

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday July 10, 2014
@ 4:30 PM
McAllen, Texas

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

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Approval of June 12, 2014 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee Meeting of June 12, 2014 are presented for Committee approval.

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Pecan Campus
Thursday, June 12th, 2014
@ 4:30 PM
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MINUTES

The Facilities Committee Meeting was held on Thursday, June 12th, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:30 with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz and Ms. Rose Benavidez

Other Trustees Present: Mr. Paul R. Rodriguez

Members absent: Mr. Jesse Villarreal

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Gerry Rodriguez, Mr. George McCaleb, Dr. Art Montiel, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Mr. Trey Murray, Mr. David Iglesias, and Mr. Andrew Fish

Approval of May 8, 2014 Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the Facilities Committee Meeting of May 8, 2014 were approved as written. The motion carried.

Update on Status of 2013 Bond Construction Program

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, reviewed the status of the 2013 Bond Construction Program, including the following elements:

Facilities Space Programs (Building interior spaces)

- Work continues towards finalizing space programs for future Libraries
- It has been proposed to swap 2,000 square feet from the future Starr County Campus Health Professions and Science building and move this space to the future Library; details related to this request will be presented to Dr. Reed for review

- All other building space programs are complete and ready for review by Construction Program Management (CPM) firm
- Goal is to have all space programs ready to hand over to architects in September, 2014

Ms. Rose Benavidez provided feedback on the proposal to swap 2,000 square feet from the Starr County Campus Health Professions and Science building to add to the proposed library. While Ms. Benavidez recognizes the need to expand the proposed library, she does not think this should be done at the expense of the other buildings, and asks staff to determine whether other options exist to expand the library.

Construction Program Management Firm

- Board of Trustees previously authorized negotiation team to negotiate contract terms with Broaddus & Associates (B&A)
- Negotiations team conducted first negotiations meeting with B&A on Tuesday May 13, 2014; meeting generally served as an orientation meeting and to identify action items needed by both B&A and STC; next meeting will take place on May 30, 2014
- B&A has offered some additional services for consideration by STC, which could add value to the overall Bond program; services include Building Information Modeling, accounting software for accounts tracking and specialized design consultants as needed
- Draft contract has been developed and is currently being reviewed by STC's negotiations team, legal counsel and B&A

Facilities Design Standards and Guidelines

- FPC staff is currently working with an architect firm and MEP firm to assist with updates on various building standards
- FPC is coordinating a Facilities Technical Requirements Advisory Council to assist with input on building technical requirements and standards for all building systems
- Goal is to have these standards updated by August 2014

Mr. Gurwitz asked whether the updates to the building standards are appropriate at this time, considering that the CPM Services firm, once contracted, will be expected to update and finalize these standards as part of their contract.

Gerry Rodriguez responded that staff's goal in working with outside architects and engineers is to deliver a document to the CPM firm that provides a general outline of the College's expectations so that the CPM firm has some guidelines to follow while finalizing the standards.

Solicitation of Architectural and Engineering Firms

- FPC staff is currently working on a flowchart outlining the process for solicitation and hiring of architectural and engineering firms to assist with design of Bond

construction projects; this flowchart will be reviewed with CPM firm and presented to the STC's Board of Trustees in July 2014

- It is anticipated that architects and engineers could be contracted by October 2014

Mr. Gurwitz asked whether the process flowchart should be left to the CPM Services firm for development, as that is included within the services they will be contracted to provide.

Gerry Rodriguez responded that there are specific considerations that Community Colleges need to adhere to for compliance with state code. FPC staff is working with Purchasing Department staff to outline these legal requirements, to ensure that the procedures recommended by the CPM are informed by and compliant with necessary laws.

2013 Bond Construction Program

Six Months Look Ahead

May 2014

Date	Action
May 30, 2014	CPM contract negotiations meeting no. 2 with Broaddus & Associates
June 2014	Finalize overall Bond program schedule
June 12, 2014	Update Board Facilities Committee on contract negotiations with Broaddus & Associates
June 22, 2014	Board approval of contract with Broaddus & Associates
July 2014	Prepare draft RFQ for architectural and engineer services
August 2014	Board approval of RFQ for architectural and engineer services
September 2014	Solicitation of architectural and engineer services
October 2014	Board approval of architectural and engineer firms
November 2014	Begin design work with architectural and engineer firms
November 2014	Begin solicitation of contractors using Construction Manager at Risk procurement method
December 2014	Board approval of contractors using Construction Manager at Risk procurement method

Mr. Gurwitz asked whether the development of an RFQ for architectural and engineering services could be accelerated, so that solicitation could begin in August instead of September. This could lead to a 30 day head start on construction and, ultimately, project completion.

This item was for the Committees information and feedback to staff, and no action was taken.

Update and Action as Necessary on Contract Negotiations with Broaddus and Associates for 2013 Bond Construction Program Management Services

On April 26, 2014 the Board of Trustees authorized contract negotiations with Broaddus and Associates (B&A) for 2013 Bond Construction Program Management Services. The Board also appointed a negotiations team to conduct these negotiations.

Negotiations meeting number 1 with B&A took place on Tuesday May 13, 2014 with focus on the overall components to be addressed as negotiations continue. Below are some highlights from meeting number 1.

- Review of overall 2013 Bond Construction Program
- Review of proposed scope of services and draft contract
- STC and B&A agreed to review and comment on draft contract and exhibits and develop an updated draft prior to next meeting
- STC needs to finalize overall program schedule
- Projected that the program can be completed in approximately 39 months or fall 2017
- STC will develop schedule to sell bonds so they coincide with a 39 month program
- B&A will work on strategies to reduce and control costs
- STC can consider borrowing from fund balance to help manage the schedule for selling of bonds
- B&A will help with payment projections to help establish bond revenue requirements
- B&A will help determine how specialized design consultants can be incorporated with the design teams
- B&A described the benefits of using Building Information Modeling (BIM) as an additional service to assist with program management
- B&A agreed to prepare a draft fee proposal for review during negotiations meeting number 2

Negotiations meeting number 2 with B&A took place on Friday May 30, 2014 with focus on review of B&A's initial fee proposal draft. Below are some highlights from meeting number 2.

- Review of program management benefits from use of Building Information Modeling (BIM) software
- Review of draft contract for Construction Program Management services
- Incorporation and management of specialized design consultants
- Review of B&A's initial fee proposal and breakdown – see attached
- Options for construction cost reductions including large volume purchases and insurance consolidation for owner purchase

- Negotiations focused on additional services option for program management software (Owner Insight) and B&A agreed to provide this option at half the cost and allow STC to use the software for non-bond projects
- Research other similar services and fees for comparison

The negotiations committee requested that Mr. Rodriguez prepare a summary of Construction Management Services fees for comparable projects. The summary of comparable fees will be presented to the Facilities Committee for consideration as compared to the Broaddus proposed fee for the South Texas College Bond Project.

Fee proposal submitted by B&A is in the amount of \$4,326,387.00 or 2.72% of the overall \$159,000,000 Bond Construction Program. After review and consideration by the negotiations committee, a recommended fee proposal will be considered for approval, including the optional Construction Program Management Software (Owner Insight) at half the cost. Optional software is a \$200,000 value and therefore cost of software would be reduced to \$100,000 and STC would continue to use the software after the Bond Program is complete. Staff and legal counsel will be present at the June 12, 2014 Facilities Committee meeting to review the fee proposal submitted by Broaddus & Associates for STC's 2013 Bond Construction Program Management Services as well as fees for comparable Bond projects.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval authorizing Dr. Reed and the negotiations committee to finalize fee proposal details, contract details, and execute contract with Broaddus & Associates with a fee in the amount of \$4,326,387.00, approximately 2.72% of the total anticipated 2013 Bond Construction Program, as presented.

During discussion, Mr. Gurwitz asked about the inclusion of the software in the contract price, and Mr. Gerry Rodriguez confirmed that he had clarified this item with Broaddus and Associates, and the software would be included.

Mr. Paul R. Rodriguez asked for the details on the negotiation history. Staff advised the Committee that the quoted price, \$4,326,387.00 was the initial proposal offered by Broaddus, and no efforts had been made to negotiate that price lower. The contract negotiation committee reported that their efforts were focused on the scope of services to be provided under the CPM Services contract. After negotiation of these services was settled, the firm provided the quoted price. The negotiation committee then compared this fee to construction programs with a similar scope of work, and found the price to be reasonable, so did not attempt to bargain for lower pricing.

Mr. Rodriguez advised that it was his experience that it is a best practice to always negotiate down the first price offered.

Mr. Gurwitz agreed, but advised that he did not wish to see any change to the scope of services provided.

Mr. Gurwitz moved and Ms. Rose Benavidez seconded a revision to the previous motion, authorizing Dr. Reed the negotiations committee to finalize fee proposal details, contract details, and execute contract with Broaddus & Associates but without specifying the final fee and allowing for further negotiation on the pricing for the scope of services to be provided by Broaddus and Associates as a Construction Program Management Services firm for the 2013 Bond Construction Program. The motion carried.

Review and Recommend Action on Memorandum of Understanding between South Texas College and Texas A&M AgriLife Extension Service for Starr County Campus Walking Trail

Approval of a Memorandum of Understanding between STC and Texas A&M AgriLife Extension Service for creation of a Starr County Campus Walking Trail will be requested at the June 26, 2014 Board meeting.

Early in 2014 Ms. Yolanda Morado with the Texas A&M AgriLife Extension Service in Starr County contacted STC staff and requested a meeting with a team from Texas A&M University to discuss a grant opportunity, which is managed by AgriLife that could fund the development of an exercise walking trail to be created on the Starr County Campus. STC key staff has subsequently had several meetings with the team from A&M to learn more about this grant and develop details for the creation of a one-mile walking trail on campus.

The grant would allow for the installation of signage along existing sidewalks to guide pedestrians as they follow the one-mile trail. The AgriLife team identified a path using existing sidewalks and agreed to install signage consistent with STC's directional signage standards. As a result they received quotes from STC's signage vendor and were ready to move forward. A campus map showing the proposed trail and locations of the associated signage was provided in the packet.

Prior to moving forward, STC requested a Memorandum of Understanding outlining the terms of this proposed partnership. As a result, the AgriLife team prepared a draft MOU which was forwarded to STC's legal counsel for review and editing. A final draft of the MOU was also included in the packet for review and consideration by the Committee.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the Memorandum of Understanding between STC and Texas A&M AgriLife Extension Service for creation of a Starr County Campus Walking Trail as presented. The motion carried.

Review and Recommend Action on Interagency Cooperative Agreement with Region One for use of Classroom Space in Building C at the Starr County Campus

Approval of Interagency Cooperative Agreement with Region One for use of classroom space in Building C at the Starr County Campus will be requested at the June 26, 2014 Board meeting.

The current agreement with Region One for use of classroom space in Building C at the Starr County Campus would expire in June, 2014. Region One requested for continued use of classroom space in the same building starting in July, 2014. The proposed agreement was for five (5) classrooms and one (1) science lab for a total of 7,978 square feet in the amount of \$74,674.08 annually. This is the same agreement, for the same space and fee, as previously established.

This new agreement was proposed for a period of three years subject to annual approval for renewal by both parties.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of an Interagency Cooperative Agreement with Region One for use of classroom space in Building C of the Starr County Campus as presented. The motion carried.

Review and Recommend Action on Contracting Architectural On-Call Services for Construction Projects less than \$500,000 in Total Construction Costs

Approval of architectural on-call services as needed for district-wide construction projects less than \$500,000 in total construction costs will be requested at the June 26, 2014 Board meeting.

The benefit of a preapproved list of architectural firms is time saved by not soliciting qualifications on a project by project basis. Having a preapproved list of firms allows staff to coordinate one solicitation of qualifications for Board approval then recommend contracting with each firm as construction projects under \$500,000 are initiated. The assignment of projects to each firm is then monitored on an annual basis to ensure an equitable amount of work and fees are awarded to each firm on the list. This process has proven effective and allows architectural design services to be expedited.

The current approval of architectural on-call services for construction projects with budgets under \$500,000 expired on March 28, 2014. It was recommended that a minimum of five firms be approved for a period of one year with the option to renew for two additional one-year periods, with Board approval of each renewal.

Request for qualifications was prepared and on March 6, 2014 solicitation of these services began. On March 25, 2014 a total of sixteen (16) firms submitted responses to the request for qualifications. The evaluation team prepared the attached summary of the scoring and ranking for review by the Facilities Committee.

Previous Firms Approved for On-Call Services	Top Ranked Firms Recommended for On-Call Services
Boultinghouse Simpson Gates Architects	Boultinghouse Simpson Gates Architects
EGV Architects, Inc.	EGV Architects, Inc.
ERO Architects, LLP.	ERO Architects, LLP.
PBK Architects, Inc.	PBK Architects, Inc.
	Rike Ogden Figueroa Allex Architect, Inc.

Mr. Gurwitz asked how many projects were assigned using this "On-Call" process over the previous year. Mr. Gerry Rodriguez informed him that each of four firms received approximately 2-3 projects, and that staff worked to balance them for equitable access to project assignments.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommend Board approval of the recommended five firms for architectural on-call services for construction projects under \$500,000 in total construction costs for a period of one year with the option to renew for two additional one-year approvals as presented. The motion carried.

Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing Engineering On-Call Services for Projects less than \$300,000 in Total Construction Costs

Approval of Mechanical, Electrical, and Plumbing engineering on-call services as needed for district-wide construction projects less than \$300,000 in total construction costs will be requested at the June 26, 2014 Board meeting.

The benefit of a preapproved list of MEP firms is time saved by not soliciting qualifications on a project by project basis. Having a preapproved list of firms allows staff to coordinate one solicitation of qualifications for Board approval then recommend contracting with each firm as construction projects under \$300,000 are initiated. The assignment of projects to each firm is then monitored on an annual basis to ensure an equitable amount of work and fees are awarded to each firm on the list. This process has proven effective and allows MEP design services to be expedited.

The current approval of Mechanical, Electrical, and Plumbing engineering on-call services for construction projects with budgets under \$300,000 would expire on July 25, 2014. It was recommended that a minimum of three firms be approved for a period of

one year with the option to renew for two additional one-year periods, with Board approval of each renewal.

Request for qualifications was prepared and on May 5, 2014 solicitation of these services began. On May 20, 2014 a total of five (5) firms submitted responses to the request for qualifications. The evaluation team prepared a summary of the scoring and ranking for review by the Facilities Committee, and this summary was included in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommend Board approval of the three highest-ranked firms of Halff Associates, Inc., DBR Engineering Consultants, Inc., and Sigma HN Engineers, PLLC. for Mechanical, Electrical, and Plumbing engineering on-call services for construction projects under \$300,000 in total construction costs for a period of one year with the option to renew for two additional one-year approvals as presented. The motion carried.

Review and Recommend Action on Contracting Architectural Services for Technology Campus Building B Re-roofing

Approval to contract architectural services to prepare plans and specifications for the Technology Campus Building B (West Academic Building) Re-roofing project will be requested at the June 26, 2014 Board meeting.

As part of the current fiscal year Facilities Deferred Maintenance Plan, facilities staff included the replacement of the roof over the campus' original building. The existing roof has been in place seventeen years and has met its expected life cycle. Maintenance on the existing roof has surpassed normal levels and reoccurring leaks have become a concern. This proposed repair was not related to the hail storm. The Technology Campus buildings' roofs were inspected for hail damage after the hail storm in March of 2012 and it was confirmed that the roof for Building B was not damaged by hail. Funds were included in the current fiscal year budget for this capital renewal project.

On March 31, 2014, STC began soliciting architectural qualifications for the purpose of selecting a firm to prepare the necessary plans and specifications for the re-roofing of building B at the Technology Campus. A total of six (6) firms received a copy of the Request for Qualifications and a total of four (4) firms submitted their responses on April 16, 2014.

STC staff members completed evaluations for the four (4) firms and prepared the attached scoring and ranking summary, which was included in the packet. Amtech Building Sciences ranked highest and is recommended for Board approval.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract architectural services with Amtech Building Sciences for the preparation of plans and specifications for the Technology Campus Building B Re-roofing project as presented. The motion carried.

Review and Recommend Action on Contracting Civil Engineering Design Services for Pecan Campus Portable Buildings Infrastructure Improvements

Approval to contract civil engineering design services for the Pecan Campus Portable Buildings Infrastructure Improvements will be requested at the June 26, 2014 Board meeting.

In May 2014, the Board approved a plan to relocate portable buildings on the Pecan Campus in order to accommodate the 2013 Bond construction projects. The plan to relocate the portable buildings would require the design and construction of utilities infrastructure including water, sewer, power, communications, and sidewalks to support the portables.

This plan for relocation of portable buildings would be reviewed with the 2013 Bond Construction Program Management team for consistency with the master plan and Bond construction program. To support the Bond Construction Program schedule, staff recommended starting the design of the required infrastructure by contracting civil engineering design services with one of the current firms approved for on-call services.

The five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$500,000.00.

1. Dannenbaum Engineering
2. Halff Associates, Inc.
3. Melden & Hunt
4. Perez Consulting Engineering
5. R. Gutierrez Engineering

Based on previous project assignments to these firms, Melden & Hunt was recommended to provide civil engineering services for this project.

Funds were available in the FY2013-2014 construction budget for design and construction of these improvements, with final amount to be negotiated.

Project Budget		
Budget Components	Available Funds	Estimated Cost
Design	\$25,000	Actual design fees are estimated at \$24,750 and will be finalized during contract negotiations
Construction	\$275,000	Actual cost will be determined after the solicitation of construction proposals

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract civil engineering design services with Melden & Hunt for the Pecan Campus Portable Buildings Infrastructure Improvements as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for Pecan Campus Student Services Building Modifications

Approval to select a contractor for the Pecan Campus Student Services Building Modifications will be requested at the June 26, 2014 Board meeting.

In September 2013, the Board approved design services with ERO Architects to prepare plans and specifications for these building modifications. Funds for modifications of the student services area at the Pecan Campus were included in the FY 2013-2014 construction budget. These improvements included the following:

- Conversion of four classrooms into staff offices for the Judicial Affairs Department, Accounts Receivable staff who assist with student payments, and Student Orientation meeting space
- Creation of a student payment lab
- Installation of glass storefronts and glass doors for each department where students can benefit from a more accessible and more inviting entrance
- Improvement of space efficiency and creation of additional staff offices
- Creation of an ADA student lab for added assistance with enrollment process
- Improvement of efficiency of space for Veteran's Affairs Department

STC staff and ERO Architects issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began May 5, 2014, 2014. Eight (8) sets of construction documents were issued and a total of seven (7) were received on May 22, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
May 5, 2014	Solicitation of competitive sealed proposals. Eight (8) sets of construction documents were issued.
May 22, 2014	Seven (7) proposals were received.

Staff evaluated these proposals and prepared a proposal summary, which was included in the Board packet. It was recommended that the top ranked contractor be recommended for Board approval. Funds were budgeted in the FY 2013-2014 Construction budget for this project.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval to contract construction services with Bullard Construction in the amount of \$393,000 for the Pecan Campus Student Services Building Modifications project as presented. The motion carried.

Review and Recommend Action on Rejection of Construction Proposals for Technology Campus Cooling Tower Replacement

Approval to reject construction proposals for the Technology Campus Cooling Tower Replacement project will be requested at the June 26, 2014 Board meeting.

In February 2014, the Board approved design services with Halff Associates to prepare plans and specifications for the replacement of the original HVAC cooling tower. Funds for the replacement of the cooling tower at the Technology Campus were included in the FY 2013-2014 renewals and replacements budget. The replacement of this A/C cooling tower was included as part of the Facilities Deferred Maintenance Plan.

STC staff worked with Halff Associates to prepare and issue the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began May 5, 2014. Twelve (12) sets of construction documents were issued and a total of five (5) were received on May 27, 2014.

It was estimated during the design phase that the cost for construction of this project would be approximately \$265,000. Actual proposals received ranged from \$415,000 to \$590,000 which was well over the available budget and also exceeded the Board approved construction cost limitation of \$300,000 associated with On-Call MEP engineering services. For these reasons, staff recommended Board approval to reject the current proposals and allow staff to work with Halff Associates to redesign to effectively reduce the cost of the work and re-solicit construction proposals.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to reject construction proposals, require that

Halff Associates redesign to effectively reduce the cost, and re-solicit proposals for the Technology Campus Cooling Tower Replacement project as presented. The motion carried.

Review and Recommend Action on Substantial and/or Final Completion of the Following Projects

Approval of substantial and/or final completion and release of final payment for the following project will be requested at the June 26, 2014 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	District-Wide Automatic Door Openers Phase II Project	Recommended	No	Certificate of Substantial Completion
2.	Technology Campus Detention Pond Cleaning Project	Previously Approved	Recommended	No letter recommending final acceptance since there is no engineer

1. District-Wide Automatic Door Openers Phase II

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

Architects with ACR Engineering and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on May 29, 2014. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

5 Star Construction would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the July 2014 Board meeting.

2. Technology Campus Detention Pond Cleaning Project

It was recommended that Final Completion for this project CAS Construction Company be approved.

Final Completion including punch list requirements was accomplished within the time allowed in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with Roth Excavating, Inc. be approved. The original cost approved for this project was in the amount of \$25,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$30,000	\$25,000	\$0	\$25,000	\$22,500	\$2,500

On May 7, 2014, 2014, STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the substantial and/or final completion and release of final payment of the projects as presented. The motion carried.

Update on Status of Construction Projects

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarized the status of each capital improvement project currently in progress. Gerry Rodriguez was present to respond to questions and address concerns of the Committee. No questions were asked, and no action was necessary.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:50 p.m.

I certify that the foregoing are the true and correct minutes of the June 12th, 2014 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Update and Look Ahead 2013 Bond Construction Program

Facilities Space Programs (Building Interior Spaces)

- Work continues toward finalizing space programs for future Libraries
- All other building space programs are complete and ready for review by Construction Program Management (CPM) firm
- Goal is to have all space programs ready to hand over to architects in September 2014

Construction Program Management Firm

- Update on contract and fee negotiations was presented to the Board Facilities Committee; Committee requested that additional negotiations be conducted in order to reduce proposed fee of \$4,325,587.17
- Continued negotiations resulted in additional proposal from B&A in the amounts of \$4,200,000, \$4,000,000, \$3,995,000 and \$3,975,000
- A recommendation was made to the Board and approved with a final proposed fee in the amount of \$3,975,000
- Contract with Broaddus & Associates was executed

Facilities Design Standards and Guidelines

- FPC staff continues working on updates for current facility design standards and guidelines; these standards will be forwarded to Broaddus & Associates for review, comment, and implementation
- FPC is coordinating a Facilities Technical Requirements Advisory Council to assist with input on building technical requirements and standards for all building systems
- Goal is to have these standards updated by August 2014

Solicitation of Architectural and Engineering Firms

- Draft Request for Qualifications document for architects and engineers has been prepared with input from STC Administration, Legal Counsel, and B&A; the RFQ's will be presented for review by STC's Board of Trustees then finalized for solicitation of architects and engineers as needed for the Bond program

Look Ahead

- Program Confirmation
 - Standard Guidelines Review
 - Macro BIM Start-up
- Confirm Project Priorities
 - Develop Master Program Schedule
- A/E Selection
 - Review & Recommend RFQ Structure, Language, etc.
 - Discuss A/E Fee Schedule Possibility
 - RFQ BIM Language
 - Develop Selection Process

- Contract Language
 - Insurance Requirements
- Recommend Project Distribution
 - A/E
 - Construction
- OIS Set-up
- Procurement Strategy
 - Professional Services
 - Geotechnical Testing
 - Structural
 - MEP
 - Civil
 - A/V, Telecommunications
- Responsibility Matrix
 - Delegation
 - Board Expectations
- Establish Communication Protocol/Reporting
 - Board
 - Staff
 - Internal
- Total Project Budget Confirmation
- Future Presentations
 - Project Delivery
 - BIM FM
 - Volume Procurement

Review and Discussion of Role and Organization of the Facilities Committee

In preparation for the implementation of the 2013 Bond Construction Program, the Facilities Committee is asked to review and discuss its role and operating procedures so that important matters before the Committee can be accommodated as expediently as possible. Specific concerns relate to the need for semimonthly meetings and the presence of four members to constitute a quorum.

Meeting Scheduling

RFQ responses for Architects for the 2013 Bond Construction Program projects are expected by September 16, 2014. After that date, the Facilities Committee will need to consider meeting semimonthly to stay current on the progress of all construction issues related to the 2013 Bond Construction Program, as well as normal facilities issues at the College.

It is recommended that the Facilities Committee meet at its regularly scheduled time, from 4:30 to 5:30 p.m. on the second Thursday of each month. Additionally, it is recommended that the Facilities Committee begin holding a second monthly meeting from 4:00 to 5:00 p.m. on the 4th Tuesday of each month prior to the regular monthly Board meeting, or whichever date the regular monthly Board meeting is scheduled.

At these meetings, staff and the Construction Program Management Services firm will provide the Facilities Committee with updates, and request recommendations for Board approval as needed.

Quorum Requirements

Legal Counsel has advised that the inclusion of all Trustees on the Facilities Committee has increased that committee's quorum requirement to four Trustees in attendance at any meeting. Without this quorum in attendance at a meeting, no formal action may take place. The Committee will be able to hear presentations and deliberate without action.

Legal Counsel will provide specific guidance at the meeting.

Differentiation of Role of Facilities Committee as Compared to Role of the Board

Since all Board members will now serve on the Facilities Committee, it will be important to clearly differentiate the role of the Facilities Committee as compared to the Role of the Board.

The Trustees are asked for feedback on the proposed meeting schedule, consideration of the quorum requirements, and differentiation between the role of the Facilities Committee and the role of the Board to help ensure expedient functioning of the Facilities Committee during the 2013 Bond Construction Program.

Update on Pecan Campus and Pecan Plaza Hail Damage Repairs

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, will provide an update on status of hail damage repairs during the July 10, 2014 Facilities Committee meeting.

The total hail damage repair costs can be summarized as follows:

Hail Damage Repairs Cost Summary	
Owner Requested Repairs	\$332,688.26
Hail Damage Repairs Costs	7,677,625.88
Total Repair Costs	8,010,314.14
Less Insurance Coverage	3,272,813.37
STC Out-of-pocket Costs	\$4,737,500.77

Staff continues to forward various construction documents to Chubb for their review. Chubb will provide an updated settlement offer once all documents from STC are provided. Pending documents include items such as final payment applications, final deductive change orders, and final letters from the architect recommending acceptance of final completion. These items will be completed and submitted during the month of July 2014.

Attached are tables summarizing the Status of Hail Damage Project Repairs by Location, Status of Hail Damage Repairs, and a Preliminary Cost Summary (as of July 7, 2014) of Hail Damage Repairs.

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

Status of Hail Damage Project Repairs by Location

Phase	Description	Design	Proposal	Construction
	Tech Campus Shipping & Receiving	N/A	Approved	Complete
I	HVAC Chilled Water Pipe Raising	Complete	Approved	Complete
II	HVAC Cooling Towers	Complete	Approved	Complete
III	Administration Building A	Complete	Approved	Complete
IV	Administration Building X	Complete	Approved	Complete
V	Administration Building D	Complete	Approved	Complete
VI	Library Building F	Complete	Approved*	Complete
VII	Center for Learning Excellence Building C	Complete	Approved	Complete
VIII	North Academic Building G	Complete	Approved*	Complete
IX	Portable Buildings and Casso's Residence	Complete	Approved	Complete
X	South Academic Building J	Complete	Approved*	Complete
XI	Student Services Building K	Complete	Approved*	Complete
XII	Student Activities Building H	Complete	Approved*	Complete
XIII	Thermal Plant Building E	Complete	Approved	Complete
XIV	Art Building B	Complete	Approved	Complete
XV	Cooper Center Building L	Complete	Approved*	Complete
XVI	IT Building M	Complete	Approved	Complete
XVII	Institutional Support Services Building N	Complete	Approved	Complete
XVIII	West Academic Building T	No Repairs Required		
XIX	HVAC Chilled Water Pipe Insulation	Complete	Approved*	Complete
	Pecan Plaza Human Resources	Complete	Approved	Complete
	Pecan Roof Top Mechanical Equip.	Complete	Approved	Complete

* Proposal amount exceeded \$500,000 and required Board approval

South Texas College
Status of Hail Damage Repairs

SpawGlass Contractors

Job Order	Project Description	Original Contract Amount	Cost Adjustments	Final Contract Amount	Amount Paid	Amount as Due
1	Technology Campus Shipping & Receiving Building D Roof Repair	\$ 17,409.00	\$ -	\$ 17,409.00	\$ 17,409.00	\$ -
2	Pecan Phase I HVAC Chilled Water Pipe Raising	227,248.00	(96,670.64)	130,577.36	130,577.36	-
3	Pecan Phase II HVAC Cooling Towers	357,793.00	(37,519.91)	320,273.09	320,273.09	-
4	Pecan Phase III Building A	442,045.00	(97,130.47)	344,914.53	344,914.53	-
5	Pecan Phase IV Building X	299,183.00	(27,923.26)	271,259.74	271,259.74	-
6	Pecan Phase V Building D	355,862.00	(75,340.37)	280,521.63	280,521.63	-
7	Pecan Phase VI Building F	1,018,308.00	(72,232.86)	946,075.14	946,075.14	-
8	Pecan Phase VII Building C	414,294.00	(72,781.50)	341,512.50	341,512.50	-
9	Pecan Phase VIII Building G	583,072.00	(38,732.00)	544,340.00	544,340.00	-
10	Pecan Phase VIX Portables/Casso	208,540.00	(58,029.88)	150,510.12	150,510.12	-
11	Pecan Phase X Building J	694,400.00	(54,187.18)	640,212.82	640,212.82	-
12	Pecan Phase XI Building K	788,443.00	(46,149.21)	742,293.79	742,293.79	-
13	Pecan Phase XII Building H	583,438.00	(34,774.12)	548,663.88	548,663.88	-
14	Pecan Phase XIII Building E	180,037.00	(14,183.82)	165,853.18	165,853.18	-
15	Pecan Phase XIV Building B	346,505.00	(38,343.11)	308,161.89	308,161.89	-
16	Pecan Phase XV Building L	535,557.00	(6,551.57)	529,005.43	529,005.43	-
17	Pecan Phase XVI Building M	370,911.00	(28,706.59)	342,204.41	342,204.41	-
18	Pecan Phase XVII Building N	337,486.00	(28,559.23)	308,926.77	308,926.77	-
19	Pecan Phase XVIII Building T	No Repairs Required			-	-
20	Pecan Phase XIX HVAC Chilled Water Pipe Insulation	578,509.00	(84,489.64)	494,019.36	494,019.36	-
21	Pecan Plaza 2501	72,814.00	(46.91)	72,767.09	72,767.09	-
	Total Contract Amount	\$ 8,411,854.00	\$ (912,352.27)	\$ 7,499,501.73	\$ 7,499,501.73	\$ -

CAS Companies, Inc.

Job Order	Project Description	Original Contract Amount	Cost Adjustments	Current Contract Amount	Amount Paid	Amount as Due
22	Pecan Roof Top Mechanical Equipment	72,414.00	3,796.00	76,210.00	47,480.05	28,729.95

Amtech Building Sciences

Project Description	Contract Amount	Amount Paid to Date	Amount as Due
Design Services	\$ 434,602.41	\$ 419,698.22	\$ 14,904.19

TOTAL PROJECTED AMOUNT	\$ 8,010,314.14
-------------------------------	------------------------

Final Cost

Preliminary Cost Summary - July 7, 2014
Hail Damage Repairs

	Current Insurance Coverage	Cost Difference Including Amtech, SpawGlass, and CAS	Total
Total Insurance Cost Assessment	\$4,971,196.00	\$3,947,674.41	\$8,918,870.41
Insurance Coverage	\$3,272,813.37		
Deductible Amount	\$1,698,382.63		
1st Insurance Payment Proceeds	\$2,010,294.12		
2nd Insurance Payment Proceeds (9/26/13)	\$1,262,519.25		
Total Insurance Proceeds	\$3,272,813.37		
Preliminary Out of Pocket	\$1,698,382.63	\$3,947,674.41	\$5,646,057.04
Less Cost Adjustments		\$908,556.27	\$908,556.27
Total Out of Pocket	\$1,698,382.63	\$3,039,118.14	\$4,737,500.77
Total Adjusted Costs	\$4,971,196.00	\$3,039,118.14	\$8,010,314.14
Difference - Total Costs less Out of Pocket (Insurance Coverage)			\$3,272,813.37
Owner Requested Repairs		\$332,688.26	\$332,688.26
Hail Damage Repair Costs	\$4,971,196.00	\$2,706,429.88	\$7,677,625.88
Total Costs	\$4,971,196.00	\$3,039,118.14	\$8,010,314.14

The total amount of the second insurance payment from Chubb was \$1,262,519.25 which included \$117,255 for architect fees. The total current architect fee is \$434,602.41 for a difference of \$317,347.41

Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing Engineering Design Services for District-Wide Parking Lot Lighting Upgrades

Approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services for the District-Wide Parking Lot Lighting Upgrades will be requested at the July 29, 2014 Board meeting.

As part of the FY 2013-2014 Facilities Deferred Maintenance Plan, staff has scheduled Phase I replacement of some parking lot light fixtures which have met their life cycle expectancy of fifteen years or more. Included in this plan is the use of new LED fixtures which will reduce maintenance, have an increased life cycle, and reduce energy consumption. This light fixture replacement project will begin by contracting MEP engineering design services with one of the current firms approved for on-call services.

The three civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$300,000.00.

1. DBR Engineering Consultants, Inc.
2. Half Associates, Inc.
3. Sigma HN Engineers, PLLC

Since this list of MEP firms was approved at the June 26, 2014 Board meeting, none of these firms have been contracted for on-call services. The first recommendation is based on an alphabetical selection, placing DBR Engineering Consultants, Inc. as the first firm to provide these services.

Funds are available in the FY 2013-2014 construction budget for design and construction of these improvements, with final amount to be negotiated.

Project Budget		
Budget Components	Available Funds	Estimated Cost
Design	\$10,000	Actual design fees are estimated between \$9,000 and \$10,000 and will be finalized during contract negotiations
Construction	\$100,000	Actual cost will be determined after the solicitation of construction proposals

It is requested that the Facilities Committee recommend for Board approval at the July 29, 2014 Board meeting, the contracting of Mechanical, Electrical, and Plumbing (MEP) engineering design services with DBR Engineering Consultants, Inc. for the District-Wide Parking Lot Lighting Upgrades as presented.

Review and Recommend Action on Contracting Construction Services for Pecan Campus Ann Richards Administration Building Grants/Accountability Office Improvements

Approval to select a contractor for the Pecan Campus Ann Richards Administration Building Grants/Accountability Office Improvements will be requested at the July 29, 2014 Board meeting.

In October 2013, the Board approved design services with EGV Architects to prepare plans and specifications for these building modifications. Included in the FY 2013-2014 construction budget are funds for modifications of the Grants and Accountability area at the Pecan Campus. These improvements include the following:

- Conversion of former telecommunications room into two staff offices
- Removal of telecommunications infrastructure which is outdated and no longer in use
- Modifications to HVAC system to adapt to new use of space
- Improvement of space efficiency by creating staff offices

STC staff and EGV Architects have issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on June 2, 2014. A total of ten (10) sets of construction documents were issued to general contractors, sub-contractors, and suppliers and a total of six (6) proposals were received on June 19, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
June 2, 2014	Solicitation of competitive sealed proposals. Ten (10) sets of construction documents were issued.
June 19, 2014	Six (6) proposals were received.

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. Funds have been budgeted in the FY 2013-2014 Construction budget for this project.

It is requested that the Facilities Committee recommend for Board approval at the July 29, 2014 Board meeting, to contract construction services with 5 Star Construction Company in the amount of \$94,600.00 for the Pecan Campus Ann Richards Administration Building Grants/Accountability Office Improvements project as presented.

**SOUTH TEXAS COLLEGE
PECAN GRANTS AND ACCOUNTABILITY OFFICE IMPROVEMENTS
PROJECT NO. 13-14-1044**

VENDOR	Alpha Building Corporation	CAS Companies	Five Star Construction	Holchemont, Ltd.	JCON Construction, LLC.	SpawGlass Contractors, Inc.
ADDRESS	222 E Van Buren	5402 S Expway 83	3209 Melody Ln	900 N Main St	604 Palmview Dr	4909 E Grimes Ste 116
CITY/STATE	Harlingen, TX 78550	Harlingen, TX 78552	Mission, TX 78574	McAllen, TX 78501	Mission, TX 78573	Harlingen, TX 78550
PHONE	956-622-3242	956-216-8200	956-867-5040	956-686-2901	956-227-3215	956-412-9880
FAX	956-622-3102	956-216-8069	956-599-9055	956-686-2925	956-581-8892	956-412-3581
CONTACT	Gustavo Grajales	Raymond Moses	Alan Oakley	Michael C. Montalvo	Juan Pena Jr	Rene Capistran
#	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Base Proposal:						
1 Pecan Grants and Accountability Office Improvements	\$ 111,989.00	\$ 158,750.00	\$ 94,600.00	\$ 97,000.00	\$ 88,600.00	\$ 107,244.00
2 Begin Work Within	10 Working Days	10 Working Days	15 Working Days	10 Working Days	90 Working Days	10 Working Days
3 Completion of Work Within	112 Calendar Days	30 Calendar Days	90 Calendar Days	65 Calendar Days	90 Calendar Days	54 Calendar Days
TOTAL PROPOSAL AMOUNT	\$ 111,989.00	\$ 158,750.00	\$ 94,600.00	\$ 97,000.00	\$ 88,600.00	\$ 107,244.00
TOTAL EVALUATION POINTS	80.7	70.2	86.8	84.1	59.9	85.9
RANKING	4	5	1	3	6	2

**SOUTH TEXAS COLLEGE
GRANTS AND ACCOUNTABILITY OFFICE IMPROVEMENTS
PROJECT NO. 13-14-1044**

VENDOR		Alpha Building Corporation	CAS Companies	Five Star Construction	Holchemont Ltd.	JCON Construction, LLC.	SpawGlass Contractors, Inc.						
ADDRESS		222 E Van Buren	5402 S Expway 83	3209 Melody Ln	900 N Main St	604 Palmview Dr	4909 E Grimes						
CITY/STATE		Harlingen, TX 78550	Harlingen, TX 78552	Mission, TX 78574	McAllen, TX 78501	Mission, TX 78573	Harlingen, TX 78550						
PHONE/FAX		956-622-3242	956-216-8200	956-867-5040	956-686-2901	956-227-3215	956-412-9880						
FAX		956-622-3102	956-216-8069	956-599-9055	956-686-2925	956-581-8892	956-412-3581						
CONTACT		Gustavo Grajales	Raymond Moses	Alan Oakley	Michael C. Montalvo	Juan Pena Jr	Rene Capistran						
1	The Respondent's price proposal. (up to 45 points)	35.6	35.6	25	25	42	42	41	41	45	45	37	37
		35.6		25		42		41		45		37	
		35.6		25		42		41		45		37	
		35.6		25		42		41		45		37	
		35.6		25		42		41		45		37	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.7	8	7.9	8	8.3	8	7.9	3	4.6	9	8.7
		9		8.5		9		8.5		5		8	
		8		7		9		8		5		9	
		9		7		7		7		5		8	
		9.5		9		8.5		8		5		9.5	
3	The quality of the Respondent's goods or services. (up to 10 points)	7	8.1	7	7.6	8	8.3	7	7.8	3	2	9	8.7
		8.5		8.5		9		8.5		2		8	
		8		7		8.5		7		3		9	
		8		7		7		8		1		8	
		9		8.5		9		8.5		1		9.5	
4	The Respondent's safety record (up to 5 points)	4	3.7	4	3.8	4	3.7	4	3.3	0	0	4.5	4.6
		4		4		3.5		3.5		0		4	
		2		4		4		3		0		4.5	
		4		3		4		3		0		5	
		4.5		4		3		3		0		5	
5	The Respondent's proposed personal. (up to 8 points)	7	7.4	7	6.5	7	6.1	6	6.7	3	2.4	7	6.8
		7.5		7		7		6.5		3		7	
		7		7		5		7		3		7	
		8		5		6		7		2		6	
		7.5		6.5		5.5		7		1		7	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8	7.6	8	7.7	8	7.7	7	6.8	1	1.4	8	8.1
		8		7.5		8.5		7		2		8	
		6		8		8.5		8		2		8	
		8		7		7		6		1		8	
		8		8		6.5		6		1		8.5	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.6	4	4.7	5	5.2	5	4.6	0	0	6.5	5.5
		5		4.5		5.5		4.5		0		5	
		3		5		4.5		5		0		5.5	
		5		5		6		5		0		5	
		5		5		5		3.5		0		5.5	
8	The Respondent's time frame for completing the project. (up to 7 points)	5	5	7	7	5.5	5.5	6	6	4.5	4.5	6.5	6.5
		5		7		5.5		6		4.5		6.5	
		5		7		5.5		6		4.5		6.5	
		5		7		5.5		6		4.5		6.5	
		5		7		5.5		6		4.5		6.5	
TOTAL EVALUATION POINTS		80.7	70.2	86.8	84.1	59.9	85.9						
RANKING		4	5	1	3	6	2						

Review and Recommend Action on Substantial or Final Completion of the Following Projects

Approval of substantial or final completion and release of final payment for the following projects will be requested at the July 29, 2014 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Pecan and Starr County Campus Repainting of Exterior Stucco Walls	Recommended	No	Certificate of Substantial Completion
2.	Mid Valley Campus Art Lab Improvements	Previously Approved	Recommended	Final Completion Letter
3.	Starr County Campus HVAC Chiller Replacement	Previously Approved	Recommended	Final Completion Letter

1. Pecan and Starr County Campus Repainting of Exterior Stucco Walls

It is recommended that substantial completion for this project with Alpha Building Corporation be approved.

Architects with Amtech Building Sciences and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on June 22, 2014. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is attached.

Alpha Building Corporation will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the August 2014 Board meeting.

2. Mid Valley Campus Art Lab Improvements

It is recommended that Final Completion for this project with All Pro Contractors be approved.

Final Completion including punch list requirements were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with All Pro Contractors be approved. The original cost approved for this project was in the amount of \$9,877.00.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$40,000	\$42,500	\$0	\$42,500	\$32,623	\$9,877

On July 2, 2014 STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

3. Starr County Campus HVAC Chiller Replacement

It is recommended that Final Completion for this project with Highmark Construction be approved.

Final Completion including punch list requirements were accomplished as required in the Owner/Contractor agreement for this project. STC staff delayed recommending approval of final completion for this project because of an undetermined cause for improper water pump performance. It has been determined that the cause was due to improper configuration of the system controls by the manufacturer. Staff has since worked with the chiller manufacturer and a testing and balancing engineering firm which properly configured the system controls. During the time the system was being reconfigured, the contractor completed the required punch list items. Staff and project engineer at Halff Associates are satisfied with the final outcome of this new chiller system and are ready to recommended approval of final completion and release of final payment for this project with Highmark Construction. The original cost approved for this project was in the amount of \$299,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$290,000	\$299,000	(\$10,500)	\$288,500	\$284,050	\$4,450

On June 10, 2014 STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

It is recommended that the Facilities Committee recommend for Board approval at the July 29, 2014 Board meeting, the substantial or final completion and release of final payment of the projects as presented.

AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address)
Pecan Campus and Starr Campus
Buildings Exterior Painting

PROJECT NUMBER: 13-009/
CONTRACT FOR: General Construction
CONTRACT DATE: January 29, 2014

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
FILE:

TO OWNER:
(Name and address)
South Texas College
3200 W. Pecan Blvd
McAllen, Texas 78501

TO CONTRACTOR:
(Name and address)
Alpha Building Corporation
222 E. Van Buren, Suite 503
Harlingen, Texas 78550

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

Pecan Campus and Starr Campus Buildings Exterior Painting

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty

All Applicable Warranties

Date of Commencement

No warranties shall commence before June 22, 2014. Should any Manufacturer's and/or Installer's Warranties list a commencement date before June 22, 2014, they shall be revised to reflect June 22, 2014 as the warranty commencement date.

Michael D. Hovar, AIA, RRO, LEED
AP



June 22, 2014

ARCHITECT

BY

DATE OF ISSUANCE

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

Cost estimate of Work that is incomplete or defective: \$4,500.00

The Contractor will complete or correct the Work on the list of items attached hereto within 21 (twenty-one) days from the above date of Substantial Completion.

Alpha Building Corporation
Gustavo Grajales, So. TX Area Mgr.

CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at _____ (time) on _____ (date).

South Texas College
Dr. Shirley Reed

OWNER

BY

DATE



7-2-2014

Mr. Gerry Rodriguez
Director of Facilities Planning and Construction
South Texas College
P.O. Box 9701
McAllen, Tx. 78502-9701

Re: STC Art Lab Remodel
Weslaco Mid Valley Campus

Gerry,

As of July 2nd, 2014, All Pro Contractors has completed all of their work on the South Texas College Mid Valley Art Lab Remodel project with the exception of one condensate overflow switch located within AHU-1. All Pro has also submitted the required close-out documentation. To the best of my knowledge, the work has been performed in accordance with the Contract Documents and I recommend final acceptance and the release of final payment upon installation of the condensate overflow switch in AHU-1.

If you have any questions or need any additional information, please don't hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "John Gates, AIA". The signature is stylized and cursive.

John Gates, AIA
Boultinghouse Simpson Gates Architects

cc: ncl/file



July 1, 2014
AVO 28760

South Texas College
3200 W. Pecan Blvd., Building N, Suite 179
McAllen, Texas 78501

Attn: Ricardo De La Garza
S Texas College - Facilities Planning and Construction

Re: Letter of Final Acceptance Recommendation for
STC Starr County Campus Chiller Addition

Dear Mr. De La Garza:

This letter is to serve as written notice that Highmark Construction has completed the punch list items established at Substantial Completion dated February 15, 2013. At this time, we recommend the project be approved for final completion and release of final payment.

If you have any questions, please feel free to contact our office.

Respectfully,
HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Menton J. Murray, III", followed by a horizontal line extending to the right.

Menton J. Murray, III, PE, LEED AP
Vice President

Copy: File

Update on Status of Construction Projects

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement project currently in progress. Gerry Rodriguez will be present to respond to questions and address concerns of the Committee.

CONSTRUCTION PROJECTS IN PROGRESS - STATUS REPORT JULY 1, 2014

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Architect/Engineer	Contractor	
		Board approval of A/E	Programming	Concept development	Schematic Approval	30%	60%	95%	100%	Solicitation of Proposals	Board approval of contractor	Construction start	30%	50%	75%			95% Substantial Completion
Pecan Campus and Pecan Plaza																		
1-004	Pecan Plaza - Police Department Space Renovation																	5 Star Construction
1-009	Pecan - M, N & L Repaint Purple Areas (RR)																	Alpha Building Corp.
1-011	Pecan - Hall Damage Repairs (RR)																	SpawGlass Contractors
1-012	Pecan - Annex Grant/Accountability Office Improvements																	TBD
1-013	Pecan - MAB G226 Astronomy Computer Lab																	Bridgenet
1-015	Pecan - Stud Serv Bldg Modifications																	TBD
1-016	Plaza - Continuing Education Space Renovation																	TBD
1-019	Pecan - North Academic Building Re-carpeting																	TBD
1-020	Pecan - Student Activities Building Re-Carpeting																	TBD
1-021	Pecan - Building A, G, D & X Electrical Disconnects																	TBD
Mid Valley Campus																		
2-002	MV - SAB Art Lab Improvements																	All Pro Contractors
Technology Campus																		
3-002	TC - West Academic Building Re-roofing																	TBD
3-003	TC - Modifications for Career Planning Services Center	N/A								N/A	N/A							STC Staff
3-005	TC - Detention Pond Improvements (RR)																	Roib Excavating
3-006	TC - HVAC Cooling Tower Replacement																	TBD
Nursing and Allied Health Campus																		
4-001	NAH - Parking Lot Expansion																	TBD
4-002	NAH - West Wing Recarpeting	N/A	N/A	N/A	N/A													TBD
4-005	NAH - Subdivision Plat									N/A	N/A	N/A	N/A	N/A				N/A
Starr County Campus																		
5-001	Starr - HVAC Chiller Replacement (RR)																	Highmark Construction
5-002	Starr - Stucco Painting for Buildings (RR)																	Alpha Building Corp.
5-003	Starr - Parking Lot 5 Lighting																	TBD
5-004	Starr - South Drive Lighting																	TBD
District Wide Improvements																		
6-003	DW - ADA Automatic Door Openers																	5 Star Construction
6-004	DW - Building to Building ADA Accessibility																	CAS Companies
6-007	DW - Classroom Remote Door Lock Hardware																	TBD
6-016	DW - Update design standards and guidelines	N/A	N/A	N/A	N/A					N/A	N/A	N/A	N/A	N/A	N/A	N/A		Boullinghouse Simpson Gates Architects

For FY 2013-2014, 27 projects are currently in progress, 14 have been completed and 13 pending start up in phases later in the fiscal year

Status of Construction Projects In Progress July 2014

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Pecan Plaza Renovations for Police Department	90%	June 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Construction in progress and ahead of schedule 	\$1,200,000	\$901,950.05	\$716,786.83	\$185,163.22
Stucco Painting for Buildings M, N & L	90%	June 2014	<ol style="list-style-type: none"> 1. Construction phase 2. Work in progress 	\$150,000	\$61,067	\$22,656.80	\$38,410.20
Hail Damage Repairs Design	100%	August 2013	<ol style="list-style-type: none"> 1. Design Phase 2. Amtech has completed design of all design phases 3. They will continue with construction administration until punch list is completed by contractor 	Design \$550,000	Design \$434,602.41	Design \$419,698.22	Design \$14,904.19
Hail Damage Repairs Construction	99%	June 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. All phases of repairs with SpawGlass are complete 3. One final proposal was Board approved in March 2014 for repair of some roof top exhaust fan units and expected to be completed in June 2014 	Const. \$5,500,000	Const. \$7,575,711.73	Const. \$7,546,981.78	Const. \$28,729.95
Grant/Accountability Office Improvements	100%	May 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Plans and specifications are complete 3. Solicitation of Construction proposals is complete 4. Board approved contractor at the June 2014 Board meeting 	\$4,000	\$9,000	\$0	\$9,000
North Academic Building G226 Astronomy Computer Lab	60%	July 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Improvements are being done in house by Maintenance and IT staff 	\$18,500	\$7,378.80	\$7,378.80	\$0

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Student Services Building Offices Modifications	100%	May 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Plans and Specification are complete 3. Construction proposals have been received 4. Recommendation to hire a contractor was approved at the June 2014 Board meeting 	\$23,108	\$21,200	\$15,525	\$5,175
Pecan Plaza Continuing Education Classrooms Improvements	15%	Sept 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Board approved contractor in April 2014 3. Construction work in progress 	\$170,000	\$185,000	\$0	\$185,000
Pecan Campus North Academic Building Re-carpeting	20%	June 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Request Board approved Contractor in May 2014 3. Work in progress 	\$26,600	\$18,790	\$0	\$18,790
Pecan Campus South Academic Building Re-carpeting	20%	June 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Request Board approved Contractor in May 2014 3. Work in progress 	\$14,220	\$21,771.52	\$0	\$21,771.52
Pecan Campus Buildings A, E, G & X Electrical Disconnects	15%	August 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Board approved additional scope of design services in May 2014 3. Design work in progress 	\$7,500	\$8,460	\$0	\$8,460
Mid Valley Campus							
South Academic Building Art Lab Improvements	99%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Construction work is substantially complete 3. Punch list work is in progress 4. Waiting on contractor to confirm punch list items are ready for inspection 5. Contractor committed to completing punch list by June 19, 2014 	\$40,000	\$42,500	\$32,623	\$9,877

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Technology Campus							
West Academic Building Re-roofing	0%	September 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Staff completed solicitation of qualifications from architects 3. Board approved architect firm at the June 2014 meeting 	\$151,000	TBD	\$0	TBD
Modifications for Career Planning Services Center	100%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Improvements are minor and were done by STC Maintenance staff 3. Work is complete 	\$15,000	\$3,773.51	\$3,773.51	\$0
HVAC Cooling Tower Replacement	100%	August 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Construction proposal were received and were over budget 3. Board approved in June 2014 to reject proposal, redesign and re-solicit proposals 	\$12,000	\$15,835	\$12,409.25	\$3,425.75
Detention Pond Improvements	100%	May 2014	<ol style="list-style-type: none"> 1. Construction Phase 2. Work complete 3. Board approved final completion at the June 2014 Board meeting 	\$30,000	\$29,985	\$29,985	\$0
Nursing and Allied Health Campus							
Parking Expansion	35%	July 2014	<ol style="list-style-type: none"> 1. Design Phase 2. Board approved schematic design in May 2014 3. Staff is working with engineer to complete plans and specifications 	\$54,000	\$47,755	\$0	\$47,755
Subdivision Plat for 6.63 Acres	35%	July 2014	<ol style="list-style-type: none"> 1. Design Phase, 2. Staff is working with the engineer to develop subdivision plat 	\$0	\$18,745	\$0	\$18,745
West Wing Re-carpeting	30%	July 2014	<ol style="list-style-type: none"> 1. Construction phase 2. Board approved contractor in May 2014 3. Work is in progress 	\$150,000	\$97,474	\$0	\$97,474

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Starr County Campus							
HVAC Chiller Replacement	100%	April 2014	1. Commissioning Phase 2. Work is complete	\$290,000	\$299,000	\$284,050	\$4,450
Repaint Stucco Buildings	90%	June 2014	3. Construction phase 4. Work in progress	\$60,000	\$84,408	\$27,092.62	\$57,315.38
Parking Lot 5 and South Drive Lighting	10%	August 2014	1. Construction Phase 2. Board approved contractor at the April 2014 meeting 3. Work is in progress	\$105,000	\$98,500	\$0	\$98,500
District Wide							
ADA Automatic Door Openers	95%	June 2014	1. Construction Phase 2. Board approved substantial completion at the June 2014 Board meeting	\$130,000	\$96,500	\$0	\$96,500
Building to Building Accessibility	100%	May 2014	1. Construction Phase 2. Punch list work has been completed 3. Board approved final completion at the May 2014 meeting 4. Liquidated damages were enforced due to late completion	\$200,000	\$223,617.01	\$223,617.01	\$0
Classroom Remote Door Lock System and Hardware	10%	July 2014	1. Project Development Phase 2. Staff is researching best system options prior to hiring electrical engineer for design of electrical improvements needed to support this new system	\$50,000	TBD	\$0	TBD
Design Standards and Guidelines	45%	July 2014	1. Development Phase 2. Working with A/E consultants to update based on all section of Construction Specifications Institute Information will be shared with Bond 3. Construction Program Management consultant for review in input	\$10,000	\$7,500	\$5,780	\$1,720
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