>\$ 11,705,576</b>
---	---------------------	---------------------	----------------------

<b>IV. Additional Projected Deficits CCL/GMP</b>			
Item Description	Proposed Bond Budget Deficits	Non-Bond Budget Deficits	Total Deficits
Additional Projected Deficits CCL/GMP - per Broadbuss and Associates	\$ 850,000	\$ -	\$ 850,000

<b>Grand Total Non Bond Expenditures (I, II, III, and IV)</b>	<b>\$ 4,668,372</b>	<b>\$ 7,887,204</b>	<b>\$ 12,555,576</b>
---	---------------------	---------------------	----------------------



**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
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	\$ (2,270,130)	\$ (2,010,756)
<b>Deductive Change Orders - Buyout Savings</b>			
27	Deductive Change Orders-Tech Campus Renovation	\$ 120,730	\$ (1,890,026)
28	Deductive Change Orders-Tech Campus Parking & Site	\$ 22,246	\$ (1,867,780)
29	Deductive Change Orders-Tech Campus Renovation	\$ 1,115,311	\$ (752,469)
30	Deductive Change Orders-North Academic	\$ 720,878	\$ (31,591)
31	Deductive Change Orders-Tech Parking & Site Improvements	\$ 400,000	\$ 368,409
<b>Other Expenditures</b>			
27	A/E Fees	\$ 2,992,085	\$ 3,360,494
28	Chillers Procurement	\$ (2,209,711)	\$ 1,150,783
29	CMR Preconstruction Services for all projects	\$ (218,000)	\$ 932,783
30	B&A Reimbursable Expense for Travel	\$ (900)	\$ 931,883
31	B&A Additional Services - Includes AV/IT, Wage Scale Survey, BIM FM, Traffic Study	\$ (932,171)	\$ (288)
32	FF&E- Portion used for Consultant Fees	\$ 66,186	\$ 65,898
33	FF&E Consultant-Not in Original Amount	\$ (237,090)	\$ (171,192)
34	Technology	\$ 703,422	\$ 532,230
35	IT Duct bank-Not in Original Scope	\$ (1,266,298)	\$ (734,068)
36	Fixed Kitchen Equipment-Not in Original Scope	\$ (1,285,000)	\$ (2,019,068)
37	OCIP	\$ (1,371,671)	\$ (3,390,739)
37	Miscellaneous Expense Increase	\$ (427,633)	\$ (3,818,372)
<b>Current and Additional Projected Liability Exposure</b>			
40	Current Program Contingency Balance	\$ -	\$ (3,818,372)
41	Mid Valley Workforce Training Center Expansion GMP Variance	\$ -	\$ (3,818,372)
42	Starr County Campus Workforce Training Center Expansion GMP Variance	\$ -	\$ (3,818,372)
44	Regional Center for Public Safety Excellence GMP Variance	\$ (350,000)	\$ (4,168,372)
45	Regional Center for Public Safety Excellence Parking and Site GMP Variance	\$ (500,000)	\$ (4,668,372)
46	La Joya Center Teaching Site GMP Variance	\$ -	\$ (4,668,372)
<b>47</b>	<b>Projected Program Contingency Balance</b>		\$ <b>(4,668,372)</b>

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

- 1. Pecan Campus North Academic Building**
- 2. Technology Campus Parking and Site Improvements**

Approval on proposed change orders for use of buyout savings for the 2013 Bond Construction Projects will be requested at the December 13, 2016 Board meeting.

### **Purpose**

The current buyout savings for the 2013 Bond Construction Projects above will be reviewed and the proposed savings will be processed by submitting a change order. Buyout savings are realized when actual construction services are contracted at a lower cost than the Board approved Guaranteed Maximum Price (GMP). GMPs include Design and Construction contingency funds based on a percentage of the total construction cost. When buyout savings reduce the total construction costs, the associated contingencies are also reduced from the GMP.

The proposed Change Orders would reduce the overall GMPs due to buyout savings and associated reductions to project level Design and Construction contingencies, and the reduced costs would be transferred to the 2013 Bond Construction Program Contingency fund. Broaddus & Associates is currently working with D. Wilson Construction Company and E-CON Group, LLC to determine the associated contingency savings which will be presented at a later date.

### **Background**

As part of the buyout process, D. Wilson Construction Company and E-CON Group, LLC brings forward cost information to allow the acceptance of actual buyout savings for the project. They are as follows:

#### 2013 Bond Construction Buyout Savings

<b>Construction Projects</b>	<b>Buyout Savings</b>
Pecan Campus North Academic	\$720,878
Tech Campus Parking & Site Improvements	400,000
<b>Total Buyout Savings</b>	<b>\$1,120,878</b>

<b>Pecan Campus North Academic Building</b>	<b>Board Approved Date</b>	<b>Approved GMP Amount</b>
Original Total GMP Approved	6/28/16	\$10,951,000
Proposed Deductive Change Order	pending	(720,878)
<b>Revised GMP</b>		<b>\$10,230,122</b>

<b>Tech Campus Parking &amp; Site Improvements</b>	<b>Board Approved Date</b>	<b>Approved GMP Amount</b>
Original Total GMP Approved	6/28/16	\$1,985,820
Previously Approved Deductive Change Order	9/27/16	(22,246)
Revised GMP	9/27/16	\$1,963,574
Current Proposed Deductive Change Order	Pending	(400,000)
<b>Current Revised GMP</b>		<b>\$1,563,574</b>

Broaddus & Associates recommends accepting the buyout savings for a total of \$1,120,878 and approval of change orders to re-allocate the savings to the 2013 Bond Construction Program Contingency.

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

**Presenters**

Representatives from Broaddus & Associates and D. Wilson Construction Company and E-CON Group, LLC will be present at the Facilities Committee meeting to discuss the buyout savings.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2016 buyout savings of \$720,878 for the Pecan Campus North Academic Building and \$400,000 for the Technology Campus Parking and Site Improvements for a total of \$1,120,878, and to reduce the GMP amounts for the 2013 Bond Construction projects as presented.

## **Review and Recommend Action on Furniture Selections for the 2013 Bond Construction Program**

Approval of furniture selections for the 2013 Bond Construction Program will be requested at the December 13, 2016 Board meeting.

### **Purpose**

The College has current furniture standards for the buildings throughout the college district. The College is in need of updating furniture standards for the new 2013 Bond Construction projects and for use in any existing college facilities. The approval of the furniture selections is necessary to establish the standards and to allow for the buildings to be furnished in time for occupancy.

### **Justification**

The standardization of furniture products allows for equity and consistency throughout the district and for optimization of cost efficiencies.

### **Background**

On December 15, 2015, the Board of Trustees approved contracting HPG Design Group, LLC for furniture consulting services for the 2013 Bond Construction Program. HPG Design Group, LLC began working with Broaddus & Associates, Facilities Planning & Construction, and College staff to review, develop, and update the furniture standards. HPG Design Group, LLC has been working with the design teams to provide furniture layouts, cost estimates, furniture selections including fabrics, colors, and material finishes. The types of furniture includes tables, chairs, soft seating, and desks for various spaces such as classrooms, multi-purpose rooms, dining areas, and student collaboration areas to be used district wide. The proposed selections will be provided in a mock up setting at the Pecan Campus Library Rainbow Room (Room F224) on December 6, 2016.

### **Funding Source**

Furniture funds are budgeted in the Bond Construction budget for fiscal year 2016-2017.

### **Reviewers**

The proposed furniture selections have been reviewed by Broaddus & Associates and College staff.

### **Presenters**

Representatives from HPG Design Group, LLC and Broaddus & Associates will be present at the Facilities Committee meeting to present furniture selections.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2016 Board meeting, the proposed furniture selections by HPG Design Group, LLC for the 2013 Bond Construction Program as presented.

## **Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Plaza Parking Area for Police Vehicles**

Approval to contract construction services for the Non-Bond Pecan Plaza Parking Area for Police Vehicles project will be requested at the December 13, 2016 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the Non-Bond Pecan Plaza Parking Area for Police Vehicles project.

### **Background**

On October 27, 2016, the Board of Trustees approved design services with R. Gutierrez Engineering Corporation to prepare plans and specifications for the Non-Bond Pecan Plaza Parking Area for Police Vehicles project. The design team at R. Gutierrez Engineering Corporation worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on October 31, 2016. A total of ten (10) sets of construction documents were issued to general contractors and sub-contractors, and a total of six (6) proposals were received on November 16, 2016.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
October 31, 2016	Solicitation of competitive sealed proposals began.
November 16, 2016	Six (6) proposals were received.

### **Justification**

The current South Texas College Department of Public Safety (DPS) vehicles are located in the parking lot in front of the College's Department of Public Safety (DPS). The parking area is unsecured and the vehicles are exposed to the open environment. It is necessary to have an enclosed parking area adjacent to the DPS facility in the available property owned by the College. The project will include concrete paving, exterior lighting, storm drainage, fencing, and landscaping. This project was submitted as part of the College's Capital Improvement Process and funding is available.

The submitted proposal, however, does not include a paint finish or a precast cap on the concrete block fence walls. The finish work on the walls will be addressed by College staff and a recommendation will be presented to the Facilities Committee at a later date.

The Board approved the hiring of the engineer to perform design services necessary to receive construction proposals. The Board requested that upon receiving the bids, the Board may recommend not proceeding with the construction of the project if the proposals were cost prohibitive.

College staff reviewed and evaluated the competitive sealed proposals and recommend NM Contracting, LLC as the highest ranked in the amount of \$200,000.

**Funding Source**

Funds for this project are budgeted in the FY 2016 - 2017 Non-Bond Construction budget in the amount of \$250,000.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Funds Available</b>	<b>Highest Ranked Proposal NM Contracting, LLC</b>
Non-Bond Construction	\$250,000	\$250,000	\$200,000

**Reviewers**

The proposals have been reviewed by R. Gutierrez and staff from the Facilities Planning & Construction, Operations and Maintenance, Public Safety, and Purchasing departments.

**Enclosed Documents**

Staff evaluated these proposals and prepared the enclosed proposal summary. Photographs of the existing site and a plan of the proposed parking lot are also enclosed. It is recommended that the top ranked contractor be recommended for Board approval.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2016 Board meeting, to contract construction services with NM Contracting, LLC in the amount of \$200,000 for the Non-Bond Pecan Plaza Parking Area for Police Vehicles project as presented.

**SOUTH TEXAS COLLEGE  
PECAN PLAZA PARKING AREA FOR POLICE VEHICLES  
PROJECT NO. 16-17-1016**

<b>VENDOR</b>	Artillery, LLC.	Diamond Eight Industries, LLC.	5 Star Construction	Holchemont, Ltd.	NM Contracting, LLC.	Roth Excavating, Inc.
<b>ADDRESS</b>	3714 Buenes Aires	P O Box 471	3209 Melody Ln	900 N Main St	2022 Orchid Ave	5820 N Cage Blvd Ste 1
<b>CITY/STATE/ZIP</b>	Edimburg, TX 78539	Santa Rosa, TX 78593	Mission, Texas 78574	McAllen, TX 78501	McAllen, TX 78504	Pharr, TX 78577
<b>PHONE</b>	956-929-4853	956-636-1429	956-867-5040	956-686-2901	956-631-5667	956-787-2742
<b>FAX</b>	956-316-0773	956-998-4008	956-599-9055	956-686-2925	956-627-3959	956-787-5152
<b>CONTACT</b>	Joe Borjas, Jr.	Alissa Perez	Alan Oakley	Michael Che Montalvo	Noel Munoz, Jr.	Tyler Wulf
<b>#</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>
<b>1</b>	\$ 270,000.00	\$ 272,200.00	\$ 237,500.00	\$ 253,000.00	\$ 200,000.00	\$ 267,500.00
<b>2</b>	10 Working Days	10 Working Days	10 Working Days	10 Working Days	5 Working Days	5 Working Days
<b>3</b>	75 Calendar Days	45 Calendar Days	90 Calendar Days	80 Calendar Days	120 Calendar Days	65 Calendar Days
<b>TOTAL AMOUNT</b>	\$ 270,000.00	\$ 272,200.00	\$ 237,500.00	\$ 253,000.00	\$ 200,000.00	\$ 267,500.00
<b>TOTAL EVALUATION POINTS</b>	76.29	58.97	80.94	78.71	83.17	78.09
<b>RANKING</b>	5	6	2	3	1	4

**SOUTH TEXAS COLLEGE  
PECAN PLAZA PARKING AREA FOR POLICE VEHICLES  
PROJECT NO. 16-17-1016**

<b>VENDOR</b>	<b>Artillery, LLC.</b>	<b>Diamond Eight Industries, LLC.</b>	<b>5 Star Construction</b>	<b>Holchemont, Ltd.</b>	<b>NM Contracting, LLC.</b>	<b>Roth Excavating, Inc.</b>
<b>ADDRESS</b>	3714 Buenaes Aires	P O Box 471	3209 Melody Ln	900 N Main St	2022 Orchid Ave	5820 N Cage Blvd Ste 1
<b>CITY/STATE/ZIP</b>	Edinburg, TX 78539	Santa Rosa, TX 78593	Mission, Texas 78574	McAllen, TX 78501	McAllen, TX 78504	Pharr, TX 78577
<b>PHONE</b>	956-929-4853	956-636-1429	956-867-5040	956-686-2901	956-631-5667	956-787-2742
<b>FAX</b>	956-316-0773	956-998-4008	956-599-9055	956-686-2925	956-627-3959	956-787-5152
<b>CONTACT</b>	Joe Borjas, Jr.	Alissa Perez	Alan Oakley	Michael Che Montalvo	Noel Munoz, Jr.	Tyler Wolf
1 The Respondent's price proposal. (up to 45 points)	33.3	32.9	37.8	35.6	45	33.7
	33.3	32.9	37.8	35.6	45	33.7
	33.3	32.9	37.8	35.6	45	33.7
	33.3	32.9	37.8	35.6	45	33.7
	33.3	32.9	37.8	35.6	45	33.7
	33.3	32.9	37.8	35.6	45	33.7
2 The Respondent's experience and reputation. (up to 10 points)	9	4	9	8.5	8.5	8.5
	9	5	9	7	9	9
	7	5	9	7	8	7
	9	5	9	7.5	8	9.5
	8	2	8	10	6	8
	8	3.5	9	8.5	7	8.5
3 The quality of the Respondent's goods or services. (up to 10 points)	9	3	9	9	8	7
	8	3	8	7	8	8
	9	6	8	8	7	8
	9	3	8.5	8	7	9
	8	6	7	10	6	8
	7	3	9	8.5	8	9
4 The Respondent's safety record (up to 5 points)	3.5	0	3.5	4	3.5	4.5
	4	3	4	4	4	4
	4	3	4	4	3	4
	3	0	3	4	3	4.5
	4	1	3	5	2	5
	3	1	4	4	3	4.5



SOUTH TEXAS COLLEGE  
PECAN PLAZA PARKING AREA FOR POLICE VEHICLES  
PROJECT NO. 16-17-1016

VENDOR	Artillery, LLC.		Diamond Eight Industries, LLC.		5 Star Construction		Holchemont, Ltd.		NM Contracting, LLC.		Roth Excavating, Inc.	
5 The Respondent's proposed personnel. (up to 8 points)	5.5	5.91	2	2.83	6.5	6.25	7	6.91	5	5.75	6	6.58
	7		3		7		7					
	6		3		7		6					
	6		3		5.5		7					
	6		3		5		8					
	5		3		6.5		6.5					
	8		4		7		7					
	7		7		7		7					
6 The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7	7.16	6	5.5	7	7.33	6	6.75	6	6.66	8	7.58
	8		5		8		8					
	6		7		7		7					
	7		4		8		7.5					
	4.5		0		5		4					
	5		3		5		5					
	5		3		4		4					
	5		0		5		4.5					
6	2	6	5									
7 The Respondent's organization and approach to the project. (up to 6 points)	5	5.08	0	1.33	5	5	4	4.5	4.5	4.5	3	3.75
	6		2		6		5					
	5		0		5		4.5					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
4.6	7	3.9	4.3									
8 The Respondent's time frame for completing the project. (up to 7 points)	4.6	4.6	7	7	3.9	3.9	4.3	4.3	3.1	3.1	5.5	5.5
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
	4.6		7		3.9		4.3					
4.6	7	3.9	4.3									
<b>TOTAL EVALUATION POINTS</b>		76.29	58.97	80.94	78.71	83.17	78.09					
<b>RANKING</b>		5	6	2	3	1	4					

## Pecan Plaza Parking Area for Police Vehicles

### Proposed Parking Area



## Pecan Plaza Parking Area for Police Vehicles

### Existing Parking Area



**04D**

**INSERT PROPOSED PLAN**

## **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 December 13 2016 Board meeting.

### **Background**

The architects have prepared updated color boards and interior renderings containing interior paint colors, wall finishes, flooring materials, millwork finishes, and wall tile for review by the Facilities Committee.

The preliminary color boards were originally presented for review and comment only at the November 22, 2016 Facilities Committee meeting.

### **Presenters**

Representatives from the Mata + Garcia Architects, LLP will be present at the December 6, 2016 Facilities Committee meeting to provide and present the recommended color boards.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2016 Board meeting, the selection of colors and finishes for the 2013 Bond Construction Starr County Campus projects as presented.

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

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

**CONSTRUCTION PROJECTS PROGRESS REPORT - November 29, 2016**

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

For FY 2016-2017, 25 non-bond projects are currently in progress, 6 have been completed and 40 pending start up - 71 Total

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

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



Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
<b>Mid Valley Campus</b>								
Covered Walkway for Building G	10%	August 2017	1. Project Development 2. Design in Progress	\$ 71,000.00	TBD	TBD	\$ -	TBD
<b>Mid Valley Campus Total</b>				<b>\$ 71,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Technology Campus</b>								
Building B Main Door and Frame Replacement	30%	December 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 12,867.00	\$ 37,133.00	\$ -	\$ 37,133.00
GM Car Storage Area Upgrade	30%	January 2017	1. Construction Phase 2. Construction in Progress	\$ 275,000.00	TBD	TBD	\$ -	TBD
Building C Conference Room Addition	75%	December 2016	1. Construction Phase 2. Construction in Progress	\$ 60,000.00	\$ (17,767.00)	\$ 77,767.00	\$ -	\$ 77,767.00
Ford Lab Exhaust System	5%	January 2017	1. Project Development 2. Design in Progress	\$ 100,000.00	TBD	TBD	\$ -	TBD
Building D Exterior Metal Siding Repairs	75%	January 2017	1. Project Development 2. Design in Progress	\$ 35,000.00	TBD	TBD	\$ -	TBD
Repair Concrete Floor Mechanical Room	30%	January 2017	1. Design Phase 2. Design in Progress	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00
Building B Concrete Floor Repairs	90%	October 2016	1. Project Development 2. Design in Progress	\$ 400,000.00	TBD	TBD	\$ -	TBD
Building B Domestic/Fire Sprinkler Lines	75%	October 2016	1. Construction Phase 2. Contract Negotiations	\$ 700,000.00	TBD	TBD	\$ -	TBD
<b>Technology Campus Total</b>				<b>\$ 1,622,000.00</b>	<b>\$ (3,900.00)</b>	<b>\$ 115,900.00</b>	<b>\$ -</b>	<b>\$ 115,900.00</b>
<b>Nursing and Allied Health Campus</b>								
Resurface Parking Lot 2	100%	July 2016	1. Construction Phase 2. Construction Complete	\$ 250,000.00	\$ 151,632.70	\$ 98,367.30	\$ 98,367.30	\$ -
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 250,000.00</b>	<b>\$ 151,632.70</b>	<b>\$ 98,367.30</b>	<b>\$ 98,367.30</b>	<b>\$ -</b>
<b>Starr County Campus</b>								
Bldg E & J Crisis Management Center with Generator	5%	December 2016	1. Design Phase 2. Design in Progress	\$ 40,000.00	TBD	TBD	\$ -	TBD

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Bldg F Site Grading and Sidewalk Replacement	5%	December 2016	1. Design Phase 2. Contract Negotiation	\$ 6,000.00	TBD	TBD	\$ -	TBD
<b>Starr County Campus Total</b>				<b>\$ 46,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>District Wide</b>								
Automatic Doors Phase III	5%	November 2016	1. Construction Phase 2. Construction in Progress	\$ 65,000.00	TBD	TBD	\$ -	TBD
Building to Building ADA Accessibility Improvements Phase	100%	September 2016	1. Construction Phase 2. Construction Complete	\$ 400,000.00	\$ (68,170.04)	\$ 468,170.04	\$ 468,170.04	\$ -
La Joya Monument Sign	100%	August 2016	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
Marker Boards Replacement	50%	October 2016	1. Design Phase 2. Design in Progress	\$ 200,000.00	TBD	TBD	TBD	TBD
Outdoor Furniture	0%	January 2017	1. Design Phase 2. Design in Progress	\$ 25,000.00	TBD	TBD	TBD	TBD
Directional Signage Updates	20%	October 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	TBD	TBD	TBD	TBD
Surveillance Cameras and Poles Campus Entrances	50%	January 2017	1. Construction Phase 2. Bidding in Progress	\$ 155,000.00	TBD	TBD	TBD	TBD
Walkway LED Lighting Upgrade	15%	July 2017	1. Design Phase 2. Bidding in Progress	\$ 35,000.00	TBD	TBD	TBD	TBD
<b>District Wide Total</b>				<b>\$ 930,000.00</b>	<b>\$ (68,170.04)</b>	<b>\$ 468,170.04</b>	<b>\$ 468,170.04</b>	<b>\$ -</b>
<b>Non-Bond Construction Project Total</b>				<b>\$ 4,853,000.00</b>	<b>\$ 142,288.03</b>	<b>\$ 1,941,911.97</b>	<b>\$ 1,403,285.77</b>	<b>\$ 130,026.20</b>
<b>For FY 2016 - 2017, 24 non-bond projects are currently in progress, 6 have been completed and 40 pending start up - 70 Total</b>								