

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Wednesday, August 11, 2015
@ 1:00 PM
McAllen, Texas

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

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Approval of July 13, 2015 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee meeting of July 13, 2015 are presented for Committee approval.

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Monday, July 13, 2015
@ 1:00 PM
McAllen, Texas**

MINUTES

The Facilities Committee Meeting was held on Monday, July 13, 2015 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 2:08 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mrs. Wanda Garza, Dr. Anahid Petrosian, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. John De La Garza, Mr. Cody Gregg, Mr. Matthew Hebbard, Mr. Paul Hernandez, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Ms. Sara Lozano, Ms. Ismaeil Adame, Mr. Eli Ochoa, Mr. Trey Murray, and Mr. Andrew Fish

Approval of June 11, 2015 Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Minutes for the Facilities Committee meeting of June 11, 2015 were approved as written. The motion carried.

Update on Status of 2013 Bond Construction Program

The packet included a copy of the presentation prepared by Broaddus & Associates as an update on the status of the 2013 Bond Construction Program. Mr. Gilbert Gallegos from Broaddus & Associates attended the July 13, 2015 Board Facilities Committee meeting to provide the update.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Nursing & Allied Health Campus Expansion

Approval of schematic design by ERO Architects for the 2013 Bond Construction Nursing & Allied Health Campus Expansion will be requested at the July 28, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, ERO Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, ERO Architects began working with Broadus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Nursing & Allied Health Campus Expansion project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - ERO Architects

- **Construction Manager-at-Risk**
 - D. Wilson Construction

- **Construction Cost Limitation (CCL)**
 - \$16,600,000

- **Program Scope**
 - SQ FT – 89,356
 - Four Floors
 - **First Floor**
 - Lobby

- Library
- Kitchen/Dining Area
- Community Room
- Support Spaces - Restrooms, Storage , Custodial
- **Second Floor**
 - Classrooms
 - Computer Lab
 - Faculty Offices
 - Student Areas
 - Support Spaces - Restrooms, Storage, Custodial, Mechanical
- **Third Floor**
 - Classrooms
 - Training Labs
 - Faculty Offices
 - Student Areas
 - Support Spaces - Restrooms, Storage, Custodial
- **Fourth Floor**
 - Simulation Labs
 - Control Room
 - Deans Office Suite
 - Student Areas
 - Support Spaces - Restrooms, Storage, Custodial, Mechanical

Funding Source

The current Construction Cost Limitation (CCL) was \$16,600,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design was reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Nursing & Allied Health Division, Instructional Technologies, Technology Resources, Library Services, Food Services departments, and Coordinated Operations Council.

Enclosed Documents

ERO Architects developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views. A revised set was distributed at the meeting for the Committee's review.

Presenters

ERO Architects developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and ERO Architects were present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

The Facilities Committee was asked to recommend Board approval of the proposed schematic design of the 2013 Bond Construction Nursing & Allied Health Campus Expansion as presented.

The Committee refrained from making a recommendation, and instead provided feedback to the architects and asked to have the feedback incorporated into the schematic designs to be presented to the Board of Trustees.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building

Approval of schematic design by ROFA Architects, Inc. for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building will be requested at the July 28, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, ROFA Architects, Inc. will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, ROFA Architects, Inc. began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Mid Valley Campus Health Professions and Science Building project was part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - ROFA Architects

- **Construction Manager-at-Risk**
 - Skanska Construction

- **Construction Cost Limitation (CCL)**
 - \$13,500,000

- **Program Scope**
 - SQ FT – 73,696
 - Two Floors

- **Classroom Spaces**
 - Science
 - Computer
 - Engineering
 - General Classrooms
- **Laboratory Spaces**
 - Micro Biology/Genetics
 - Chemistry
 - Engineering
 - A&P Laboratory
- **Departmental Office Suites**
 - Faculty Offices & Support spaces
- **Health Professions**
 - Departmental Office Suite
 - Nursing Labs
 - Classrooms/Teaching space
- **Student Spaces**
 - Learning Commons
 - Student Collaborative
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - IDF & MDF
 - Mechanical

Funding Source

The current Construction Cost Limitation (CCL) was \$13,500,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design was reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Nursing & Allied Health Division, Instructional Technologies, Technology Resources, Science departments, and Coordinated Operations Council. Mr. Roy de León, Board Chair, reviewed these

schematic designs with administration, the Construction Program Manager, and the project architects on July 2nd, 2015, and recommended their delivery to the Facilities Committee as presented.

Enclosed Documents

ROFA Architects, Inc. developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, renderings, elevations, and floor plans. A revised set was distributed at the meeting for the Committee's review.

Presenters

ROFA Architects, Inc. developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and ROFA Architects, Inc. was present at the Facilities Committee meeting to present the schematic design of the proposed project.

The Facilities Committee was asked to recommend Board approval of the proposed schematic design of the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building as presented.

The Committee refrained from making a recommendation, and instead provided feedback to the architects and asked to have the feedback incorporated into the schematic designs to be presented to the Board of Trustees.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion

Approval of schematic design by ROFA Architects, Inc. for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion will be requested at the July 28, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, ROFA Architects, Inc. will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, ROFA Architects, Inc. began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Mid Valley Campus Student Services Building Expansion project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - ROFA Architects

- **Construction Manager-at-Risk**
 - Skanska Construction

- **Construction Cost Limitation (CCL)**
 - \$2,500,000

- **Program Scope**
 - SQ FT – 13,798
 - Renovation SQ FT – 3,225
 - One Floor
 - Support Services Spaces
 - Student Enrollment Center
 - Activity Room
 - Kitchen Expansion
 - Multipurpose and Dining Room
 - Support Spaces
 - Restrooms
 - Custodial
 - Storage

Funding Source

The current Construction Cost Limitation (CCL) was \$2,500,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design were reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Student Affairs and Enrollment, Food Services, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council. Mr. Roy de León, Board Chair,

reviewed these schematic designs with administration, the Construction Program Manager, and the project architects on July 2nd, 2015, and recommended their delivery to the Facilities Committee as presented.

Enclosed Documents

ROFA Architects, Inc. developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, renderings, elevations, and floor plan. A revised set was distributed at the meeting for the Committee's review.

Presenters

ROFA Architects, Inc. developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and ROFA Architects, Inc. were present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

The Facilities Committee was asked to recommend Board approval of the proposed schematic design of the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion as presented.

The Committee refrained from making a recommendation, and instead provided feedback to the architects and asked to have the feedback incorporated into the schematic designs to be presented to the Board of Trustees.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Student Services Building Expansion

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Starr County Campus Student Services Building Expansion will be requested at the July 28, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, Mata Garcia Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Starr County Campus Student Services Building Expansion project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - Mata Garcia Architects

- **Construction Manager-at-Risk**
 - D. Wilson Construction

- **Construction Cost Limitation (CCL)**
 - \$850,000

- **Program Scope**
 - SQ FT – 5,704
 - One Floor

 - **Student Admissions**
 - Student Enrollment Center
 - Orientation
 - Admissions Offices
 - **Financial Aid / Veterans**
 - Computer Lab
 - Offices
 - Meeting Room
 - **Building Support Spaces**
 - Restrooms
 - Mechanical Rooms

Funding Source

The current Construction Cost Limitation (CCL) was \$850,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design was reviewed by Broaddus & Associates, and staff from Facilities Planning & Construction, Operations and Maintenance, Student Affairs and

Enrollment, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

Mata Garcia Architects developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, renderings, elevations, and floor plan. A revised set was distributed at the meeting for the Committee's review.

Presenters

Mata Garcia Architects developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Mata Garcia Architects were present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

The Facilities Committee was asked to recommend Board approval of the proposed schematic design of the 2013 Bond Construction Starr County Campus Student Services Building Expansion as presented.

The Committee refrained from making a recommendation, and instead provided feedback to the architects and asked to have the feedback incorporated into the schematic designs to be presented to the Board of Trustees.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus Thermal Plant Expansion

Approval of schematic design by Halff Associates for the 2013 Bond Construction Pecan Campus Thermal Plant Expansion will be requested at the July 28, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, Halff Associates will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will

then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Halff Associates began working with Broaddus & Associates, Facilities Planning & Construction, and other STC staff to develop plans and elevations. The proposed Pecan Campus Thermal Plant Expansion project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
 - Halff Associates

- **Construction Manager-at-Risk**
 - D. Wilson Construction

- **Construction Cost Limitation (CCL)**
 - \$4,300,000

- **Program Scope**
 - SQ FT – 3,462
 - One Floor
 - **Chillers and Mechanical Support**
 - **Office Spaces**
 - Facility Manager
 - Office Pool
 - Inventory
 - **Building Support Spaces**
 - Restrooms

Funding Source

The current Construction Cost Limitation (CCL) was \$4,300,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds would be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design was reviewed by Broaddus & Associates, Facilities Planning & Construction, and Operations and Maintenance departments.

Enclosed Documents

Halff Associates developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, renderings, elevations, and floor plan. A revised set was distributed at the meeting for the Committee's review.

Presenters

Mr. Trey Murray from Broaddus & Associates and Halff Associates was present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

The Facilities Committee was asked to recommend Board approval of the proposed schematic design of the 2013 Bond Construction Pecan Campus Thermal Plant Expansion as presented.

The Committee refrained from making a recommendation, and instead provided feedback to the architects and asked to have the feedback incorporated into the schematic designs to be presented to the Board of Trustees.

Review and Recommend Action on Revised Plan for Relocation of Portable Buildings on the Pecan Campus in Preparation for the Bond Construction Projects

Approval of a revised plan for relocation of Pecan Campus portable buildings in preparation for the 2013 Bond Construction program will be requested at the July 28, 2015 Board meeting.

Purpose

In an effort to accommodate the start of construction for the 2013 Bond Construction Program on the Pecan Campus and due to the change in location of the Bond South Academic Building, staff prepared a revised plan for the relocation of the portable buildings.

Background

At the May 27, 2014 Board meeting, the Board of Trustees approved and authorized a proposed plan for relocation of Pecan Campus portable buildings contingent upon review by the Construction Program Management firm, Broaddus & Associates. Facilities Planning & Construction staff along with staff from Broaddus & Associates, reviewed the approved plan and provided feedback. As a result of recent review, the enclosed revised site plan was developed. A total of 14 existing portable buildings needed to be relocated to allow for the construction of the Bond projects. The plan provided for the following phases.

Begin Summer 2015; complete Fall 2015

Phase I – Relocation of the first 12 portable buildings to west side of Pecan Campus

- May to August – Build Infrastructure
- July – Start relocating PB16 and PB21
- August – Relocate PB17 & PB26
- September – Relocate PB23, PB24, and PB28
- October – Relocate PB20, PB22, and PB29
- November – Relocate PB25 and PB27

- Phase II – Auction two oldest portable buildings
- August/September – Auction PB8, and PB9
 - October – Remove from site
- Phase III – Relocation of remaining portable buildings
- November/December – Relocate PB18 and PB19

Begin Summer 2016

- Phase IV – Auction remaining four oldest portable buildings
- May – Auction PB1, PB3, PB4 and PB5
 - June – Remove from site

Phase	Portable and Location	Tentative Date
Phase I	Relocate PB16, PB21, PB17, PB26, PB23, PB24, PB28, PB20, PB22, PB29, PB25, and PB27	July 2015 to November 2015
Phase II	Auction and Removal PB8, and PB9	August to October 2015
Phase III	Relocate PB18 and PB19	November 2015 to December 2015
Phase IV	Auction and Removal PB1, PB3, PB4, PB5	May 2016 to June 2016

Reviewers

The proposed site plan was reviewed by Broaddus & Associates and Facilities Planning & Construction department staff, and the Coordinated Operations Council.

Enclosed Documents

Facilities Planning & Construction staff developed the enclosed site plan of the proposed relocation of the portable buildings at the Pecan Campus.

Mary Elizondo, Vice President for Finance and Administrative Services and Ricardo de la Garza, Senior Project Manager of Facilities Planning and Construction, attended the July 13, 2015 Facilities Committee meeting to review the proposed relocation plan and address questions by the committee.

Upon a motion by Mrs. Graciela Farias and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed revised plan for relocation of Pecan Campus portable buildings in preparation for the 2013 Bond Construction program as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Building B Ceramic Arts Lab Exterior

Approval to contract construction services for the Pecan Campus Building B Ceramic Arts Lab Exterior project will be requested at the July 28, 2015 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the Pecan Campus Building B Ceramic Arts Lab Exterior improvements.

Background

As previously authorized by the Board of Trustees, EGV Architects prepared plans and specifications for the Pecan Campus Building B Ceramic Arts Lab Exterior project. As a result, the design team at EGV Architects worked with STC 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 June 8, 2015. A total of seven (7) sets of construction documents were issued to general contractors, sub-contractors, and suppliers and a total of seven (7) proposals were received on June 23, 2015.

Timeline for Solicitation of Competitive Sealed Proposals	
June 8, 2015	Solicitation of competitive sealed proposals began.
June 23, 2015	Seven (7) proposals were received.

Justification

These improvements would provide additional space for ceramic kilns to be used by the Art Department. The proposed improvements for the ceramic arts studio would improve efficiency in use of space and allow for additional kilns to be installed.

Funding Source

As part of the FY 2014-2015 non-bond construction budget, funds in the amount of \$325,000 were budgeted for this project. Additional funds were available from non-bond construction project savings. The following chart summarizes the above information.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Holchemont, Ltd.
Non-Bond Construction	\$325,000	\$343,000

Reviewers

The proposals were reviewed by staff from the Facilities Planning & Construction, Purchasing, and Art departments.

Enclosed Documents

The Purchasing Department provided a proposal tabulation sheet and evaluation summary. For information purposes, a site plan was included to show the project location.

The Facilities Committee noted that the second-ranked bid was substantially lower in cost, and asked for additional information related to the evaluation. They also asked how many students would be impacted if the project was not completed in the time frame provided by the top-ranked firm. Staff agreed to provide that information to the Board.

It was requested that the Facilities Committee recommend Board approval at the June 28, 2015 Board meeting, to contract construction services with Holchemont, Ltd. in the amount of \$343,000 for the Pecan Campus Ceramic Arts Lab Exterior project as presented. No action was taken.

Review and Recommend Action on Final Completion for the Pecan Campus South Academic Building Science Lab Exhaust Fan

Approval of final completion and release of final payment for the Pecan Campus South Academic Building Science Lab Exhaust Fan project will be requested at the July 28, 2015 Board meeting.

It was recommended that final completion and release of final payment for this project with Holchemont, Ltd be approved. The original cost approved for this project was in the amount of \$23,300.

The following chart summarizes the above information:

Available Funds	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$30,000	\$23,300	\$0	\$23,300	\$22,135	\$1,165

On June 18, 2015, STC Planning & Construction Department staff along with EGV Architects inspected the site to confirm that all punch list items were completed. The packet included a letter from EGV Architects acknowledging all work is complete and recommending release of final payment.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the final completion and release of final payment in the amount of \$1,165 for the Pecan Campus South Academic Building Science Lab Exhaust Fan project with Holchemont, Ltd. as presented.

Update on Status of Non-Bond Construction Projects

The Facilities Planning & Construction staff prepared the enclosed 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.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:23 p.m.

I certify that the foregoing are the true and correct minutes of the July 13, 2015 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Review and Recommend Action on FY 2015-2016 Committee Meeting Schedule

The Facilities Committee is asked to review the following schedule and recommend amendment or approval as appropriate. The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2015-2016 at the August 25, 2015 Regular Board Meeting.

The significant change to the proposed 2015-2016 Committee Meeting Schedule from the current schedule is the shift of Committee Meetings to Tuesdays instead of Thursdays. Regular Board Meetings are generally held on the 4th Tuesday, and holding Committee Meetings on the same night of the week may help keep calendars consistent and predictable.

The proposed meeting schedule for the Facilities Committee is as follows:

<u>Weekday</u>	<u>Date</u>	<u>Meeting Time</u>
Thursday	September 10, 2015	1:00 p.m.*
Tuesday	October 6, 2015	4:30 p.m.
Tuesday	November 10, 2015	4:30 p.m.
Tuesday	December 8, 2015	4:30 p.m.
Tuesday	January 12, 2016	4:30 p.m.
Tuesday	February 9, 2016	4:30 p.m.
Tuesday	March 8, 2016	4:30 p.m.
Tuesday	April 12, 2016	4:30 p.m.
Tuesday	May 10, 2016	4:30 p.m.
Tuesday	June 14, 2016	4:30 p.m.
Tuesday	July 12, 2016	4:30 p.m.
Tuesday	August 9, 2016	4:30 p.m.
Tuesday	September 13, 2016	4:30 p.m.

*The date of the September 10, 2015 Committee meeting was set by the Board in September 2014, and the time has been adjusted to accommodate the review of schematic designs for the 2013 Bond Construction Program.

Facilities Committee Meetings are generally scheduled for the second Tuesday of each Month at 4:30 p.m. unless scheduling conflicts require a schedule adjustment.

A full calendar view of the proposed Committee and Board meeting schedule follows in the packet for the Committee's information.

The Facilities Committee is asked to recommend action as necessary regarding the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars.



Board Meeting Committee Meeting Calendar FY 2015-2016

September 2015						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2015						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2015						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2015						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2016						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2016						
S	M	T	W	TH	F	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

March 2016						
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April 2016						
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24	25	26	27	28	29	30

May 2016						
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29	30	31				

June 2016						
S	M	T	W	TH	F	S
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19	20	21	22	23	24	25
26	27	28	29	30		

July 2016						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 2016						
S	M	T	W	TH	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2016						
S	M	T	W	TH	F	S
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

	Regular Board Meeting
	Graduation Ceremonies
	Holiday/Professional Dev. Day, College Closed

	Committee Meetings -
	• Education & Workforce Development
	• Facilities
	• Finance & Human Resources

	* Education & Workforce Development Committee: 2nd Tuesday of the month, 3:30 p.m.
	* Facilities Committee: 2nd Tuesday of the month, 4:30 p.m.
	* Finance & Human Resources Committee: 2nd Tuesday of the month, 5:30 p.m.
	* Board Meetings: 4th Tuesday of the month, 5:30 p.m.

Update on Status of 2013 Bond Construction Program

Enclosed is a copy of the presentation prepared by Broaddus & Associates as an update on the status of the 2013 Bond Construction Program. A representative from Broaddus & Associates will be present at the August 11, 2015 Board Facilities Committee meeting to provide the update.

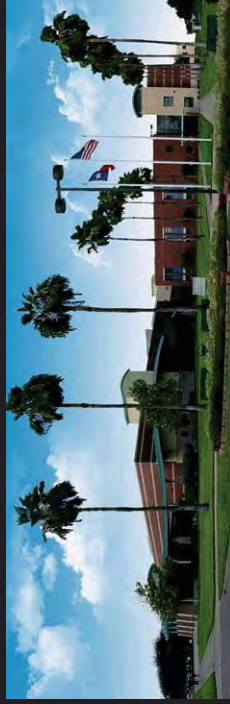
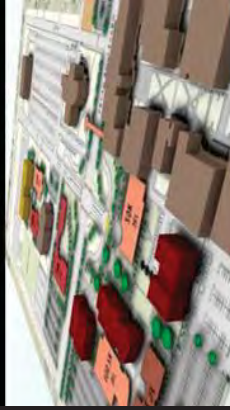
SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

August 11, 2015

**BROADDUS
& ASSOCIATES**



BOARD APPROVAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline – 08/13/15

July '15 August '15 September '15 October '15 November '15

	Update (No Action) Schematic Design Approval	Update (No Action) Schematic Design Approval	Update (No Action) Schematic Design Approval	Update (No Action) Schematic Design Approval	Update (No Action) Schematic Design Approval	Update (No Action) Schematic Design Approval
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
Board Approval						

OPERATIONAL ITEMS

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

July '15 August '15 September '15 October '15 November '15

	July '15	August '15	September '15	October '15	November '15
1	Execute CM@R Contracts	BIM FM Execution Kickoff	Chiller Procurement		
2	Execute Geotechnical & Material Testing Contracts	Schematic Design Deliverables			
3	Update Master Program Schedule	Nursing & Allied Health Thermal Energy Plant			
4		Update Master Plan Ongoing			
5		Library Consultant Focus Groups			
6		Kitchen Consultant Design			
7					
8					
9					
10					

Operational

INFORMATION & PRESENTATION ITEMS

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

	July '15	August '15	September '15	October '15	November '15
Informational/Presentations	1	Nursing & Allied Health Campus Expansion – Updated Exterior Elevations		OCIP Presentation	Volume Procurement Strategies
	2			Wage Scale Determination	
	3				
	4				
	5				
	6				
	7				
	8				
	9				
	10				

ITEMS REQUIRING BOARD FEEDBACK

South Texas College
2013 Bond Construction Program
Upcoming Timeline

July '15 August '15 September '15 October '15 November '15

	July '15	August '15	September '15	October '15	November '15
1	Thermal Plant Solution for N&AH	N&AH Thermal Energy Plant - RFQ			
2					
3					
4					
5					
6					
7					
8					
9					
10					

Items Requiring Board Feedback

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - August 13, 2015

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	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%			75%	95% Substantial Comp	100%
Pecan Campus																			
	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																	Halff Associates	D. Wilson Construction
	Parking and Site Improvements																	PCE	D. Wilson Construction
Mid Valley Campus																			
	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																	Halff Associates	Skanska USA
Technology Campus																			
	Southwest Building Renovation																	EGV Architects	ECON Construction
	Parking and Site Improvements																	Hingjosa Engineering	ECON Construction
Nursing and Allied Health Campus																			
	Campus Expansion																	ERO Architects	D. Wilson Construction
	Parking and Site Improvements																	R. Gutierrez Engineers	D. Wilson Construction
Starr County Campus																			
	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
Regional Center for Public Safety Excellence - Pharr																			
	Training Facility																	TBD	TBD
	Parking and Site Improvements																	TBD	TBD
STC La Joya Teaching Site (Jimmy Carter ECHS)																			
	Training Labs Improvements																	EGV Architects	TBD

Review and Recommend Action on Update on Schematic Design of the 2013 Bond Construction Nursing & Allied Health Campus Expansion

At the July 28, 2015 Board meeting, the Board of Trustees asked ERO Architects to present a revised west elevation façade of the Nursing & Allied Health Campus to the Facilities Committee for Board approval.

The Facilities Committee is asked to recommend Board approval at the August 25, 2015 Regular Board meeting, of the revised west elevation façade of the Nursing & Allied Health Campus Expansion project as presented.

Presenters

ERO Architects has developed a revised west elevation façade presentation describing the proposed design. Representatives from Broaddus & Associates and ERO Architects will be present at the Facilities Committee meeting to present the proposed revised elevation.

It is requested that the Facilities Committee recommend Board approval at the August 25, 2015 Board meeting, the revised west elevation façade of the 2013 Bond Construction Nursing & Allied Health Campus Expansion project as presented.



NURSING AND ALLIED HEALTH
CAMPUS EXPANSION
DESIGN REVIEW 08.05.2015



NW PERSPECTIVE ORIGINAL



NW PERSPECTIVE WITH ARCHES



SW PERSPECTIVE ORIGINAL



SW PERSPECTIVE WITH ARCHES



WEST ELEVATION ORIGINAL




SOUTH TEXAS
COLLEGE

SOUTH TEXAS
COLLEGE
NURSING AND ALLIED HEALTH

WEST ELEVATION WITH ARHES



EXISTING SOUTH WEST VIEW



EXISTING SOUTH WEST VIEW



EXISTING SOUTH VIEW

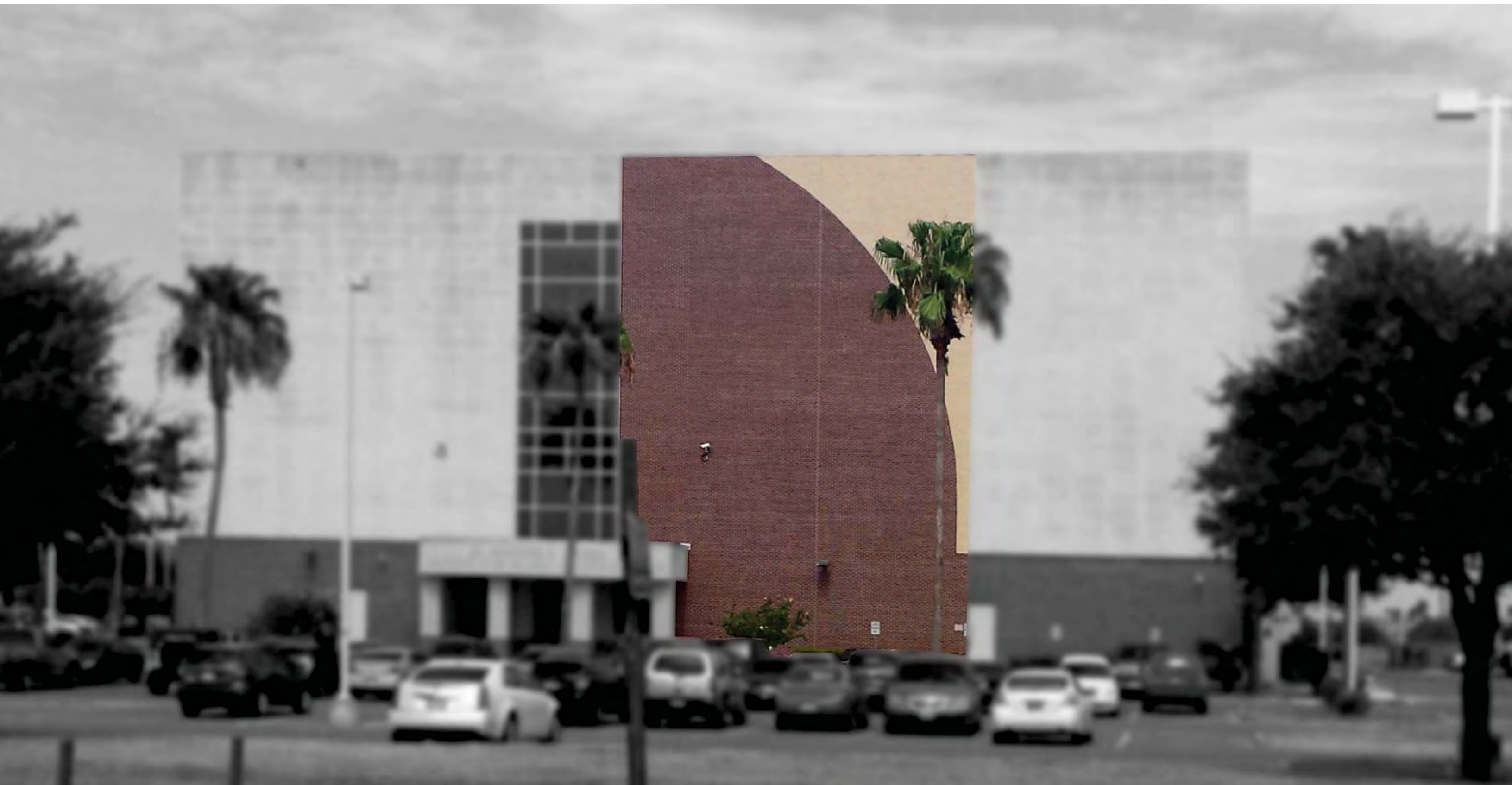


EXISTING SOUTH VIEW



Dr. RAMIRO R. GASSO
NURSING AND ALLIED HEALTH CENTER

EXISTING EAST VIEW



EXISTING EAST VIEW



EXISTING NORTH VIEW



EXISTING NORTH VIEW

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus North Academic Building

Approval of schematic design by PBK Architects for the 2013 Bond Construction Pecan Campus North Academic Building will be requested at the August 25, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, PBK Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, PBK Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Pecan North Academic Building project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - PBK Architects

- **Construction Manager-at-Risk**
 - D. Wilson Construction

- **Construction Cost Limitation (CCL)**
 - \$10,500,000

- **Program Scope**
 - SQ FT – 60,000
 - Three Floors

- **Classroom Spaces**
 - General Classrooms
 - Learning Studios
 - Computer Labs
- **Departmental Office Suites**
 - Faculty/Staff Offices
 - Conference Rooms
 - Faculty Collaborative
- **Student Spaces**
 - Information Commons
 - Student Collaborative
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - IDF & MDF
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$10,500,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic Staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

PBK Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

PBK Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and PBK Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the August 25, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Pecan Campus North Academic Building as presented.

PBK Architecture

STC 2013 BOND CONSTRUCTION PROGRAM – PECAN CAMPUS

STC \ North Academic Building \ McAllen, Texas

August 6, 2015 \ 2:00pm



**SOUTH TEXAS
COLLEGE**

PBK Architecture

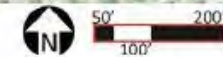
STC 2013 BOND CONSTRUCTION PROGRAM – PECAN CAMPUS

STC \ North Academic Building \ McAllen, Texas

Recommendations Conceptual Plan

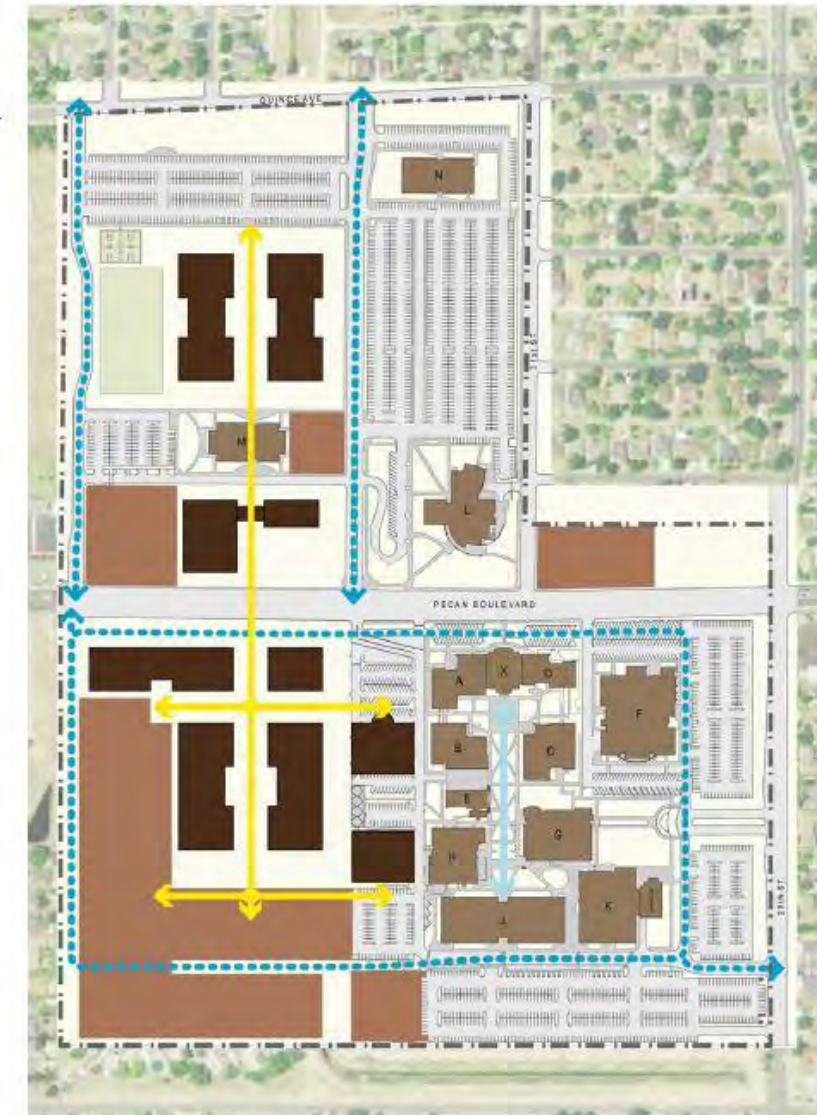
Legend

- A - Administration
 - B - Art
 - C - Sylvia Esterline Student Success Center
 - D - Administration
 - E - Physical Plant
 - F - Library
 - G - North Academic
 - H - Student Activities
 - J - South Academic
 - K - Student Services/Bookstore
 - L - Communication Arts Center
 - M - Information Technology
 - N - Institutional Support Services
 - X - Administration
-
- Existing Building
 - Phase I - 192,500 GSF
 - Phase II - 190,500 GSF
 - Phase III - 110,000 GSF



Legend

- A - Administration
 - B - Art
 - C - Sylvia Esterline Student Success Center
 - D - Administration
 - E - Physical Plant
 - F - Library
 - G - North Academic
 - H - Student Activities
 - J - South Academic
 - K - Student Services/Bookstore
 - L - Communication Arts Center
 - M - Information Technology
 - N - Institutional Support Services
 - X - Administration
-
- Existing Building
 - Proposed Building
 - Proposed Parking
 - Proposed Circulation
 - Proposed Axis
 - Existing Axis
 - Focal Point - Plaza
 - Property Line



**SOUTH TEXAS
COLLEGE**

MASTER PLANNING

- 28 EDUCATIONAL SPACES
- 48 FACULTY OFFICES
- 2 CONFERENCE ROOMS
- ACTIVE LEARNING LAB
- STUDENT GATHERING AREAS
- 61,000 SQ.FT



**SOUTH TEXAS
COLLEGE**

PROGRAM OVERVIEW

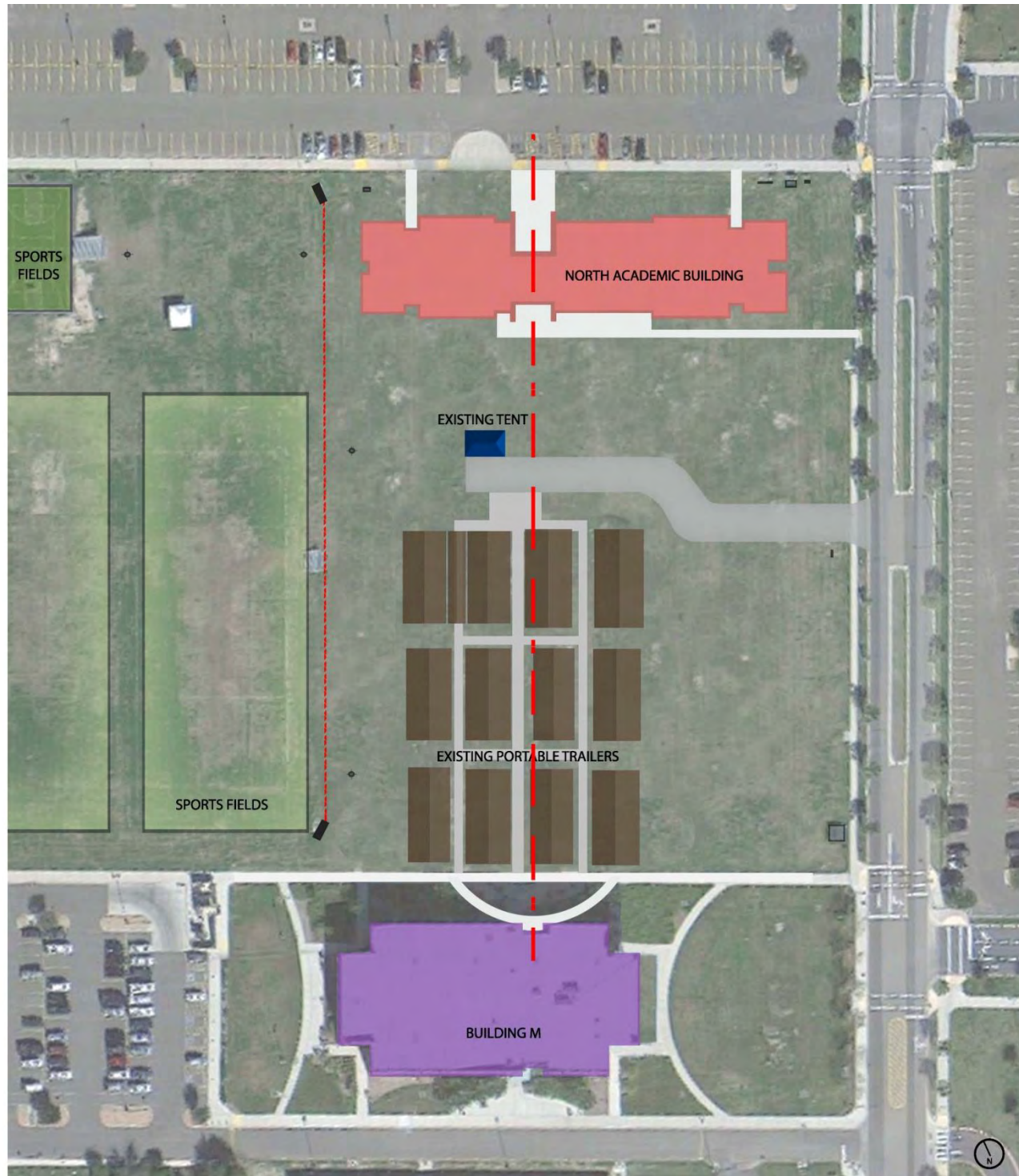


**SOUTH TEXAS
COLLEGE**

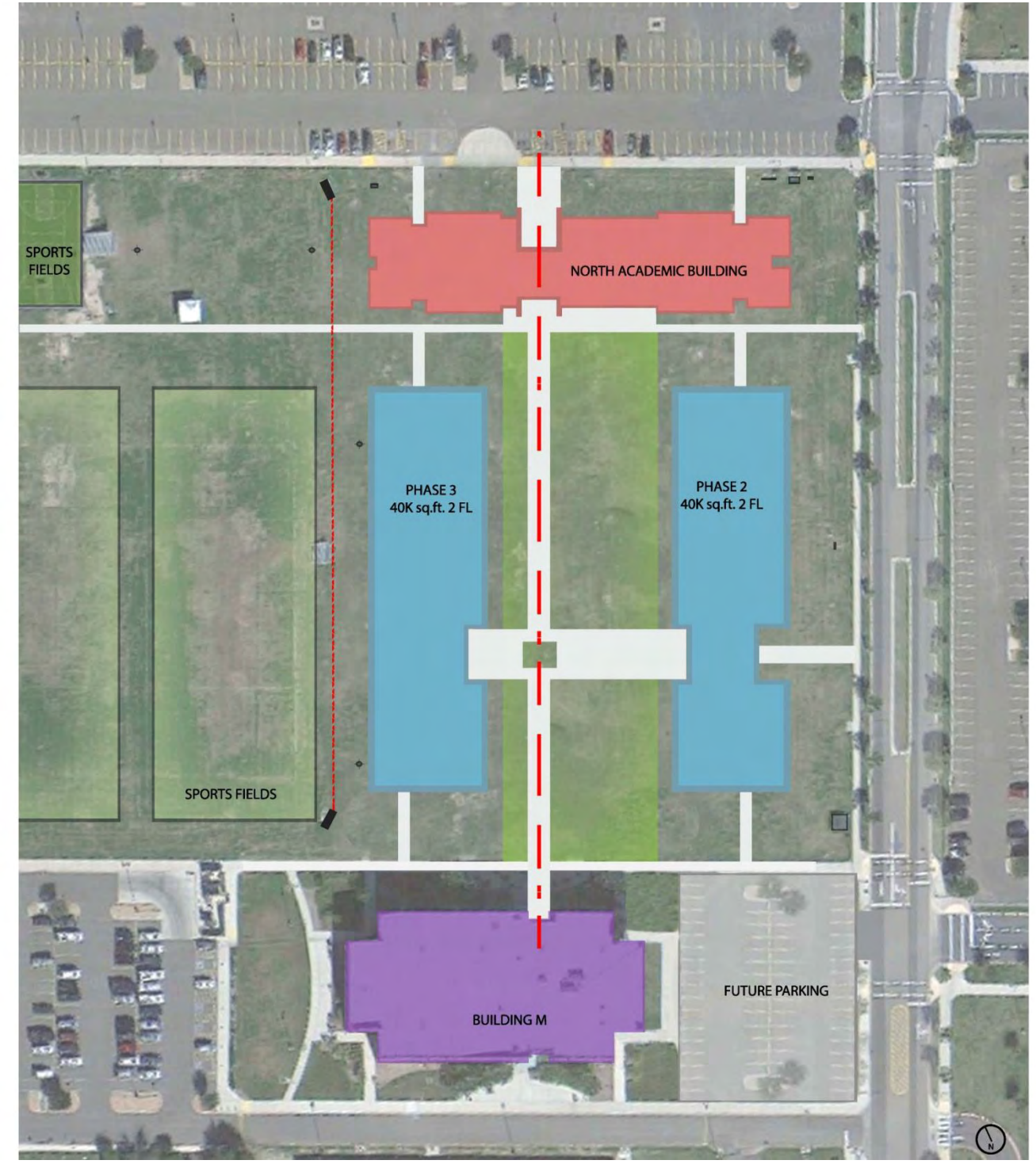
OVERALL CAMPUS SITE PLAN



OVERALL CAMPUS SITE PLAN



CURRENT PHASE



MASTER PLAN

SITE PLAN



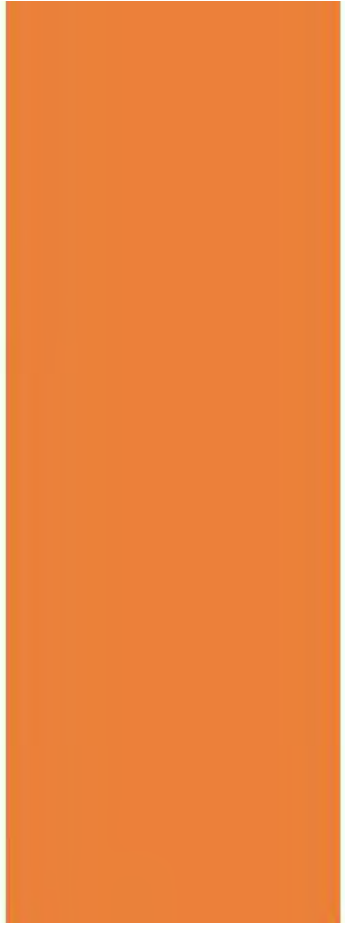
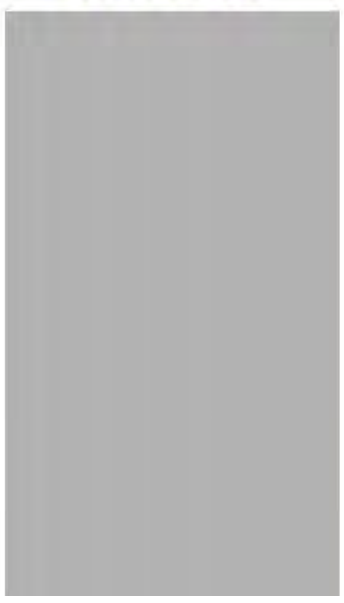


**SOUTH TEXAS
COLLEGE**

EXISTING BUILDINGS



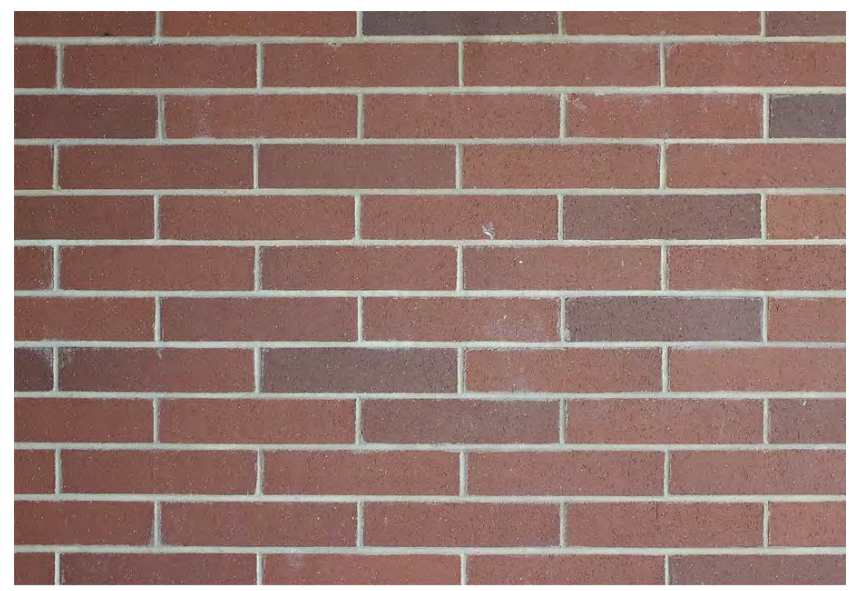
EXISTING MATERIALS



COLORED METAL PANELS



BURNISHED BLOCK



BRICK TO MATCH EXISTING

PROPOSED MATERIALS



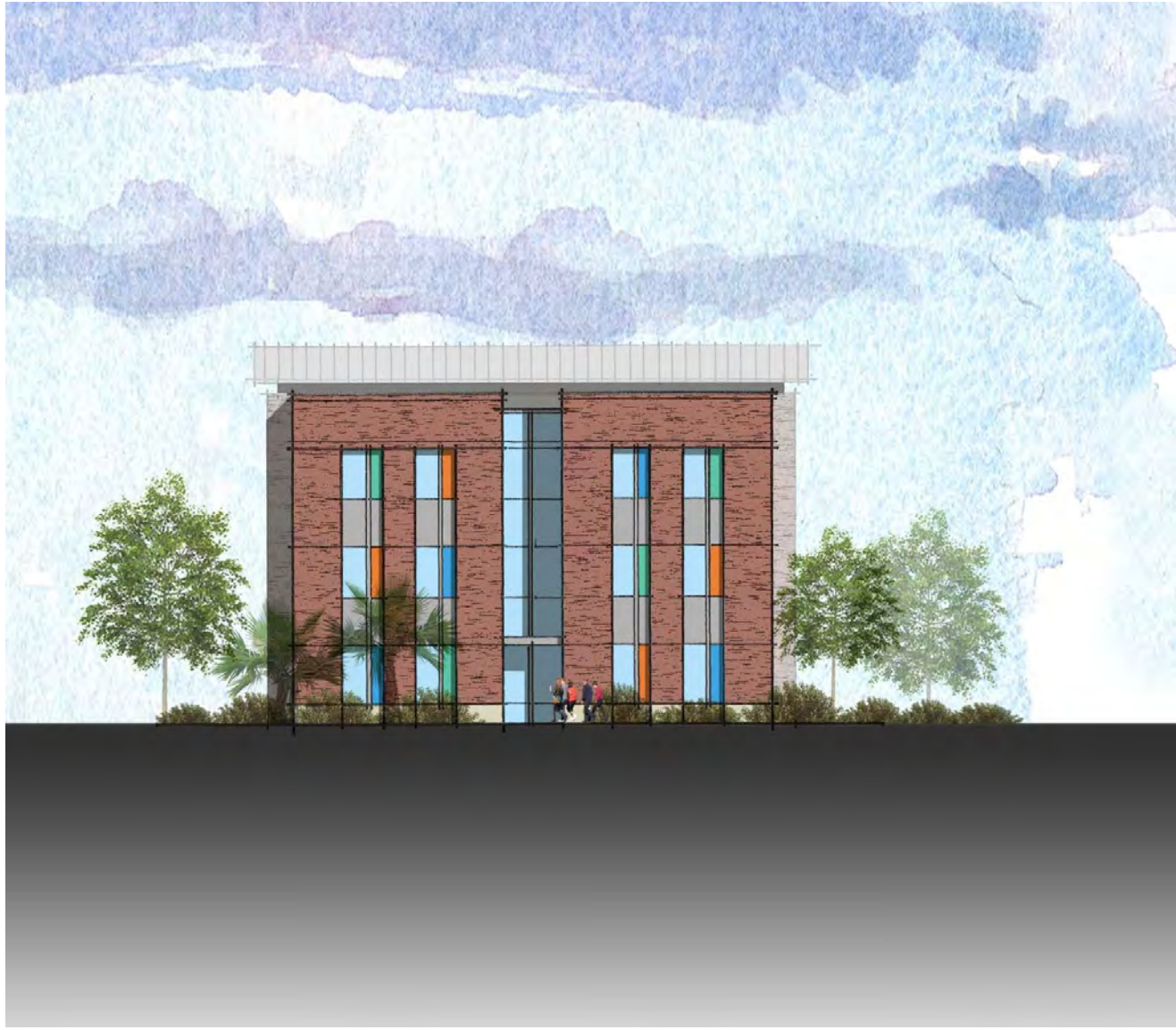
**SOUTH TEXAS
COLLEGE**

SOUTH ELEVATION



**SOUTH TEXAS
COLLEGE**

NORTH ELEVATION



**SOUTH TEXAS
COLLEGE**

EAST & WEST ELEVATION



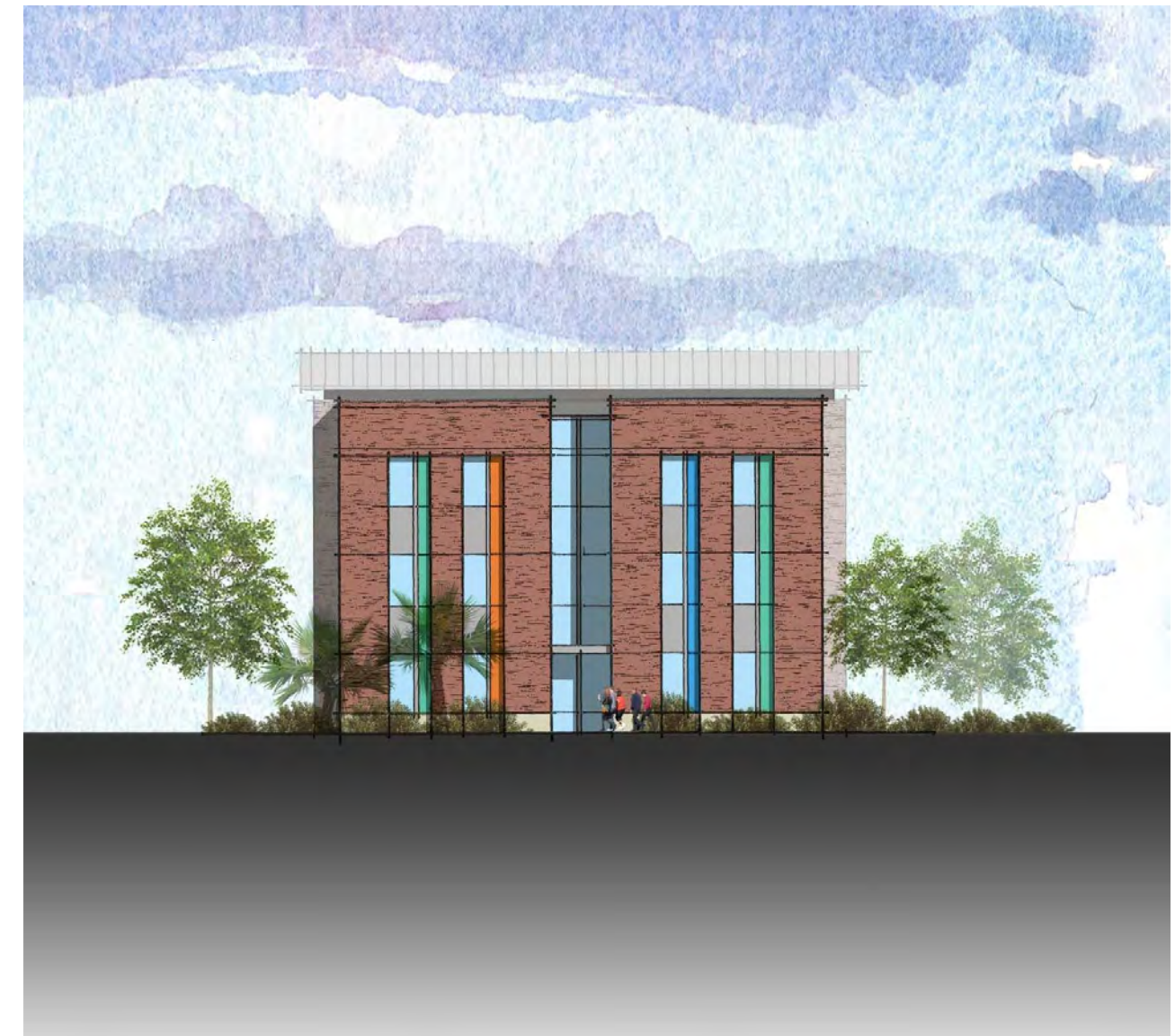
**SOUTH TEXAS
COLLEGE**

SOUTH ELEVATION WITH ALTERNATE COLOR ACCENTS



**SOUTH TEXAS
COLLEGE**

NORTH ELEVATION WITH ALTERNATE COLOR ACCENTS



**SOUTH TEXAS
COLLEGE**

EAST & WEST ELEVATION WITH ALTERNATE COLOR ACCENTS



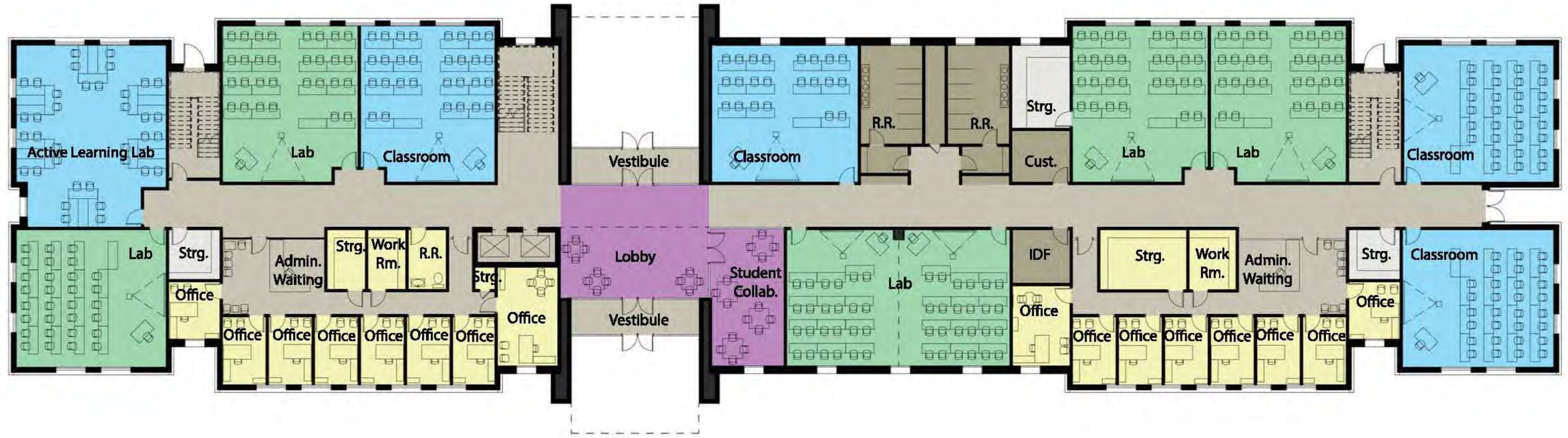
**SOUTH TEXAS
COLLEGE**

NORTH EXTERIOR PRELIMINARY RENDERING



**SOUTH TEXAS
COLLEGE**

SOUTH EXTERIOR PRELIMINARY RENDERING



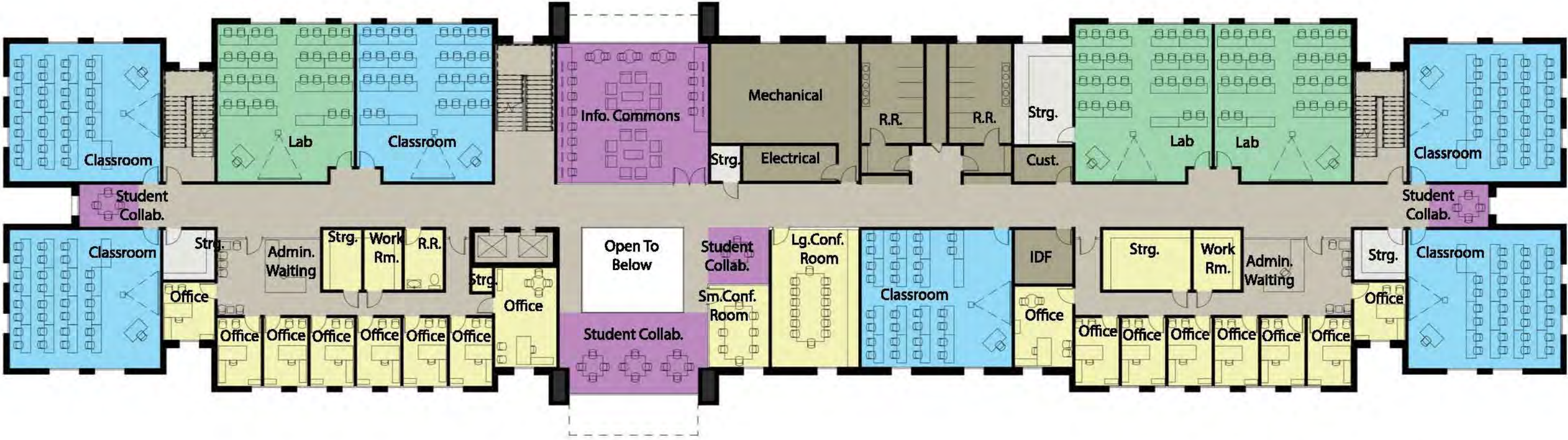
FIRST FLOOR | 14280 SF

- Faculty and Support Spaces
- Classrooms
- Computer Labs
- Student Collaboration Space
- Storage
- Building Support Spaces
- Circulation



**SOUTH TEXAS
COLLEGE**

FIRST FLOOR PLAN

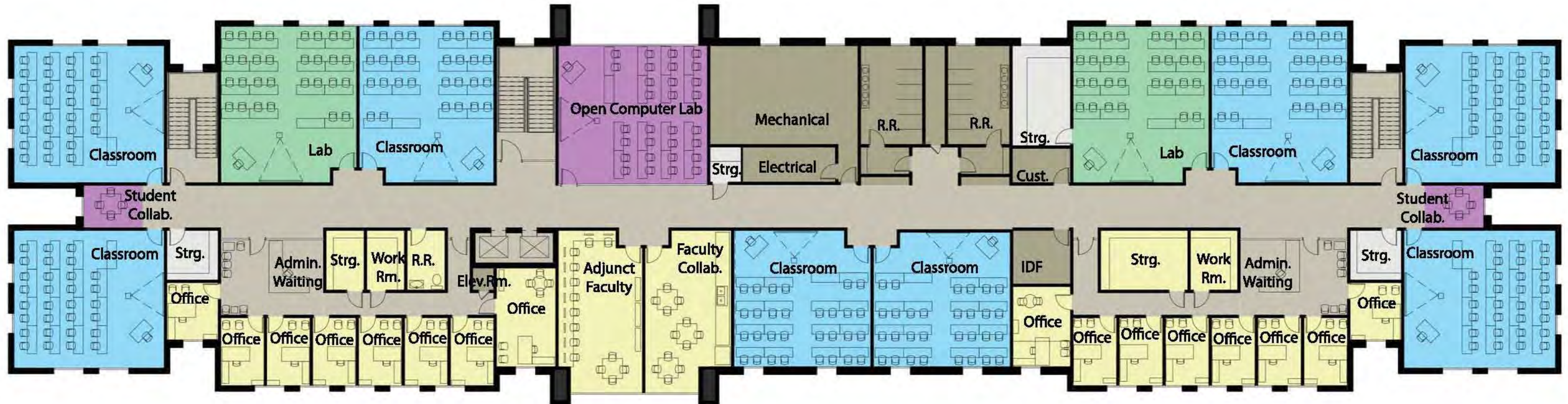


SECOND FLOOR | 13580 SF

- Faculty and Support Spaces
- Classrooms
- Computer Labs
- Student Collaboration Space
- Storage
- Building Support Spaces
- Circulation



SECOND FLOOR PLAN



THIRD FLOOR | 139945

- | | |
|--|--|
| Faculty and Support Spaces | Storage |
| Classrooms | Building Support Spaces |
| Computer Labs | Circulation |
| Student Collaboration Space | |



**SOUTH TEXAS
COLLEGE**

THIRD FLOOR PLAN



Thank you.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus South Academic Building

Approval of schematic design by Boultinghouse Simpson Gates Architects for the 2013 Bond Construction Pecan Campus South Academic Building will be requested at the August 25, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, Boultinghouse Simpson Gates Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Boultinghouse Simpson Gates Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Pecan South Academic Building project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - Boultinghouse Simpson Gates Architects
- **Construction Manager-at-Risk**
 - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
 - \$6,800,000
- **Program Scope**
 - SQ FT – 40,861
 - Two Floors

- **Classroom Spaces**
 - General Classrooms
 - Learning Studios
 - Computer Labs
- **Departmental Office Suites**
 - Faculty/Staff Offices
 - Conference Room
 - Faculty Collaborative
- **Student Spaces**
 - Information Commons
 - Student Collaborative
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - IDF & MDF
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$6,800,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic Staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

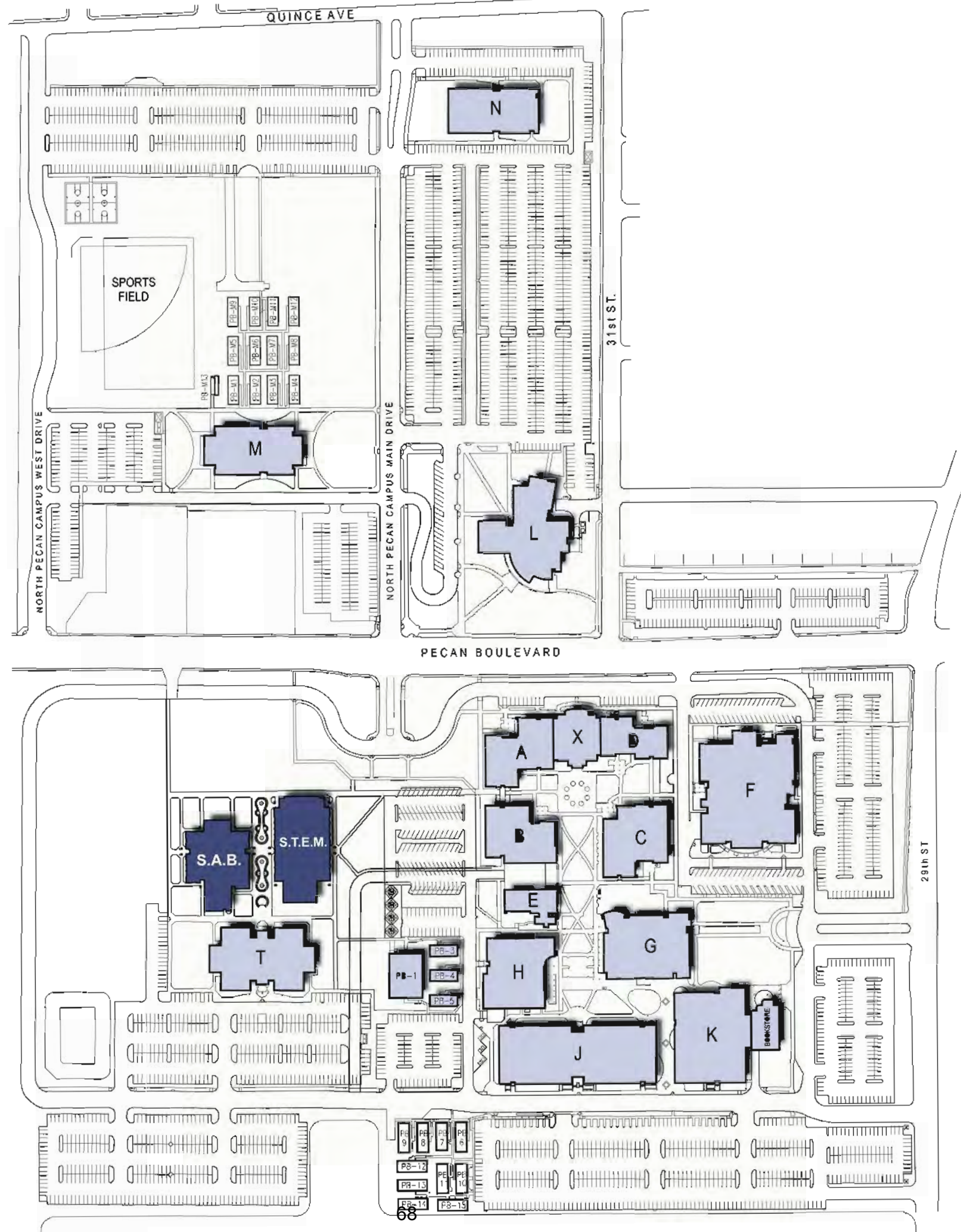
Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Boultinghouse Simpson Gates Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the August 25, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction South Academic Building as presented.

S I T E



NORTH





FUTURE
PARKING

FUTURE
PARKING

S.A.B.

S.T.E.M.

MALL

NEW SERVICE DRIVE

PB-3

PB-4

PB-5

S
OUTH

A
CADEMIC

B
UILDING



SOUTH TEXAS
COLLEGE

AUGUST 11, 2015

WEST ELEVATION FROM PARKING LOT

S
OUTH

A
CADEMIC

B
UILDING



SOUTH TEXAS
COLLEGE

AUGUST 11, 2015

WEST ELEVATION FROM SOUTH PARKING LOT

SOUTH

ACADEMIC

BUILDING



AERIAL PERSPECTIVE FROM NORTHEAST LOOKING AT THE EAST ELEVATION

S
OUTH

A
CADEMIC

B
UILDING



SOUTH TEXAS
COLLEGE

AUGUST 11, 2015

AERIAL PERSPECTIVE FROM ABOVE STEM BUILDING LOOKING AT THE EAST ELEVATION



LEGEND

- EDUCATION SPACE
- ANCILLARY SPACE
- STUDENT COLLABORATION
- FACULTY SPACE



NORTH



- EDUCATION SPACE
- ANCILLARY SPACE
- STUDENT COLLABORATION
- FACULTY SPACE

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Pecan Campus STEM Building

Approval of schematic design by Boultinghouse Simpson Gates Architects for the 2013 Bond Construction Pecan Campus STEM Building will be requested at the August 25, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, Boultinghouse Simpson Gates Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Boultinghouse Simpson Gates Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Pecan Campus STEM Building project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - Boultinghouse Simpson Gates Architects
- **Construction Manager-at-Risk**
 - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
 - \$8,500,000
- **Program Scope**
 - SQ FT – 50,708
 - Two Floors

- **Classroom Spaces**
 - Science
 - Computer Labs
 - Engineering
 - General Classrooms
- **Laboratory Spaces**
 - A&P/Micro Biology/Genetics
 - Chemistry
 - Science Prep Labs
- **Departmental Office Suites**
 - Faculty/Staff Offices
 - Conference Room
 - Faculty Collaborative
- **Student Spaces**
 - Information Commons
 - Student Collaborative
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - IDF & MDF
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$8,500,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

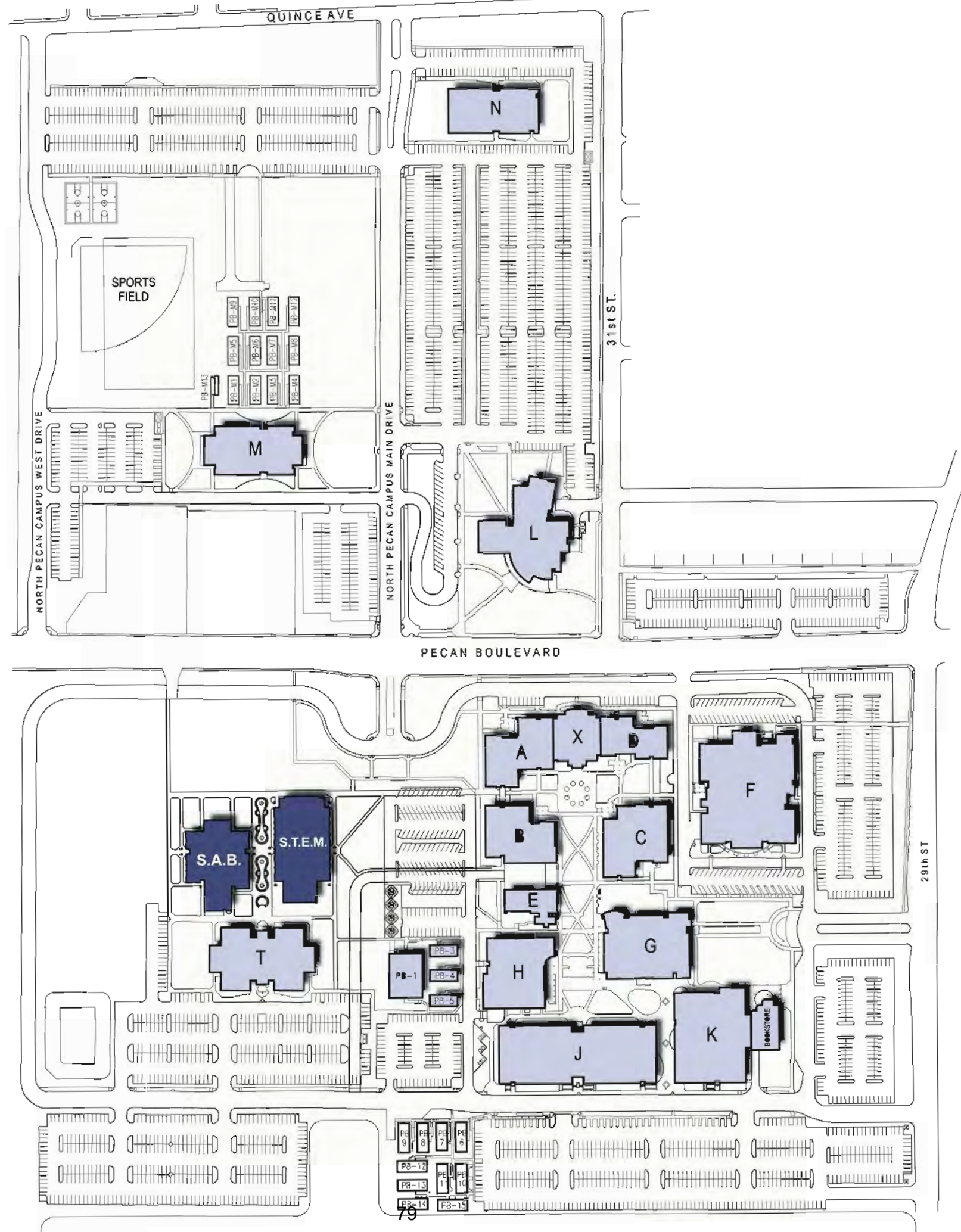
Presenters

Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and

Boultinghouse Simpson Gates Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the August 25, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction STEM Building as presented.

S
I
T
E





FUTURE
PARKING

FUTURE
PARKING

S.A.B.

S.T.E.M.

MALL

NEW SERVICE DRIVE

PB-3

PB-4

PB-5

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SOUTH TEXAS
COLLEGE

AUGUST 11, 2015

EAST ELEVATION LOOKING WEST

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AERIAL PERSPECTIVE OF WEST ELEVATION FROM ABOVE SOUTH ACADEMIC BUILDING LOOKING EAST

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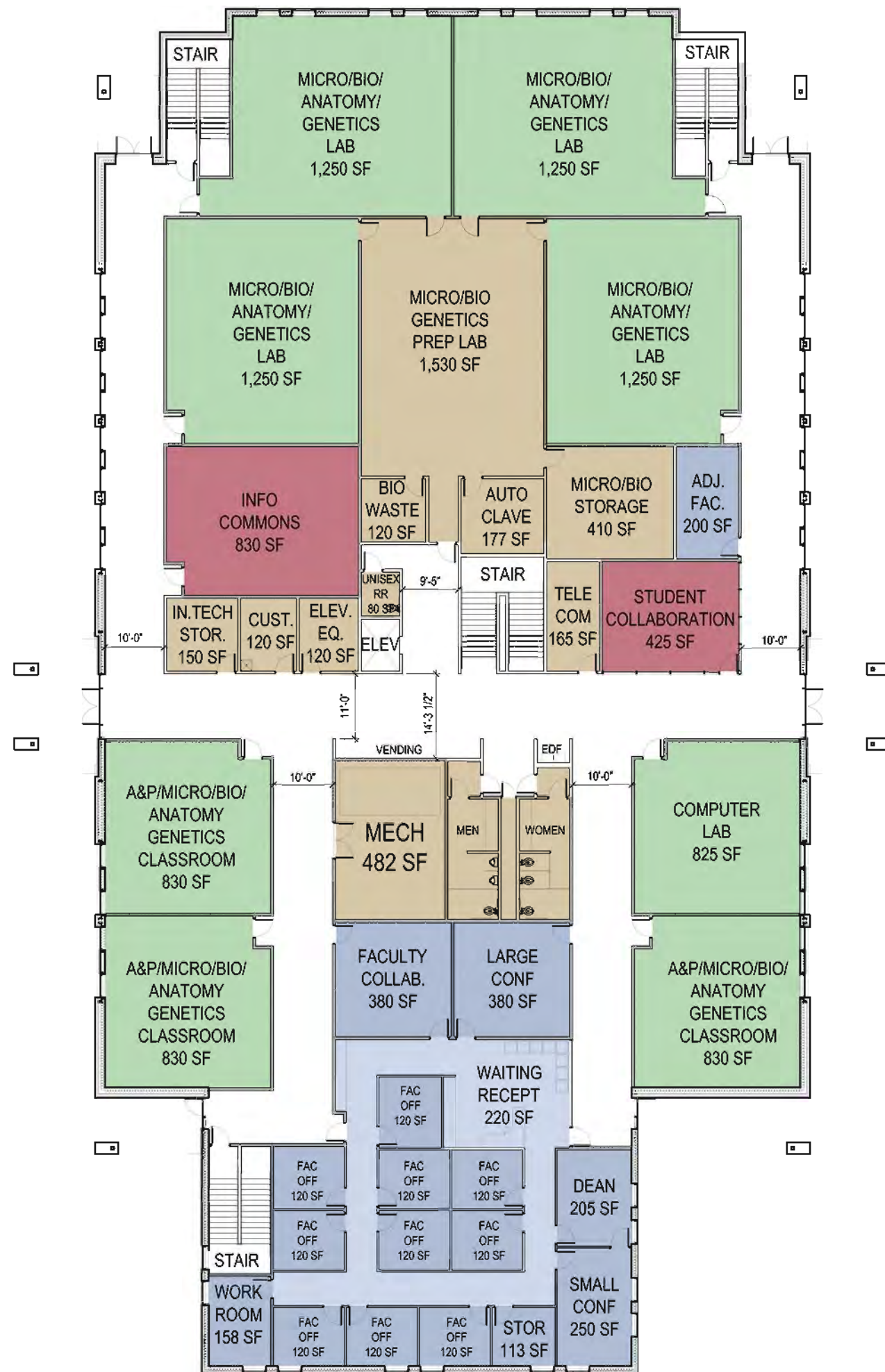


SOUTH TEXAS
COLLEGE

AUGUST 11, 2015



AERIAL PERSPECTIVE OF WEST ELEVATION FROM SOUTH END OF MALL LOOKING NORTHEAST



- EDUCATION SPACE
- ANCILLARY SPACE
- STUDENT COLLABORATION
- FACULTY SPACE



- EDUCATION SPACE
- ANCILLARY SPACE
- STUDENT COLLABORATION
- FACULTY SPACE

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SOUTH TEXAS
COLLEGE

AUGUST 11, 2015

MALL FROM SOUTH



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SOUTH TEXAS
COLLEGE

AUGUST 11, 2015



AERIAL PERSPECTIVE OF MALL FROM SOUTH

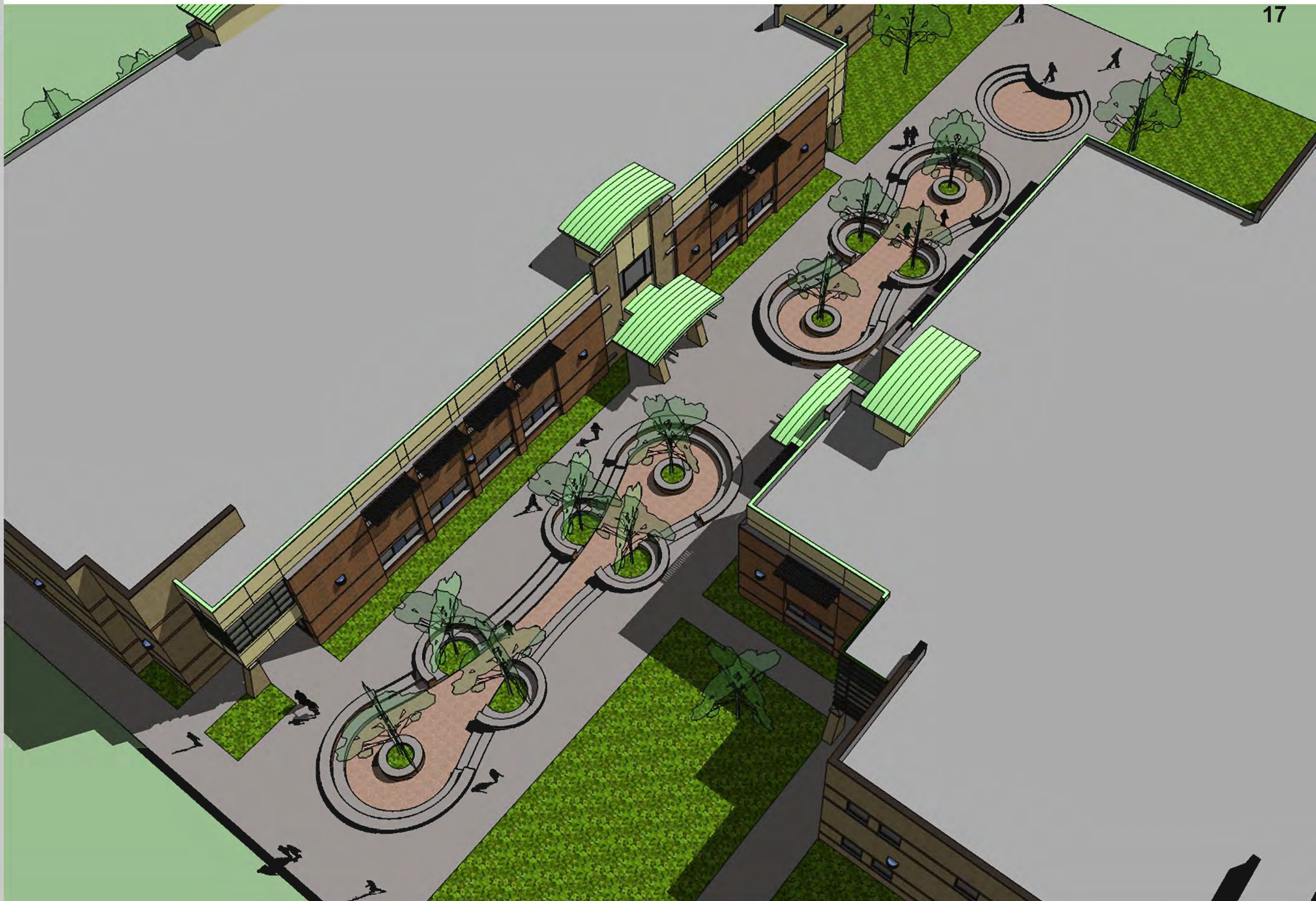


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SOUTH TEXAS
COLLEGE

AUGUST 11, 2015



AERIAL PERSPECTIVE OF MALL



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SOUTH TEXAS
COLLEGE

AUGUST 11, 2015



AERIAL PERSPECTIVE OF MALL FROM NORTHWEST

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Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Health Professions and Science Building

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Starr County Campus Health Professions and Science Building will be requested at the August 25, 2015 Board meeting.

Purpose

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

Justification

Once schematic design is approved, Mata Garcia Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Starr County Campus Health Professions and Science Building project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - Mata Garcia Architects
- **Construction Manager-at-Risk**
 - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
 - \$8,500,000
- **Program Scope**
 - SQ FT – 51,611
 - Two Floors

Science Department

- **Classroom Spaces**
 - Science
 - Computer Labs
 - General Classrooms
- **Laboratory Spaces**
 - A&P/Micro Biology/Genetics
 - Chemistry
 - Science Prep Labs
- **Departmental Office Suites**
 - Faculty/Staff Offices
 - Conference
 - Faculty Collaborative

Health Professions

- **Classroom Spaces**
 - Nursing Classrooms
 - Computer Labs
 - Debriefing Rooms
- **Laboratory Spaces**
 - Skills Labs
 - Simulation Labs
- **Departmental Office Suites**
 - Faculty/Staff Offices
 - Conference Rooms
 - Faculty Collaborative
- **Student Spaces**
 - Information Commons
 - Student Collaborative
- **Building Support Spaces**
 - Restrooms
 - Custodial
 - Storage
 - IDF & MDF
 - Mechanical/Electrical

Funding Source

The current Construction Cost Limitation (CCL) is \$8,500,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Academic staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

Mata Garcia Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

Mata Garcia Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Mata Garcia Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the August 25, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Starr County Campus Health Professions and Science Building as presented.

South Texas College Starr County Campus

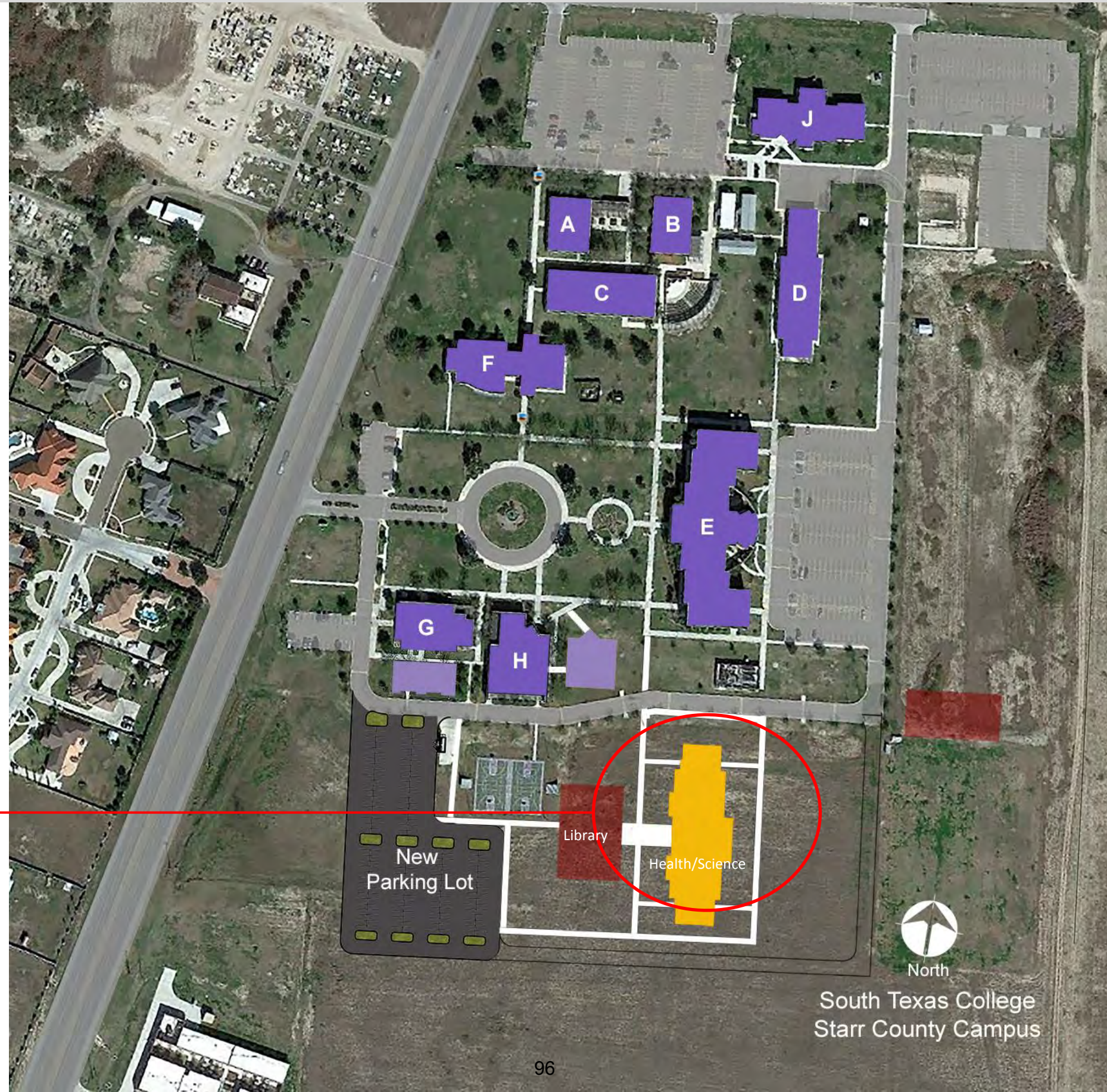
Student Health Professions & Science Facility



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Proposed Area Plan



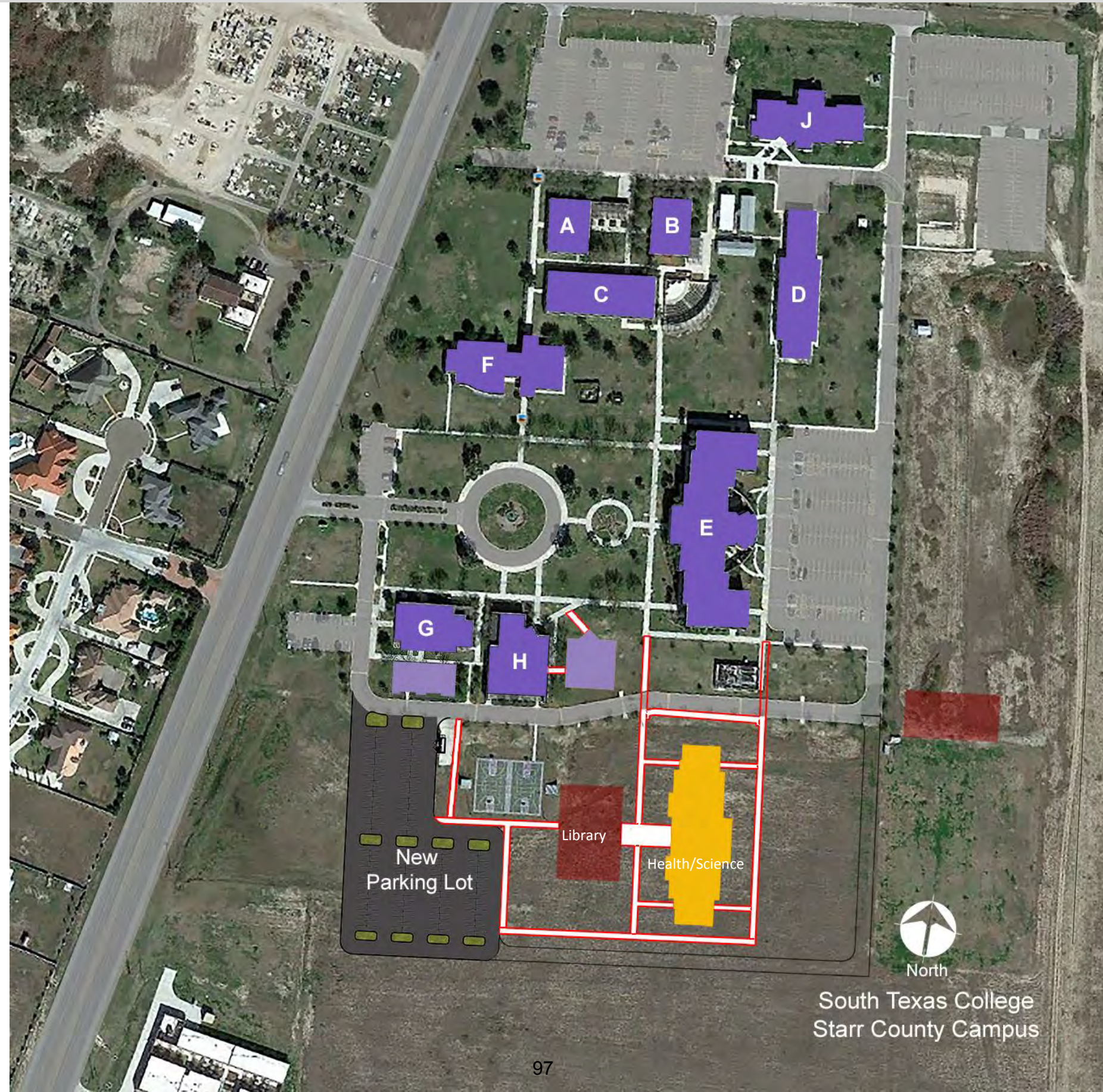
New Building



South Texas College – Starr County Campus

Student Health Professions and Science Facility

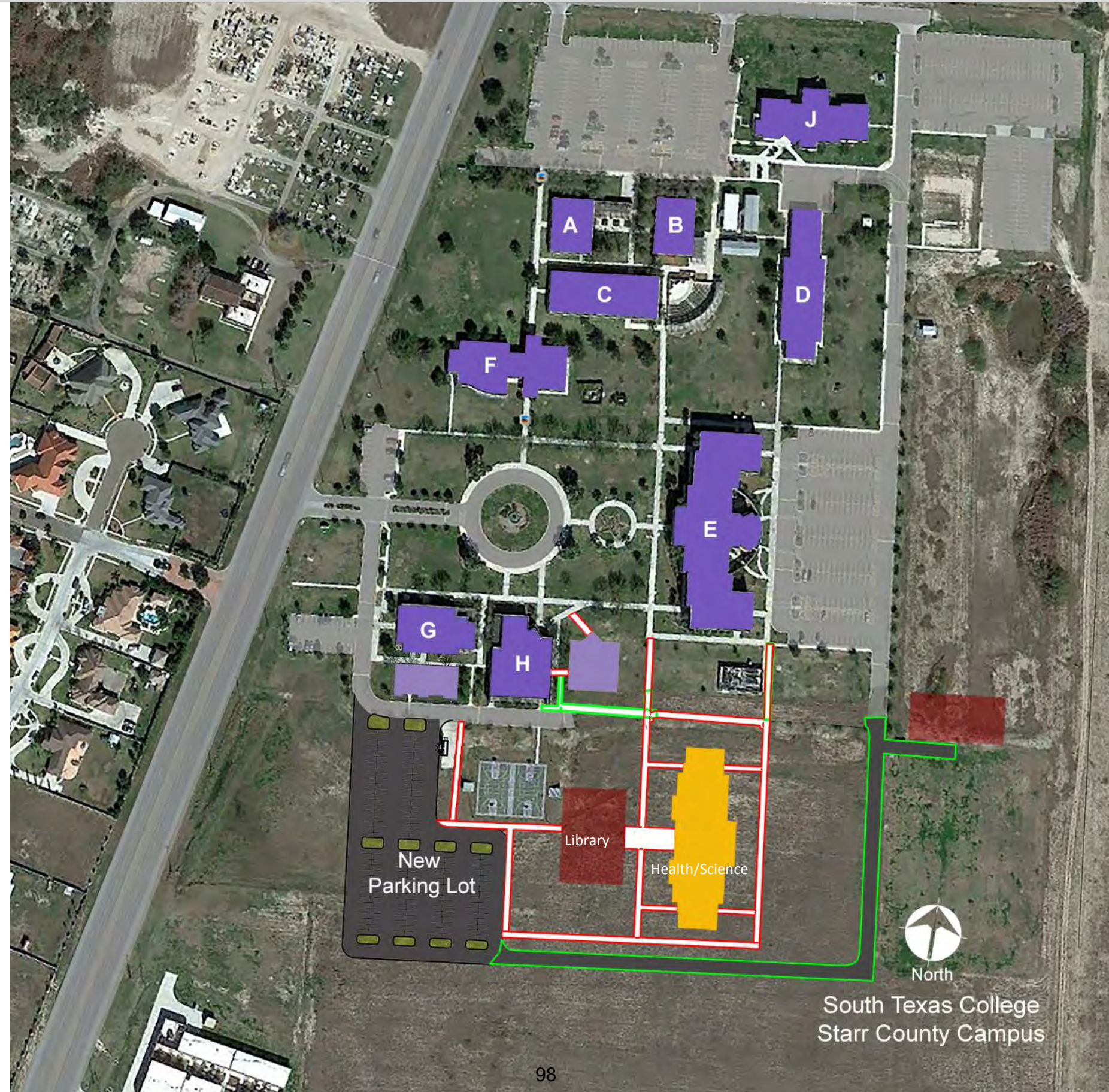
Proposed Area Plan



South Texas College – Starr County Campus

Student Health Professions and Science Facility

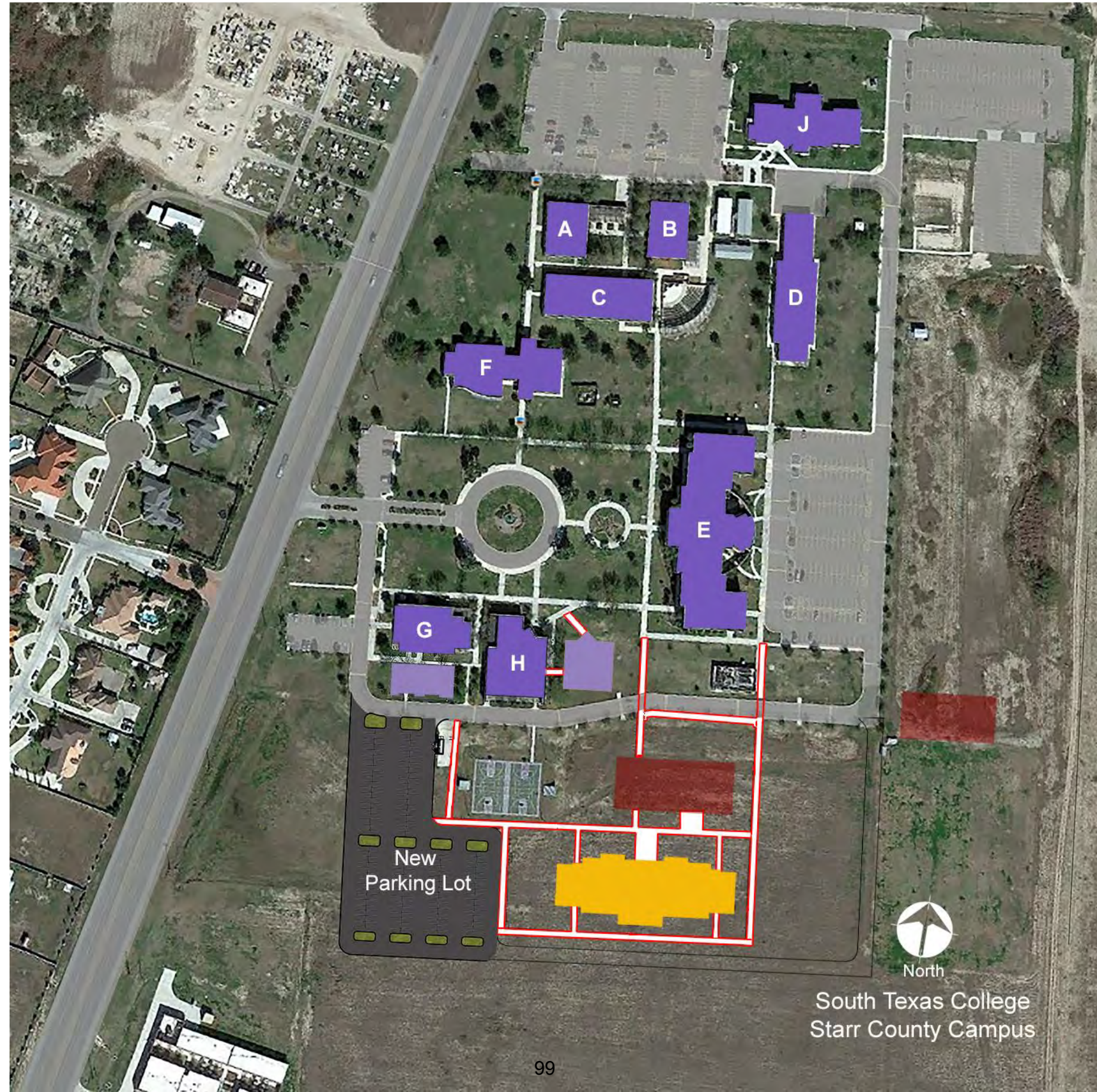
Future Area Plan



South Texas College – Starr County Campus

Student Health Professions and Science Facility

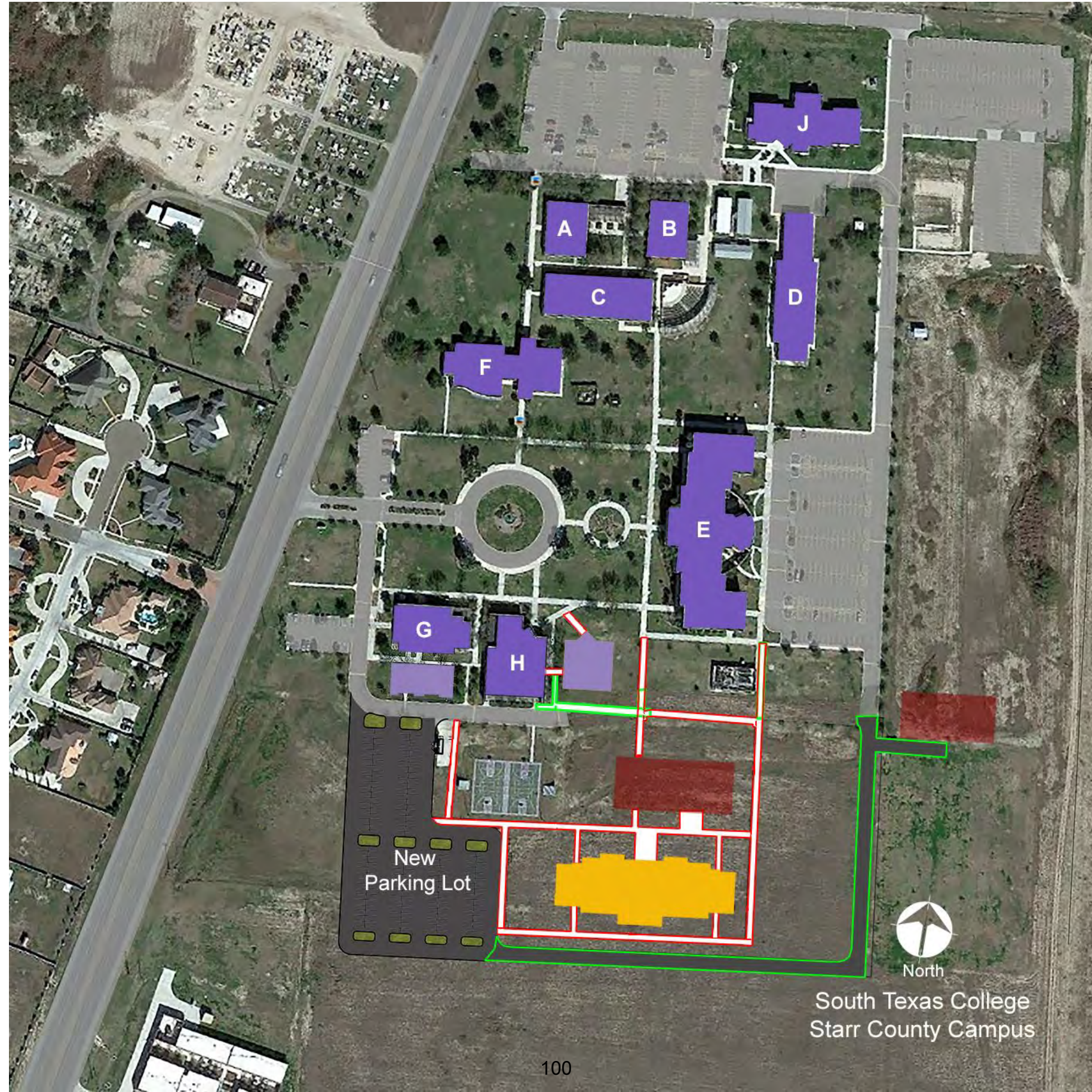
Proposed Area Plan



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Future Area Plan



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Exterior Elevations



East Elevation



West Elevation



South Elevation

North Elevation

South Texas College – Starr County Campus

Student Health Professions and Science Facility

West Entrance Perspective



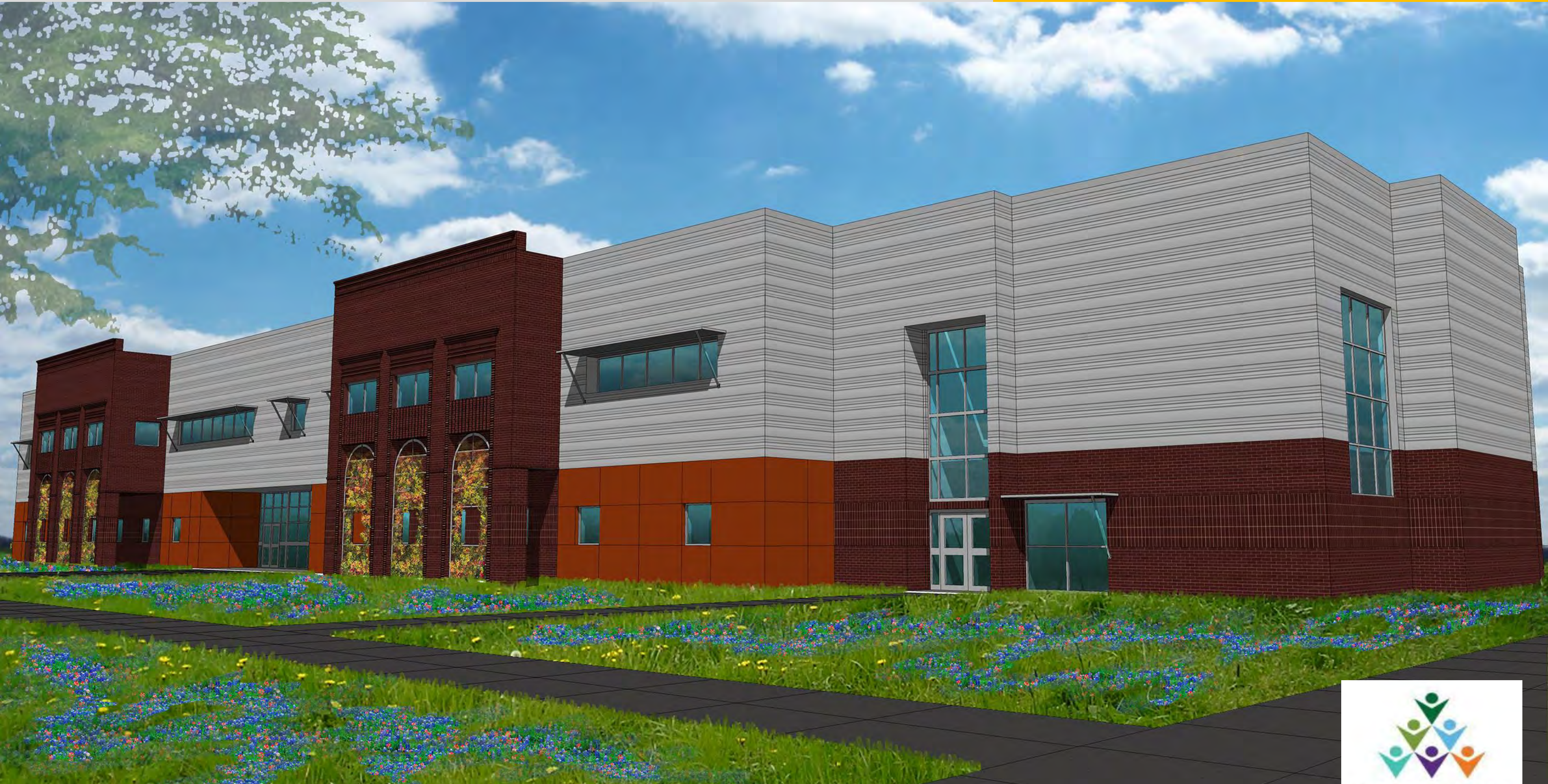
South Texas College – Starr County Campus Student Health Professions and Science Facility

Exterior Northwest Perspective



South Texas College – Starr County Campus Student Health Professions and Science Facility

Exterior Southwest Perspective



South Texas College – Starr County Campus Student Health Professions and Science Facility

Exterior Southeast Perspective



South Texas College – Starr County Campus

Student Health Professions and Science Facility

1st & 2nd Floor Plans



- Science Dept. Offices
- Biology Chemistry - Open Labs
- Chemistry Classrooms / Labs
- Biology Classrooms / Labs
- Health / Nursing Dept. Offices
- Health / Nursing Classrooms
- Health / Nursing Study Rooms
- Health / Nursing Storage
- Circulation - Hallways & Corridors
- Student Commons Space
- Halls, Stairs, Elevator, Restrooms, Mechanical, Electrical, Custodial



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Building Circulation



- Science Dept. Offices
- Biology Chemistry - Open Labs
- Chemistry Classrooms / Labs
- Biology Classrooms / Labs
- Health / Nursing Dept. Offices
- Health / Nursing Classrooms
- Health / Nursing Study Rooms
- Health / Nursing Storage
- Circulation - Hallways & Corridors
- Student Commons Space
- Halls, Stairs, Elevator, Restrooms, Mechanical, Electrical, Custodial



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Nursing Department



- Science Dept. Offices
- Biology Chemistry - Open Labs
- Chemistry Classrooms / Labs
- Biology Classrooms / Labs
- Health / Nursing Dept. Offices
- Health / Nursing Classrooms
- Health / Nursing Study Rooms
- Health / Nursing Storage
- Circulation - Hallways & Corridors
- Student Commons Space
- Halls, Stairs, Elevator, Restrooms, Mechanical, Electrical, Custodial



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Biology / Chemistry Department



- Science Dept. Offices
- Biology Chemistry - Open Labs
- Chemistry Classrooms / Labs
- Biology Classrooms / Labs
- Health / Nursing Dept. Offices
- Health / Nursing Classrooms
- Health / Nursing Study Rooms
- Health / Nursing Storage
- Circulation - Hallways & Corridors
- Student Commons Space
- Halls, Stairs, Elevator, Restrooms, Mechanical, Electrical, Custodial



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Service Areas



- Science Dept. Offices
- Biology Chemistry - Open Labs
- Chemistry Classrooms / Labs
- Biology Classrooms / Labs
- Health / Nursing Dept. Offices
- Health / Nursing Classrooms
- Health / Nursing Study Rooms
- Health / Nursing Storage
- Circulation - Hallways & Corridors
- Student Commons Space
- Halls, Stairs, Elevator, Restrooms, Mechanical, Electrical, Custodial



South Texas College – Starr County Campus

Student Health Professions and Science Facility

Stairs & Elevator



Review, Discussion, and Action as Necessary on Schematic Design of the 2013 Bond Construction Starr County Campus Student Activities Expansion

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Starr County Campus Student Activities Expansion will be requested at the August 25, 2015 Board meeting.

Purpose

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

Upon review of the proposed design per original program, it has been determined that the future services of Student Activities and Instructional Departments need to be expanded to allow for a larger activity area for student engagement, intramural sports, inter district competitive sporting events, community outreach activities, student support activities, and other major events as listed below. The architect has provided the design to include the revised scope as requested.

The space allows for student extracurricular activities and potential future kinesiology instructional classes as follows:

- First Year Connection
- Club Recruitment Fairs
- Student Fitness Academy
- Student Leadership Kick-off-Events
- Arena Registration
- Cultural and Seasonal Events
- Yoga
- Aerobics
- Zumba
- Concepts of Physical Science
- College/Community Functions
- High School Senior Recruitment Events

In addition, the new space as designed will allow for future expansion into a full basketball court.

Justification

Once schematic design is approved, Mata Garcia Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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 provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations.

The proposed Starr County Campus Activities Expansion project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
 - Mata Garcia Architects

- **Construction Manager-at-Risk**
 - D. Wilson Construction

		Original	Proposed
Construction Cost Limitation (CCL)		\$850,000	\$1,411,425
Program Scope	Square Feet	4,137 sf	6,885 sf
	Activity Space	Exercise Room	Multipurpose Area Staff Office
	Dressing Area	Showers Lockers Toilet Rooms	Showers Lockers Toilet Rooms
	Support Spaces	Mechanical Electrical Storage	Mechanical Electrical Storage

Funding Source

The current Construction Cost Limitation (CCL) is \$850,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds will be budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

The proposed schematic design has been reviewed by Broaddus & Associates, and staff from Facilities Planning & Construction, Operations and Maintenance, Student Affairs and Enrollment, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents

Mata Garcia Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and exterior views.

Presenters

Mata Garcia Architects has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Mata Garcia Architects will be present at the Facilities Committee meeting to present the schematic designs of the proposed expansion project.

It is requested that the Facilities Committee recommend for Board approval at the August 25, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Starr Student Activities Expansion as presented.

South Texas College Starr County Campus

Student Activities Building Expansion

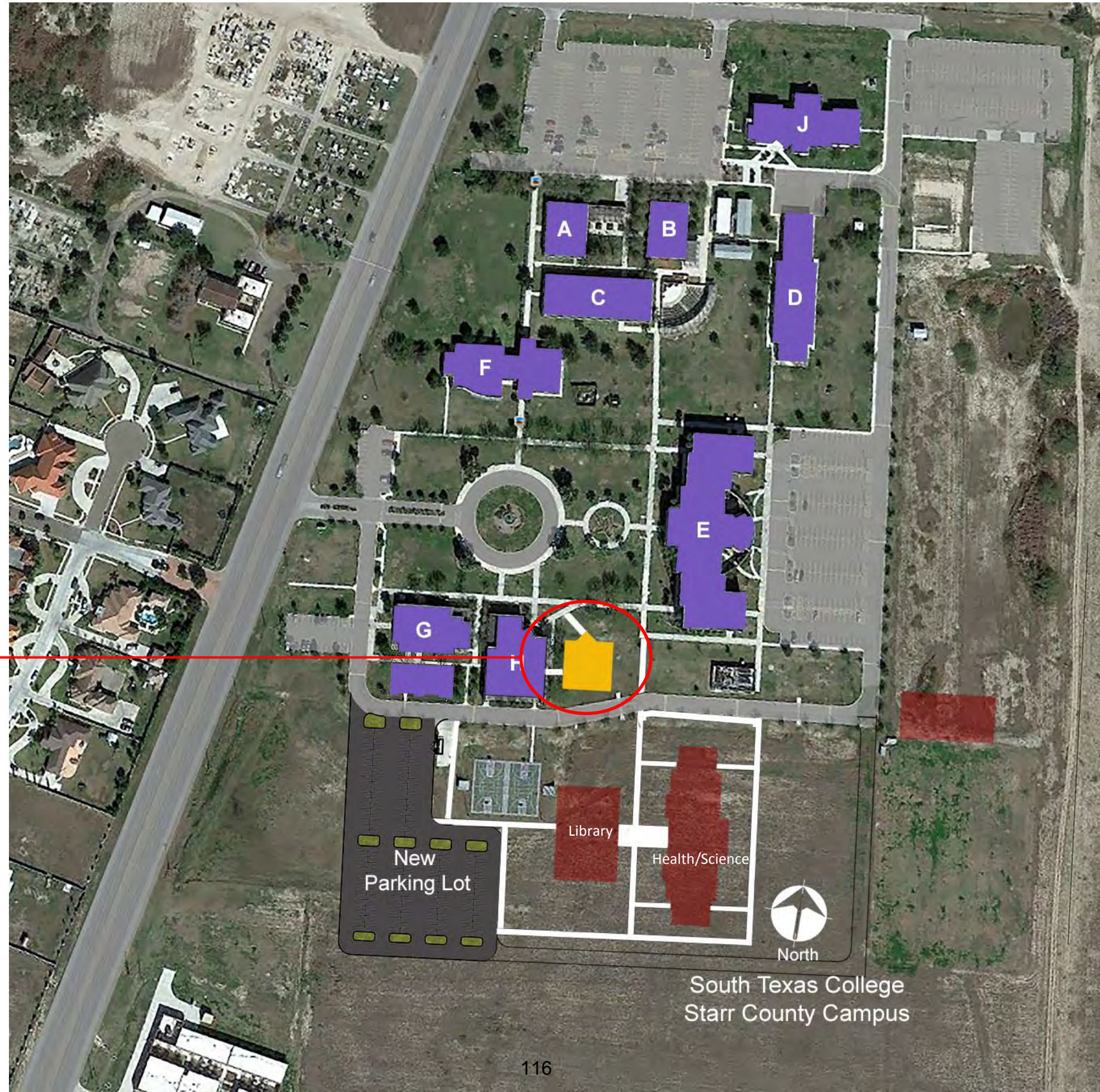


South Texas College – Starr County Campus

Student Activities Building Expansion

Proposed Area Plan

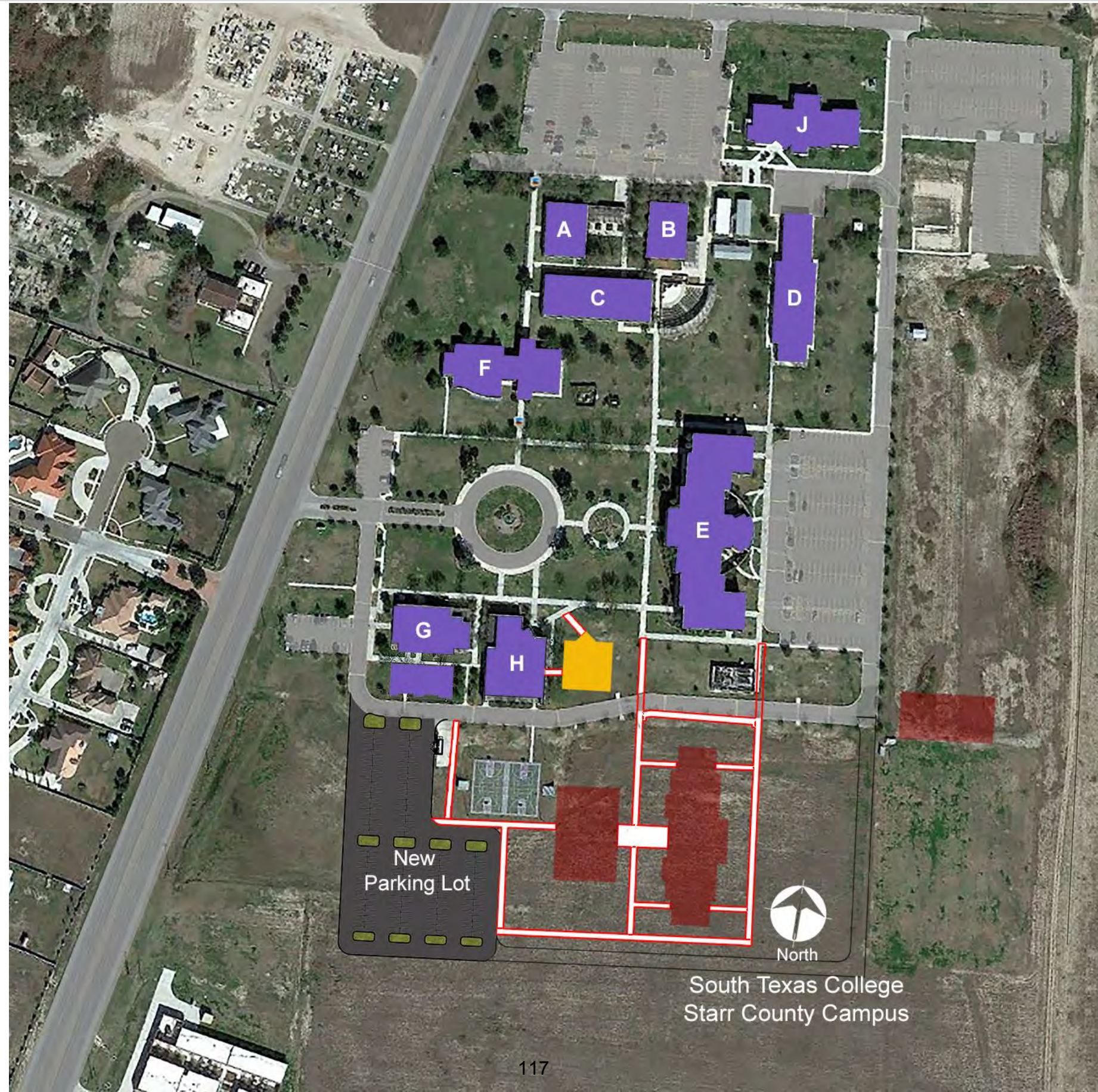
NEW
EXPANSION



South Texas College – Starr County Campus

Student Activities Building Expansion

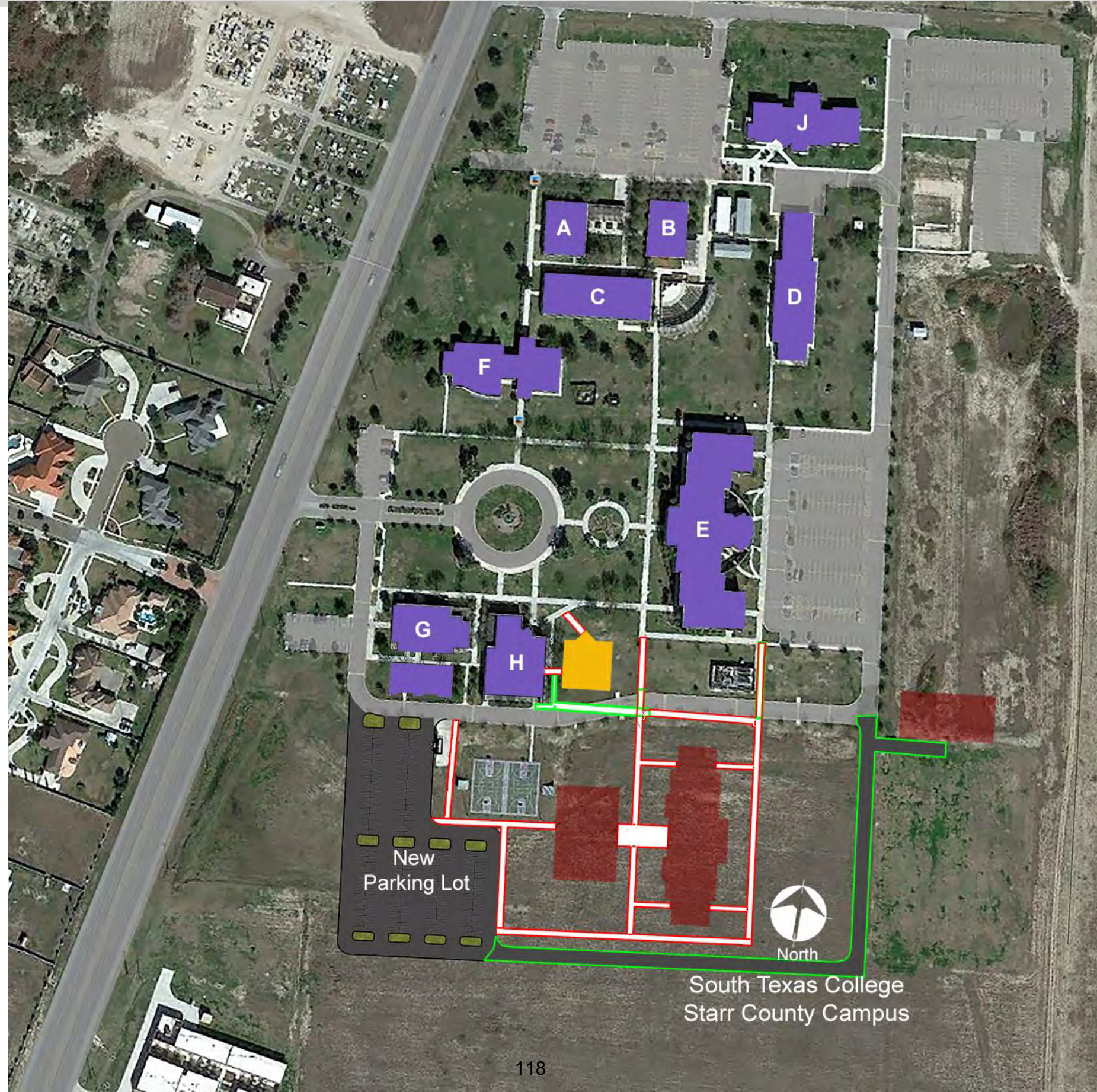
Proposed Area Plan



South Texas College – Starr County Campus

Student Activities Building Expansion

Future Area Plan



South Texas College – Starr County Campus

Student Activities Building Expansion

Exterior Elevations



North Elevation



East Elevation



South Texas College – Starr County Campus

Student Activities Building Expansion

Exterior Elevations



South Elevation



West Elevation



South Texas College – Starr County Campus

Student Activities Building Expansion

Exterior Northwest Perspective



South Texas College – Starr County Campus

Student Activities Building Expansion

Exterior Northeast Perspective



South Texas College – Starr County Campus

Student Activities Building Expansion

Overall Floor Plan



Program Spaces

- **Multi-Purpose** 4923 Sq. ft
- **Shower / Locker Area** 803 Sq. ft
- **Office** 127 Sq. ft
- **Support Spaces** 587 Sq. ft
- **Actual Total Area** 6,885 Sq. ft



South Texas College – Starr County Campus

Student Activities Building Expansion

Expansion Floor Plan



South Texas College – Starr County Campus

Student Activities Building Expansion

Expansion Floor Plan



Review and Discussion of Capital Improvements and Renewals and Replacements Projects for FY 2015 – 2016

Mary Elizondo will be present at the August 11, 2015 Facilities Committee meeting to review the proposed **Capital Improvement Projects** budgeted for FY 2015-2016 and the **Renewals and Replacements** budgeted for FY 2015-2016. The proposed projects listed are not related to the Bond Construction Program projects and are managed by STC's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of **Capital Improvement Projects (CIP)** and **Renewals and Replacements Projects (R & R)**:

Capital Improvement Projects – the College's construction projects are identified on an annual basis through the Capital Improvements Proposal (CIP) process. This is a process by which the college's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justification. The various needs are described on a CIP form which includes a project description and evaluation criteria. The evaluation criteria requires the submitter to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the college mission and related priorities.

Renewals and Replacements – the College's Operations and Maintenance staff along with the Planning & Construction staff work together to identify and project facilities deferred maintenance projects. These efforts result in a five year plan which is updated on an annual basis and includes capital renewal construction projects needed at each campus. Using this five year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the needs for the following fiscal year.

A spreadsheet outlining the proposed capital improvement projects and budget for Fiscal Year 2015-2016 follows in the packet. These spreadsheets include funds for Construction, Design, FFE (Furniture, Fixtures, & Equipment), Miscellaneous Items, Technology Equipment, and Security Equipment. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities. The proposed projects will be included in the Unexpended - Construction Fund budget and the Plant Fund - Renewals and Replacements budget. Mary Elizondo will be present to address questions related to the proposed improvements and budget.

Capital Improvement Projects for FY 2015-2016

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL	
Continued Projects from 2014-2015									
Pecan Campus	Covered Area for Ceramic Arts Kilns	345,000	14,000	26,000	6,500	0	0	391,500	
	Student Activities Sports Field Lighting	210,000	6,000	0	2,500	0	0	218,500	
	Relocation of Portable Buildings	395,000	3,300	0	3,100	64,750	0	466,150	
	Relocation of Electrical Power Lines	220,000	3,500	0	1,500	0	0	225,000	
	Building K Enrollment Center	400,000	30,000	95,000	2,000	150,000	12,000	689,000	
	AECHS Service Drive and Sidewalk	2,500	500	0	0	0	0	3,000	
	Library Study Rooms Additions	54,000	8,100	4,320	1,080	4,590	0	72,090	
	Total for Continued Projects from 2014-2015	1,626,500	65,400	125,320	16,680	219,340	12,000	2,065,240	
	Proposed Projects for 2015-2016								
	Library Compact Shelving and Furniture	20,000	0	400,000	1,000	30,000	0	0	451,000
Sand Volleyball Courts	50,000	5,000	2,000	1,000	0	0	0	58,000	
Removal of Existing Trees	21,000	0	0	800	0	0	0	21,800	
Library	0	750,000	0	19,000	0	0	0	769,000	
Total for Proposed Projects for 2015-2016	91,000	755,000	402,000	21,800	30,000	0	0	1,299,800	
Continued Projects from 2014-2015									
Pecan Plaza	GED Entrance and Office Area Improvements	70,000	10,000	12,000	3,500	3,000	0	98,500	
	Emergency Generator and Wiring	400,000	15,500	0	6,800	0	10,000	432,300	
	Total for Continued Projects from 2014-2015	470,000	25,500	12,000	10,300	3,000	10,000	530,800	
	Proposed Projects for 2015-2016								
Parking Area for Police Vehicles	250,000	25,000	0	8,000	12,000	5,000	0	300,000	
Total for Proposed Projects for 2015-2016	250,000	25,000	0	8,000	12,000	5,000	0	300,000	
Continued Projects from 2014-2015									
Technology Campus	Building B Doors and Frame Replacement	50,000	7,500	0	1,000	0	0	58,500	
	GM Car Storage Area Upgrade	125,000	11,250	0	4,500	0	10,000	150,750	
	Workforce Building Conference Room	60,000	9,000	4,800	1,200	6,000	0	81,000	
	Total for Continued Projects from 2014-2015	235,000	27,750	4,800	6,700	6,000	10,000	290,250	
	Proposed Projects for 2015-2016								
Atrium Modifications	60,000	6,000	0	1,500	0	0	0	67,500	
Ford Lab Exhaust System	100,000	10,000	0	1,600	0	0	0	111,600	
Total for Proposed Projects for 2015-2016	160,000	16,000	0	3,100	0	0	0	179,100	
Continued Projects from 2014-2015									
Mid-Valley Campus	None	0	0	0	0	0	0	0	
	Total for Continued Projects from 2014-2015	0	0	0	0	0	0	0	
	Proposed Projects for 2015-2016								
Covered Walkway for Building G	75,000	0	0	0	0	0	0	75,000	
Total for Proposed Projects for 2015-2016	75,000	0	0	0	0	0	0	75,000	

Capital Improvement Projects for FY 2015-2016

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL
Nursing & Allied Health	Continued Projects from 2014-2015							
	None	0	0	0	0	0	0	0
	Total for Continued Projects from 2014-2015	0	0	0	0	0	0	0
	Proposed Projects for 2015-2016							
	Additional Thermal Plant	2,650,000	260,000	35,000	30,000	15,000	10,000	3,000,000
	Total for Proposed Projects for 2015-2016	2,650,000	260,000	35,000	30,000	15,000	10,000	3,000,000
Starr County Campus	Continued Projects from 2014-2015							
	Building E & J Crisis Management Center with Generator	400,000	40,000	0	5,000	0	0	445,000
	Total for Continued Projects from 2014-2015	400,000	40,000	0	5,000	0	0	445,000
	Proposed Projects for 2015-2016							
	North Parking Lot Additional Lighting	175,000	17,500	0	4,000	0	0	196,500
	Total for Proposed Projects for 2015-2016	175,000	17,500	0	4,000	0	0	196,500
All Campuses	Continued Projects from 2014-2015							
	Automatic Doors Phase III	65,000	9,750	0	1,300	5,525	0	81,575
	Access Control and Automated Equipment	50,000	7,500	0	1,000	4,250	0	62,750
	ADA Building to Building ADA Compliance Ph II	400,000	25,000	0	8,000	0	0	433,000
	La Joya Monument Sign	35,000	5,250	0	1,500	0	0	41,750
	Total for Continued Projects from 2014-2015	550,000	47,500	0	11,800	9,775	0	619,075
	Proposed Projects for 2015-2016							
	Land	3,000,000	0	0	0	0	0	3,000,000
	Renovations	500,000	30,000	20,000	9,000	38,000	0	597,000
	Outdoor Furniture	25,000	0	0	0	0	0	25,000
Directional Signage	50,000	0	0	0	0	0	50,000	
Surveillance Cameras and Poles at Campus Entrances	155,000	15,500	0	7,000	11,000	192,000	380,500	
Total for Proposed Projects for 2015-2016	3,730,000	45,500	20,000	16,000	49,000	192,000	4,052,500	
Total for Continued Projects from 2014-2015	3,281,500	206,150	142,120	50,480	238,115	32,000	3,950,365	
Proposed Projects for 2015-2016	7,131,000	1,119,000	457,000	82,900	106,000	207,000	9,102,900	
Total for Continued Projects from 2014-2015		\$ 3,950,365						
Total for Proposed Projects for 2015-2016		\$ 9,102,900						
Total Projects		\$ 13,053,265						

Renewals and Replacements Projects for FY 2015-2016

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL
Pecan Campus	Continued Projects from 2014-2015							
	Resurfacing East Loop Road and Entrance	75,000	8,000	0	3,000	0	0	86,000
	Arbor Brick Column Repairs & Replacement	10,000	0	0	1,000	0	0	11,000
	Total for Continued Projects from 2014-2015	85,000	8,000	0	4,000	0	0	97,000
	Proposed Projects for 2015-2016							
Bldg A STC Sign Replacement	10,000	0	0	1,000	0	0	11,000	
Upgrade Fence Along 31st Street	50,000	0	0	2,000	0	0	52,000	
Total for Proposed Projects for 2015-2016	60,000	0	0	3,000	0	0	63,000	
Pecan Plaza	Continued Projects from 2014-2015							
	Resurfacing Alley Side of Building B	30,000	1,500	0	1,000	0	0	32,500
	Total for Continued Projects from 2014-2015	30,000	1,500	0	1,000	0	0	32,500
	Proposed Projects for 2015-2016							
	Resurfacing of asphalt on alley side of Building C	120,000	12,000	0	7,000	0	0	139,000
Total for Proposed Projects for 2015-2016	120,000	12,000	0	7,000	0	0	139,000	
Technology Campus	Continued Projects from 2014-2015							
	West Academic Building Re-Roofing	800,000	32,000	0	5,000	0	0	837,000
	Building D Exterior Metal Siding Repairs	15,000	0	0	1,700	0	0	16,700
	Repair Concrete Floors Mechanical Room	30,000	5,000	0	2,500	0	0	37,500
	Total for Continued Projects from 2014-2015	845,000	37,000	0	9,200	0	0	891,200
	Proposed Projects for 2015-2016							
	Building B Flooring Replacement	44,200	0	0	800	0	0	45,000
	Building B Domestic/Fire Sprinkler lines replacement	700,000	70,000	0	3,000	0	0	773,000
	Building B Concrete Floor Repairs	400,000	50,000	0	8,000	0	0	458,000
	Building B Data Cabling Infrastructure Replacement	90,000	0	0	0	0	0	90,000
Total for Proposed Projects for 2015-2016	1,234,200	120,000	0	11,800	0	0	1,366,000	
Mid Valley Campus	Continued Projects from 2014-2015							
	None							
	Total for Continued Projects from 2014-2015	0	0	0	0	0	0	0
	Proposed Projects for 2015-2016							
	Bldg A Carpet Replacement	27,200	0	0	800	0	0	28,000
	Bldg B Carpet Replacement	27,200	0	0	800	0	0	28,000
	Child Care Center Play Ground Flooring Replacement	31,000	3,100	0	2,500	0	0	36,600
	Child Care Center Canopy Replacement	30,000	3,000	0	2,200	0	0	35,200
	Resurfacing Parking Lots #3	30,000	3,000	0	2,000	0	0	35,000
	Resurfacing Parking Lots #7	50,000	5,000	0	4,400	0	0	59,400
Building H Data Cabling Infrastructure Replacement	43,500	0	0	0	0	0	43,500	
Total for Proposed Projects for 2015-2016	238,900	14,100	0	12,700	0	0	265,700	

Renewals and Replacements Projects for FY 2015-2016

Proposed Project		Construction	Design	FFE	Misc.	Technology	Security	TOTAL
Nursing & Allied Health	Continued Projects from 2014-2015							
	Irrigation System Upgrade	2,000	250	0	0	0	0	2,250
	West Side Window Waterproofing	20,000	4,000	0	1,000	0	0	25,000
	Water Pump Stations	30,000	5,000	0	1,700	0	0	36,700
	Total for Continued Projects from 2014-2015	52,000	9,250	0	2,700	0	0	63,950
Proposed Projects for 2015-2016	Resurface Parking Lot #2	250,000	25,000	0	7,000	0	0	282,000
	Westside Elevators Refurbishment	80,000	0	0	1,000	0	0	81,000
	Total for Proposed Projects for 2015-2016	330,000	25,000	0	8,000	0	0	363,000
Starr County Campus	Continued Projects from 2014-2015							
	Irrigation Water Well Installation	30,000	3,000	0	1,200	0	0	34,200
	Total for Continued Projects from 2014-2015	30,000	3,000	0	1,200	0	0	34,200
Proposed Projects for 2015-2016	Building F Site Grading and Sidewalk Replacement	50,000	6,000	0	2,500	0	0	58,500
	Total for Proposed Projects for 2015-2016	50,000	6,000	0	2,500	0	0	58,500
	Continued Projects from 2014-2015							
District Wide	Marker Boards Replacement	200,000	0	0	1,000	0	0	201,000
	Irrigation System Controls Upgrade	50,000	5,000	0	1,200	0	0	56,200
	Fire Alarm Panel Replacement/Upgrade	300,000	22,500	0	2,500	0	0	325,000
	Interior LED Lighting Upgrade - Phase I	150,000	15,000	0	5,000	0	0	170,000
	Total for Continued Projects from 2014-2015	700,000	42,500	0	9,700	0	0	752,200
	Proposed Projects for 2015-2016							
	Renewals and Replacements	150,000	0	0	0	0	0	150,000
	Exterior Walkway LED Lighting Upgrade - Phase I	25,000	0	0	0	0	0	25,000
	Parking Lot LED Lighting Upgrade - Phase II	250,000	25,000	0	4,000	0	0	279,000
	Air Handler Blower Wheels	50,000	0	0	0	0	0	50,000
FOCUS on Active Learning Classrooms	10,000	0	0	1,000	0	0	11,000	
Total for Proposed Projects for 2015-2016	485,000	25,000	0	5,000	0	0	515,000	
Total for Continued Projects from 2014-2015	1,742,000	101,250	0	27,800	0	0	1,871,050	
Proposed Projects for 2015-2016	2,518,100	202,100	0	50,000	0	0	2,770,200	

Total for Continued Projects from 2014-2015	\$ 1,871,050
Total for Proposed Projects for 2015-2016	\$ 2,770,200
Total Projects	\$ 4,641,250

Review and Discussion of 2013 Bond Construction Program for FY 2015 – 2016

A representative from Broaddus & Associates will be present at the August 11, 2015 Facilities Committee meeting to review the proposed 2013 Bond Construction program projects budgeted for FY 2015-2016.

A spreadsheet outlining the proposed Bond Construction program projects and budget for fiscal year 2015-2016 follows in the packet. The proposed budget amounts for each project have been reviewed with Bond Construction Program Management Consultants Broaddus & Associates. Upon Board approval, the proposed projects will be included in the Bond Construction budget. Mr. Gilbert Gallegos with Broaddus & Associates and Mary Elizondo will be present to address questions related to the proposed improvements and budget.

**Bond Construction Program Projects
Bond Series 2014 and Bond Series 2015
For FY 2015-2016**

	Proposed Project	Construction	Design	FFE	Misc.	Technology	Program Management	TOTAL
Pecan Campus	Proposed Projects for 2015 - 2016							
	North Academic Building	8,388,000.00	420,000.00	0.00	726,758.34	607,847.50	189,957.14	10,332,562.98
	South Academic Building	5,432,000.00	272,000.00	0.00	367,480.75	402,352.50	120,994.86	6,594,828.11
	STEM Building	4,922,000.00	354,166.67	0.00	840,544.83	0.00	135,443.08	6,252,154.58
	Student Activities Building and Cafeteria	2,250,000.00	570,000.00	0.00	197,497.92	0.00	94,236.67	3,111,734.59
	Thermal Plant	4,292,000.00	107,500.00	0.00	528,321.22	0.00	83,670.00	5,011,491.22
	Parking and Sitework	1,994,000.00	150,000.00	0.00	171,651.05	0.00	32,936.57	2,348,587.62
	Total for Proposed Projects for 2014-2015	27,278,000.00	1,873,666.67	0.00	2,832,254.11	1,010,200.00	657,238.32	33,651,359.10
Nursing & Allied Health Campus	Proposed Projects for 2014-2015							
	Building Expansion	9,628,000.00	691,666.67	0.00	773,350.32	0.00	234,072.00	11,327,088.99
	Parking and Sitework	1,096,000.00	80,000.00	0.00	136,379.25	0.00	19,152.00	1,331,531.25
	Total for Proposed Projects for 2014-2015	10,724,000.00	771,666.67	0.00	909,729.57	0.00	253,224.00	12,658,620.24
Technology Campus	Proposed Projects for 2014-2015							
	Southwest Building Renovation	8,148,000.00	409,090.91	0.00	142,500.00	0.00	170,121.39	8,869,712.30
	Parking and Sitework	441,200.00	29,545.45	0.00	8,076.92	0.00	14,337.91	493,160.28
	Total for Proposed Projects for 2014-2015	8,589,200.00	438,636.36	0.00	150,576.92	0.00	184,459.30	9,362,872.58
Mid Valley Campus	Proposed Projects for 2014-2015							
	Health Professions and Science Building	7,818,000.00	562,500.00	0.00	303,839.12	0.00	204,606.00	8,888,945.12
	Student Services Building Expansion	2,421,000.00	83,333.33	82,334.50	68,721.26	172,902.00	40,120.42	2,868,411.51
	Workforce Training Center Expansion	1,694,300.00	58,333.33	57,701.50	68,721.26	121,173.00	27,182.53	2,027,411.62
	Library Expansion	1,694,300.00	58,333.33	59,831.00	68,721.26	125,644.50	26,622.95	2,033,453.04
	Thermal Plant	3,792,000.00	95,000.00	0.00	445,519.18	0.00	73,758.67	4,406,277.85
	Parking and Sitework	1,996,000.00	50,000.00	0.00	138,985.34	0.00	34,113.00	2,219,098.34
	Total for Proposed Projects for 2014-2015	19,415,600.00	907,499.99	199,867.00	1,094,507.42	419,719.50	406,403.57	22,443,597.48
Starr County Campus	Proposed Projects for 2014-2015							
	Health Professions and Science Building	4,922,000.00	354,166.67	0.00	253,561.75	0.00	125,319.23	5,655,047.65
	New Library	2,236,000.00	112,000.00	0.00	115,189.78	165,281.20	43,207.43	2,671,678.41
	Workforce Training Center Expansion	1,549,600.00	53,333.33	53,913.00	79,829.19	132,086.50	29,006.53	1,897,768.55
	Student Services Building Expansion	576,800.00	38,636.36	0.00	29,714.43	45,227.00	12,643.09	703,020.88
	Student Activities Building Expansion	678,800.00	34,000.00	0.00	34,969.06	55,663.13	12,925.14	816,357.33
	Thermal Plant	3,792,000.00	95,000.00	0.00	195,348.67	0.00	73,758.67	4,156,107.34
Parking and Sitework	998,000.00	100,000.00	0.00	51,412.97	0.00	17,876.25	1,167,289.22	
	Total for Proposed Projects for 2014-2015	14,753,200.00	787,136.36	53,913.00	710,025.85	398,257.83	314,736.34	17,067,269.38
Regional Center	Proposed Projects for 2014-2015							
	Regional Center for Public Safety	7,000.00	270,000.00	0.00	35,417.27	0.00	43,810.58	356,227.85
	Regional Center for Public Safety Parking & Sitework	950,000.00	50,000.00	0.00	0.00	0.00	0.00	1,000,000.00
	Total for Proposed Projects for 2014-2015	957,000.00	320,000.00	0.00	35,417.27	0.00	43,810.58	1,356,227.85
La Joya Teaching Site	Proposed Projects for 2014-2015							
	La Joya Teaching Site	1,045,000.00	120,000.00	95,000.00	50,000.00	0.00	10,720.00	1,320,720.00
	Total for Proposed Projects for 2014-2015	1,045,000.00	120,000.00	95,000.00	50,000.00	0.00	10,720.00	1,320,720.00
	Proposed Projects for 2014-2015	82,762,000.00	5,218,606.05	348,780.00	5,782,511.14	1,828,177.33	1,870,592.11	97,860,666.63

Review and Recommend Action on FY 2015-2016 Facility Lease Agreements

Approval of FY 2015-2016 facility lease agreements for use by South Texas will be requested at the August 25, 2015 Board meeting.

Facility lease agreements for FY 15-16 include the following:

1. Annual Facility Lease Agreements
2. Renewal of Facility Lease Agreement
3. Proposed New Facility Lease Agreements

Purpose – Facilities Planning and Construction is requesting two (2) new facility leases and renewal of nineteen (19) facility leases for use by various academic programs that host student instruction at various locations.

Justification and Benefit – The various locations are needed to accommodate programs with specific needs and to provide courses in convenient locations for students. For the various kinesiology program courses offered at South Texas College, the facilities needed are course specific (ex. golf, swimming, tennis, weight training, etc.). Other facilities are needed for academic and continuing education courses offered at various locations convenient for students.

1. Annual Facility Lease Agreements

Below is a list of facilities which are leased on an annual basis and used for various instructional purposes. The facilities will provide for Fitness Walking, Weight Training, Bowling, Golf, Basketball, Volleyball, Swimming, and Tennis courses in the Kinesiology program for the fall 2014, spring 2015 and summer 2015. In FY 2014-2015 a total of 1,090 students enrolled in physical education courses and a Physical Education Special Activity Fee of \$55 was charged per student for each course taken. A total of \$59,950 was collected for building use fees during FY 2014-2015. The total estimated cost of \$44,000 is based on FY 2014-2015 actual expenses.

FY 15-16 Estimated Cost Based on FY14-15 Actual Expenses	
Facility	Annual Cost
City of McAllen – Boys & Girls Club Othal Brand Center	\$5,000
City of McAllen – Boys & Girls Club Roney Center	\$5,000
City of McAllen – Boys and Girls Club Pool	\$600
City of McAllen – Las Palmas Park	no charge
City of McAllen – Los Encinos Park Tennis Courts	\$600
City of McAllen – Municipal Baseball Complex	\$400
City of McAllen – Municipal Pool	\$6,600
City of McAllen – Palmview Golf Course	\$1,500
City of McAllen – Parks and Recreation	\$1,000
City of McAllen – Westside Park	\$600

City of Mission – Parks & Recreation North Side Pool	\$700
City of Weslaco – City Park Tennis Courts	\$600
Flamingo Bowl (McAllen, TX)	\$10,000
McAllen ISD – McHi Tennis Courts	\$1,350
Mighty Joe’s Gym (Weslaco, TX)	\$350
Ultimate Fitness Center (Weslaco, TX)	\$6,200
Weslaco Fitness Center (Weslaco, TX)	\$3,500
Total	\$44,000

Staff recommends approval of these facility lease agreements for use during the period beginning September 1, 2015 through August 31, 2016, at an estimated total cost of \$44,000. Funds for these expenditures are budgeted in the proposed Facilities Physical Education Facilities Rent budget for FY 2015-2016.

2. Renewal of Facility Lease Agreements

The Board approved the lease agreement with PSJA School District at the August 26, 2014 Board meeting for the term of August 15, 2014 to August 14, 2015. The Board also previously approved the lease agreement with City of Edinburg Fire Department at the April 22, 2014 Board meeting for the term of September 1, 2014 to May 31, 2015. The facilities listed below were previously approved for lease on an annual basis and currently requires renewal. Staff recommends approval to renew these facility lease agreements for use starting September 1, 2015.

Facility	Renewals in Contract	Renewal Requested	Lease Cost
PSJA School District – CCTA and Ballew High School - Classrooms, Science Labs, Computer Labs, Electronics Lab, Welding lab and Staff Offices	4	2nd	\$1 annually plus prorated cost of security, custodial and utilities
City of Edinburg Fire Department	3	3rd	Up to \$13,000 per semester for time and materials used

3. Proposed New Facility Lease Agreements

Staff is currently developing two (2) new facility lease agreements which will provide for use of facilities for instruction starting fall 2015. The previous lease agreements for FY 2015 have expired and the College wishes to contract for an additional academic year. The Board previously approved a lease agreement with La Joya ISD at the August 26, 2014 Board meeting for the term of August 30, 2014 to August 31, 2015. The Board also previously approved the lease agreement with McAllen Chamber of Commerce Creative

Incubator at the March 31, 2015 Board meeting for the term of September 1, 2014 to August 31, 2015.

Below are the proposed new leases and a description for the proposed use:

Facility	Spaces	Estimated Cost	Term
La Joya ISD – Jimmy Carter Campus	Classrooms and library space	\$1 annually plus prorated cost of	9/1/2015 to 8/31/2016
McAllen Chamber of Commerce Creative Incubator	Classrooms	\$3,000.00 (\$10/student)	9/1/2015 to 8/31/2016

Staff recommends approval of these two (2) new facility lease agreements for use during the period beginning September 1, 2015 through August 31, 2016.

These facilities will provide space for various academic programs during academic year 2015-2016. Funds for these expenditures are budgeted in the proposed Facilities Lease budgets for FY 2015-2016.

It is requested that the Facilities Committee recommend Board approval at the August 25, 2015 Board meeting, the proposed facility lease agreements for use by South Texas College as presented.

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Relocation of Electrical Power Lines

Approval to contract construction services for the Pecan Campus Relocation of Electrical Power Lines project will be requested at the August 25, 2015 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Pecan Campus Relocation of Electrical Power Lines.

Background

As previously authorized by the Board of Trustees, Sigma HN Engineers prepared plans and specifications for the Pecan Campus Relocation of Electrical Power Lines project. As a result, the design team at Sigma HN Engineers worked with STC 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 July 13, 2015. A total of three (3) sets of construction documents were issued to general contractors, sub-contractors, and suppliers and a total of two (2) proposals were received on July 29, 2015.

Timeline for Solicitation of Competitive Sealed Proposals	
July 13, 2015	Solicitation of competitive sealed proposals began.
July 29, 2015	Two (2) proposals were received.

Justification

These improvements will eliminate the need for the overhead power lines on the Pecan Campus (south side) and place them underground. The proposed improvements will improve the aesthetics of the campus and will serve the existing facilities and the new Bond facilities.

Funding Source

Funds are budgeted as part of the proposed FY 2015-2016 non-bond construction budget, in the amount of \$220,000 for this project. The following chart summarizes the above information.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Metro Electric
Non-Bond Construction	\$220,000	\$210,478

Reviewers

The proposals have been reviewed by staff from the Facilities Planning & Construction, Purchasing, Operations and Maintenance departments, and Sigma HN Engineers.

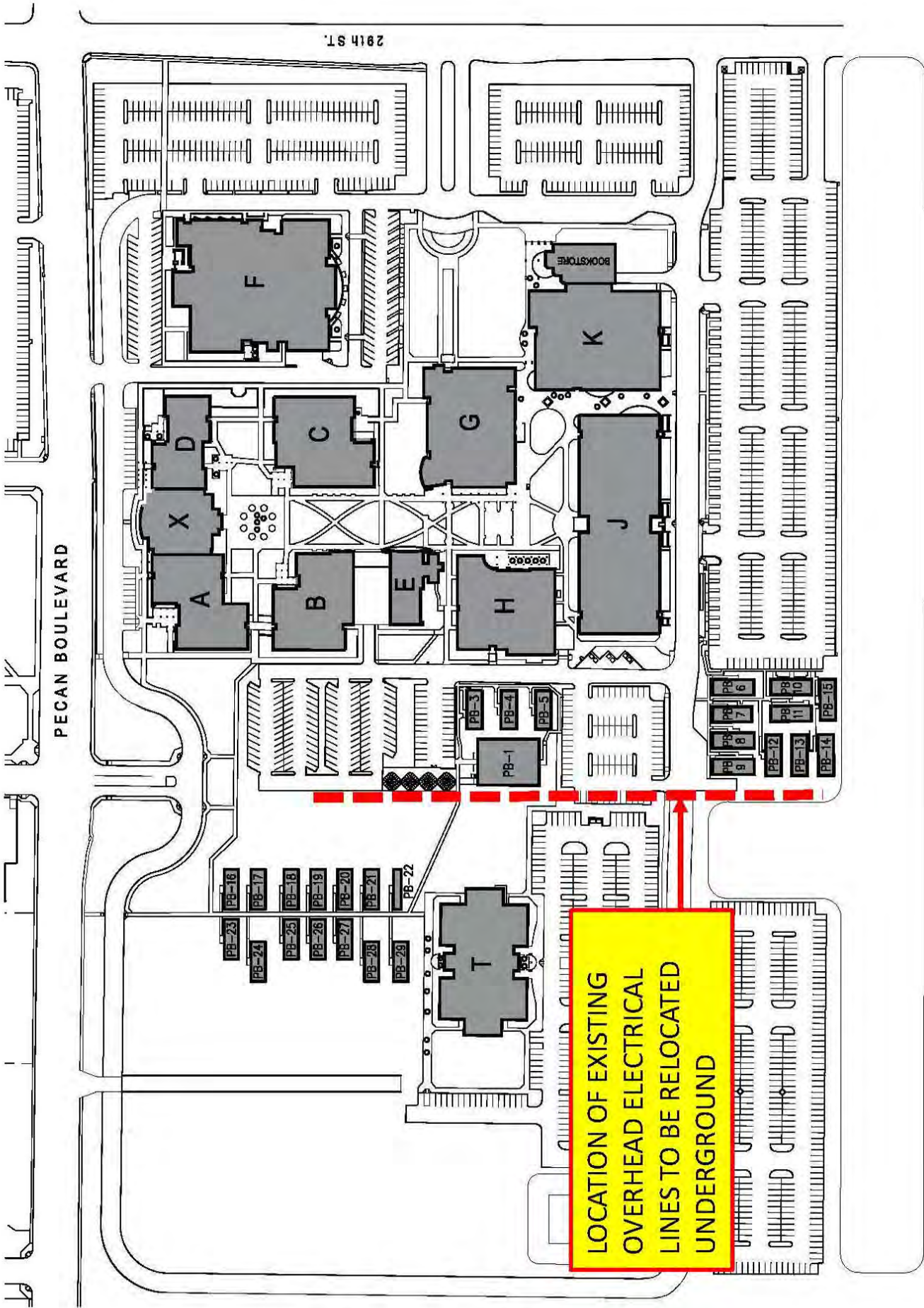
Enclosed Documents

The Purchasing Department has prepared the enclosed proposal tabulation sheet and evaluation summary. For information purposes, a site plan has been included to show the project location.

It is requested that the Facilities Committee recommend Board approval at the August 25, 2015 Board meeting, to contract construction services with Metro Electric in the amount of \$210,478 for the Pecan Campus Relocation of Electrical Power Lines project as presented.

29th ST.

PECAN BOULEVARD



LOCATION OF EXISTING
OVERHEAD ELECTRICAL
LINES TO BE RELOCATED
UNDERGROUND



PECAN CAMPUS 

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS RELOCATION OF ELECTRICAL POWER LINES
 PROJECT NO. 15-16-1008**

VENDOR		Metro Electric, Inc.	Zitro Electric, LLC.
ADDRESS		1901 Industrial Dr	604 Palmview Dr
CITY/STATE		McAllen, TX 78504	Mission, TX 78574
PHONE		956-686-2323	956-581-8899
FAX		956-686-4559	956-581-8892
CONTACT		Michael Gerdes	Mike Pena
#	Description	Proposed	Proposed
1	Base Proposal: Pecan Campus Relocation of Electrical Power Lines	\$ 210,478.00	\$ 189,500.00
2	Begin Work Within	10 Working Days	10 Working Days
3	Completion of Work Within	145 Calendar Days	No Response
TOTAL PROPOSAL AMOUNT		\$ 210,478.00	\$ 189,500.00
TOTAL RANKING POINTS		90.91	78.22
RANKING		1	2

**SOUTH TEXAS COLLEGE
PECAN CAMPUS RELOCATION OF ELECTRICAL POWER LINES
PROJECT NO. 15-16-1008**

VENDOR		Metro Electric, Inc.	Zitro Electric, LLC.		
ADDRESS		1901 Industrial Dr	604 Palmview Dr		
CITY/STATE		McAllen, TX 78504	Mission, TX 78574		
PHONE/FAX		956-686-2323	956-581-8899		
FAX		956-686-4559	956-581-8892		
CONTACT		Michael Gerdes	Mike Pena		
1	The Respondent's price proposal. (up to 45 points)	40.5	40.5	45	45
		40.5		45	
		40.5		45	
		40.5		45	
		40.5		45	
		40.5		45	
2	The Respondent's experience and reputation. (up to 10 points)	10	9.08	9	8.16
		9		8.5	
		8		7	
		9		8	
		9.5		8.5	
		9		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	10	9	8	6.66
		9		7	
		9		4	
		9		6	
		8.5		8	
		8.5		7	
4	The Respondent's safety record (up to 5 points)	5	4.5	3	2.83
		4.5		3	
		4		2	
		4.5		2.5	
		4.5		3	
		4.5		3.5	

**SOUTH TEXAS COLLEGE
PECAN CAMPUS RELOCATION OF ELECTRICAL POWER LINES
PROJECT NO. 15-16-1008**

VENDOR		Metro Electric, Inc.		Zitro Electric, LLC.	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.08	7	6.08
		7.5		6	
		8		5	
		6.5		7	
		6		5	
		7.5		6.5	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	9	8	8	6.16
		8		6	
		7		7	
		8		7	
		8.5		5	
		7.5		4	
7	The Respondent's organization and approach to the project. (up to 6 points)	7	5.75	3	3.33
		5.5		3	
		6		3	
		5.5		4	
		5.5		3	
		5		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	0	0
		7		0	
		7		0	
		7		0	
		7		0	
		7		0	
TOTAL EVALUATION POINTS		90.91		78.22	
RANKING		1		2	

Criteria	Evaluation Points
1. Criterion: The Respondent's price proposal	Maximum 45 points
a. Refer to RFP Section 4, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted
2. Criterion: Respondent's experience and reputation.	Maximum 10 Points
<p>a. Provide total number of current company employees.</p> <p>b. Provide dollar amounts for each project contracted in the past twenty four months.</p> <p>c. Provide number of years your company has been in business.</p> <p>d. Are there currently or in the past five years, any judgments, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers?</p> <p>e. Provide a customer reference list of no less than five (5) organizations for whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in this RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.</p>	<p>Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response</p>

Criteria	Evaluation Points
3. Criterion: The quality of the Respondent's goods or services.	Maximum 10 Points
<ul style="list-style-type: none"> a. Describe your company's quality control program. b. Explain the methods used to maintain quality control in the construction project. c. Describe company's process for addressing warranty claims? d. Describe the experience of key personnel responsible for maintaining quality control. e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance is poor). References for similar projects will be contacted and responses will be considered as part of this evaluation. 	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response
4. Criterion: Respondent's safety record.	Maximum 5 Points
<ul style="list-style-type: none"> a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? c. Have you had any OSHA fines within the last three (3) years? If yes, provide details. 	Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response
5. Criterion: The Respondent's proposed personnel.	Maximum 8 Points
<ul style="list-style-type: none"> a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. b. Describe the project assignments and the percent of time each team member will be involved in the project. c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor 	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response

Criteria	Evaluation Points
6. Criterion: Respondent's financial capability and relation to the size and scope of the project.	Maximum 9 Points
a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response
7. Criterion: The Respondent's organization and approach to the project.	Maximum 6 Points
a. Provide a statement of the project approach. b. Submit a work schedule with key dates and milestones. c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response
8. Criterion: Respondent's time frame for completing the project	Maximum 7 Points
a. Refer to RFP Section 4, Pricing and Delivery Schedule	Score will be calculated based on proposals submitted
Total possible points	100 Points

Definitions of evaluation terms:

Excellent – respondent provided information which fully addressed or exceeded the requirements

Acceptable – respondent provided information which addressed most but not all of the requirements

Marginal – respondent provided minimal information on requirements

Poor/no response – respondent provided inadequate responses to requirements or did not respond.

Review and Recommend Action on Final Completion of the Nursing & Allied Health Campus Parking Lot Expansion and Entry Drive

Approval of final completion and release of final payment for the Nursing & Allied Health Campus Parking Lot and Entry Drive will be requested at the August 25, 2015 Board meeting.

It is recommended that final completion and release of final payment for this project with Texas Cordia be approved. The original cost approved for this project was in the amount of \$655,545.80.

The following chart summarizes the above information:

Available Funds	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$740,000	\$655,545.80	(\$3,135)	\$652,410.80	\$585,747	\$66,663.80

On July 2, 2015, STC Planning & Construction Department staff along with Perez Consulting Engineers inspected the site to confirm that all punch list items were completed. Enclosed is a letter from Perez Consulting Engineers acknowledging all work is complete and recommending release of final payment.

It is recommended that the Facilities Committee recommend for Board approval at the August 25, 2015 Board meeting, the final completion and release of final payment in the amount of \$66,663.80 for the Nursing & Allied Health Campus Parking Lot and Entry Drive project with Protech Mechanical as presented.



August 5, 2015

Dr. Shirley A. Reed
South Texas College
3201 West Pecan Blvd.
McAllen, Texas 78501

Re: FINAL COMPLETION
Rebid - Nursing & Allied Health Campus North Parking Lot Expansion
Project No.: RFP 14-15-1036
Account No. 911676 - Parking Lot Paving and Drainage Improvements
Account No. 916216 - Access Drive Paving Improvements

Dear Dr. Reed,

As requested by Texas Cordia Construction, Ltd., the final site inspection was held on Thursday, July 2, 2015 for this project. Representatives from South Texas College, Perez Consulting Engineers, SSP Design, and Texas Cordia Construction were present during this inspection.

The site was visually inspected and to the best of my knowledge based on the requirements outlined in the contract documents for final completion; we feel that Texas Cordia Construction, Ltd., has fulfilled their obligations in this contract and therefore we recommend final completion and final payment for this project.

We appreciate the opportunity to provide our consulting services to you and look forward to working with you on future projects. If you should have any questions or desire further information concerning this project please feel free to contact our office.

Respectfully submitted,
Perez Consulting Engineers

A handwritten signature in blue ink, appearing to read 'René González', is written over the printed name below.

René González, P.E.

CC: John De La Garza, STC
Rick De La Garza, STC
Texas Cordia Construction, Ltd.
File

Update on Status of Non-Bond Construction Projects

The Facilities Planning & Construction staff prepared the enclosed 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.

NON-BOND CONSTRUCTION PROJECTS PROGRESS REPORT - August 4, 2015

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Construction Phase			Project Manager	Architect/Engineer	Contractor				
		Project Development	Contract Approval	Schematic Approval	Design Phase	Solicitation of Proposals	Construction Phase	Construction Phase									
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	100%	95%	60%	30%	Construction Start	Approve Contractor	Solicit of Proposals	Construction Start	95% Substantial Comp	100%	Final Completion	
Pecan Campus and Pecan Plaza																	
13-1-002	Pecan - Digital Marquee Sign	N/A															
14-1-012	Pecan - Annex Grant/Accountability Office Improvements																
14-1-015	Pecan - Student Services Bldg Modifications																
14-1-021	Pecan - Building A, G, H & X Electrical Disconnects																
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns																
15-1-002b	Pecan - Interior Renovation for Ceramic Arts																
15-1-006	Pecan - Library Study Rooms Additions																
15-1-011	Pecan - Removal of existing trees for Bond projects	N/A															
15-1-012	Pecan - Infrastructure for relocation of Portable Buildings																
15-1-013	Pecan - Relocation of Electrical Power Lines																
15-1-17	Pecan - Student Services Bldg. 1st Floor Modifications																
15-1-020	Pecan - AECHS Service Drive and Sidewalk Relocation																
N/A	Pecan - H.S.I. Grant Training Lab C111 Improvements	N/A															
N/A	Pecan - Professional Development Office Improvements	N/A															
15-1-R02	Pecan - Building A Carpet Replacement																
N/A	Pecan - Building J Exhaust Fan																
15-1-007	Pecan-Health and Wellness Sports Field Lighting																
14-1-016	Pecan Plaza - Continuing Education Space Renovation																
15-1-003	Pecan Plaza - Police Department Emergency Generator																
15-1-004	Pecan Plaza - Asphalt Resurfacing on Back Side																
Mid Valley Campus																	
N/A	MV - Simulation Control Room	N/A															
Technology Campus																	
14-3-R002	TC - West Academic Building Re-roofing																
14-3-R006	TC - HVAC Cooling Tower Replacement																
15-3-R001	TC - Replacement of flooring in Building B																
	TC - Building B Main Doors and Frame Replacement																
	TC - Building C Conference Room																
Nursing and Allied Health Campus																	
14-4-001	NAH - Parking Lot Expansion																
14-4-R004	NAH - Irrigation system upgrades	N/A															
14-4-005	NAH - Subdivision Plat																
15-4-022	NAH - Walls for Library Quiet Study Area																
15-4-R001	NAH - Carpet Replacement II - West Wing (RR)																
Starr County Campus																	
14-5-003	Slairr - Parking Lot 5 and South Drive Lighting																
15-5-R01	Slairr - Carpet Replacement Buildings A, B & C																
New	Slairr - Install Backup Generator for Building E Data Center																
District Wide Improvements																	
14-6-010	DW - Building to Building ADA Accessibility Phase II																
14-6-011	DW - Parking Lots Lighting Upgrades to LED																
15-6-001	DW - Directional Signage																
	DW - H.S.I. Grant Five Tier 1 Labs																

For FY 2014-2015, 25 non-bond projects are currently in progress. 14 have been completed and 22 pending start up - 61 Total

Status of Non-Bond Construction Projects in Progress August 2015

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Digital Marquee Sign	100%	April 2015	1. Design Phase 2. Vendor has finalized design and provided a proposal	\$40,000	TBD	\$0	TBD
Grant/Accountability Office Improvements	100%	January 2015	1. Construction Phase 2. Construction complete	\$24,000	\$96,863.80	\$96,863.80	\$0
Student Services Building Offices Modifications	100%	January 2015	1. Construction Phase 2. Construction complete	\$353,000	\$402,960.40	\$402,960.40	\$0
Buildings A, G, H, & X Electrical Disconnects	100%	March 2015	1. Construction Phase 2. Construction complete	\$100,000	\$98,362	\$98,362	\$0
Covered Area for Ceramic Arts Kilns	100%	June 2015	1. Design phase 2. Design is complete	\$48,750	\$29,250	\$0	\$29,250
Interior Renovation for Ceramic Arts	75%	August 2015	1. Construction Phase 2. Construction in Progress	\$325,000	\$109,209	\$0	\$109,209
Library Additional Study Rooms	15%	June 2015	1. Design phase 2. Design on hold	\$54,000	TBD	\$0	TBD
Removal of Trees for Bond Construction	100%	January 2015	1. Construction Phase 2. Construction complete	\$25,000	\$21,142	\$21,142	\$0
Infrastructure for Relocation of Portable Buildings	25%	November 2015	1. Construction Phase 2. Construction in progress	\$350,000	\$333,249.50	\$0	\$333,249.50
Relocation of Electrical Power Lines	100%	July 2015	1. Design phase 2. Design complete	\$11,250	\$7,387.50	\$0	\$7,387.50

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Student Services Building 1 st Floor Modifications	30%	July 2015	1. Design Phase 2. Design in progress	\$37,500	\$23,125	\$0	\$23,125
AECHS Service Drive and Sidewalk Relocation	75%	August 2015	1. Construction phase 2. Construction in progress	\$60,000	\$49,472	\$0	\$49,472
HSI Grant Training Lab C111 Improvements	100%	February 2015	1. Construction Phase 2. Construction complete	\$0	\$4,882.32	\$4,882.32	\$0
Professional Development Office Improvements	100%	February 2015	1. Construction Phase 2. Construction complete	\$10,000	TBD	\$0	TBD
Building A Carpet Replacement	75%	August 2015	1. Construction Phase 2. Construction in progress	\$60,000	\$34,120	\$0	\$34,120
Building J Science Lab Exhaust Fan	100%	May 2015	1. Construction Phase 2. Construction complete	\$0	\$23,300	\$22,135	\$1,165
Sports Fields Lighting	10%	November 2015	1. Construction phase 2. Construction in progress	\$200,000	\$228,000	\$0	\$228,000
Pecan Plaza Police Department Emergency Generator	75%	June 2015	1. Design phase 2. Design in progress	\$30,000	\$36,308.18	\$29,908.03	\$15,400.15
Pecan Plaza Asphalt Resurfacing on Alley Side	50%	August 2015	1. Construction Phase 2. Construction in progress	\$75,000	\$115,000	\$0	\$115,000
Mid Valley Campus							
Simulation Control Room	30%	August 2015	1. Construction Phase 2. Construction in progress	\$15000	0	0	0
Technology Campus							

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
West Academic Building Re-roofing	30%	October 2015	1. Construction Phase 2. Construction in progress	\$1,698,900	\$1,296,000	\$46,550	\$1,249,450
HVAC Cooling Tower Replacement	95%	May 2015	1. Construction Phase 2. Construction in progress	\$415,000	\$396,000	\$309,179.26	\$86,820.74
Replacement of Flooring in Building B	100%	January 2015	1. Construction Phase 2. Construction complete	\$50,000	\$53,114.15	\$15,462.15	\$37,652
Building B Main Door and Frame Replacement	0%	July 2015	1. Design Phase 2. Contract negotiations in progress	\$7,500	TBD	\$0	TBD
Building C Conference Room Addition	0%	July 2015	1. Design Phase 2. Contract negotiations in progress	\$9,600	TBD	\$0	TBD
Nursing and Allied Health Campus							
Parking Expansion	95%	June 2015	1. Construction Phase 2. Construction in progress	\$740,000	\$665,527.80	\$585,747.25	\$79,780.55
Irrigation System upgrades	10%	August 2015	1. Construction Phase 2. Construction in progress	\$30,000	\$37,767	\$0	\$37,767
Subdivision Plat for 6.63 Acres	95%	August 2015	1. Design Phase, 2. Staff is working with the engineer to finalize subdivision plat 3. Traffic Impact Analysis is complete 4. Conditional use permit approved by City of McAllen 5. Pending recording with Hidalgo County	\$20,000	\$19,690	\$2,900	\$16,790

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Carpet Replacement II – West Wing	100%	June 2015	1. Construction Phase 2. Construction complete	0	0	0	0
Starr County Campus							
Installation of Backup Generator for Data Center	5%	July 2015	1. Design Phase 1. Board approved engineer 2. Design in progress	\$0	TBD	\$0	TBD
District Wide							
Building to Building ADA Accessibility Improvements Phase II	90%	July 2015	1. Design Phase 2. Design work is in progress	\$60,000	\$83,389.03	\$39,695.07	\$43,693.96
Parking Lots Lighting Upgrades to LED	75%	August 2015	1. Construction phase 2. Construction in progress	\$100,000	\$50,691	\$0	\$50,691
Directional Signage Updates	20%	July 2015	1. Project development 2. Work in progress	\$25,000	TBD	\$0	TBD
H.S.I Grant – Five Tier One Lab Conversions	95%	August 2015	1. Construction phase 2. Work in progress	\$25,000	\$22,820	\$0	\$22,820
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