

South Texas College  
 Board of Trustees  
 Facilities Committee  
 Ann Richards Administration Building, Board Room  
 Pecan Campus  
 Tuesday, November 24, 2015  
 @ 2:00 PM  
 McAllen, Texas

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

- I. Review and Recommend Action on Schematic Design of the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements.... 1-4
- II. Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Student Activities Building Expansion ..... 5-16
- III. Review and Recommend Action on Solicitation of Request for Proposals (RFP) for Insurance Agent Services to establish an Owner-Controlled Insurance Program for the 2013 Bond Construction Program..... 17-25
- IV. Review and Recommend Action on Additional Services with Broaddus and Associates for a Wage Scale Determination Survey for the 2013 Bond Construction Program..... 26-30
- V. Review and Recommend Action on Final Guaranteed Maximum Price for the 2013 Bond Construction Pecan Campus Thermal Plant Expansion..... 31-39
- VI. Review and Recommend Action on Renewal of Classroom Lease Agreement with the City of Hidalgo ..... 40
- VII. Review and Recommend Action on Facility Lease Agreement with the City of Edinburg ..... 41
- VIII. Review and Recommend Action on Testing and Balancing Services for District-Wide Non-Bond Construction Projects ..... 42-45
- IX. Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Removal of Existing Trees ..... 46-51
- X. Review and Recommend Action on Construction Services for the Non-Bond District-Wide Building to Building ADA Compliance Phase II..... 52-55
- XI. Update on Status of Non-Bond Construction Projects ..... 56-60
- XII. Discussion and Action as Necessary Regarding Contracts for Geotechnical and Construction Materials Testing Services for the 2013 Bond Construction Program..... 61

## **Review and Recommend Action on Schematic Design of the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements**

Approval of schematic design by R. Gutierrez Engineering for the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements project will be requested at the November 24, 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, R. Gutierrez Engineering 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, R. Gutierrez Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. At the October Facilities Committee Meeting, the Committee requested that the project team meet with the City of McAllen to discuss alternative options for providing a delivery service drive and possibly using the adjacent access road. The design team met with the City of McAllen and discussed various options. It was ultimately recommended that the use of semi-truck trailers should not be allowed for deliveries at this facility. This would allow for a service drive that would eliminate the need for large turning requirements. R. Gutierrez Engineers have designed a revised layout implementing this recommendation. In addition, staff is discussing with Texas A&M University the possibility of allowing the college the use of their access drive located at the southeast portion of the property. This access will be indicated as an alternate on the schematic design plan pending approval by Texas A&M University. At the November 10, 2015 Facilities Committee meeting, the committee requested to revise the bus parking area location. Staff will continue to work with Texas A&M University regarding permission to access the property through the easement.

The proposed Nursing & Allied Health Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - R. Gutierrez Engineering
  
- **Construction Manager-at-Risk**
  - D. Wilson Construction Company
  
- **Construction Cost Limitation (CCL)**
  - \$1,100,000
  
- **Program Scope**
  - 203 Parking Spaces which includes 11 ADA parking spaces
  - Drives, Sidewalks, Student and Bus Drop-Off Areas
  - Infrastructure Improvements
  - Landscaping and Irrigation
  - Grading

### **Funding Source**

The current Construction Cost Limitation (CCL) is \$1,100,000 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 are 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, Technology Resources departments, and Campus Coordinator.

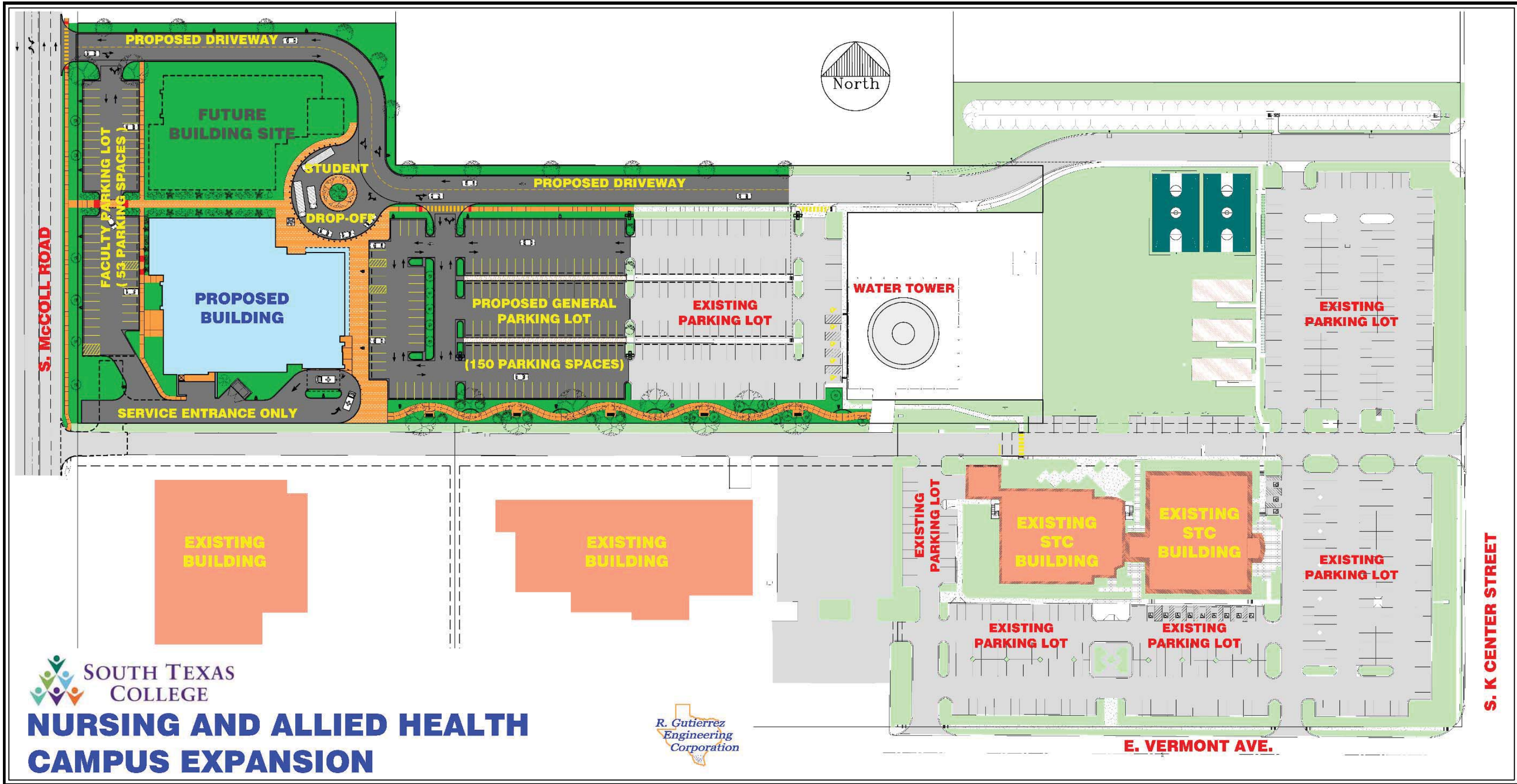
### **Enclosed Documents**

R. Gutierrez Engineering has developed a schematic presentation describing the proposed design.

### **Presenters**

Representatives from Broaddus & Associates and R. Gutierrez Engineering will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

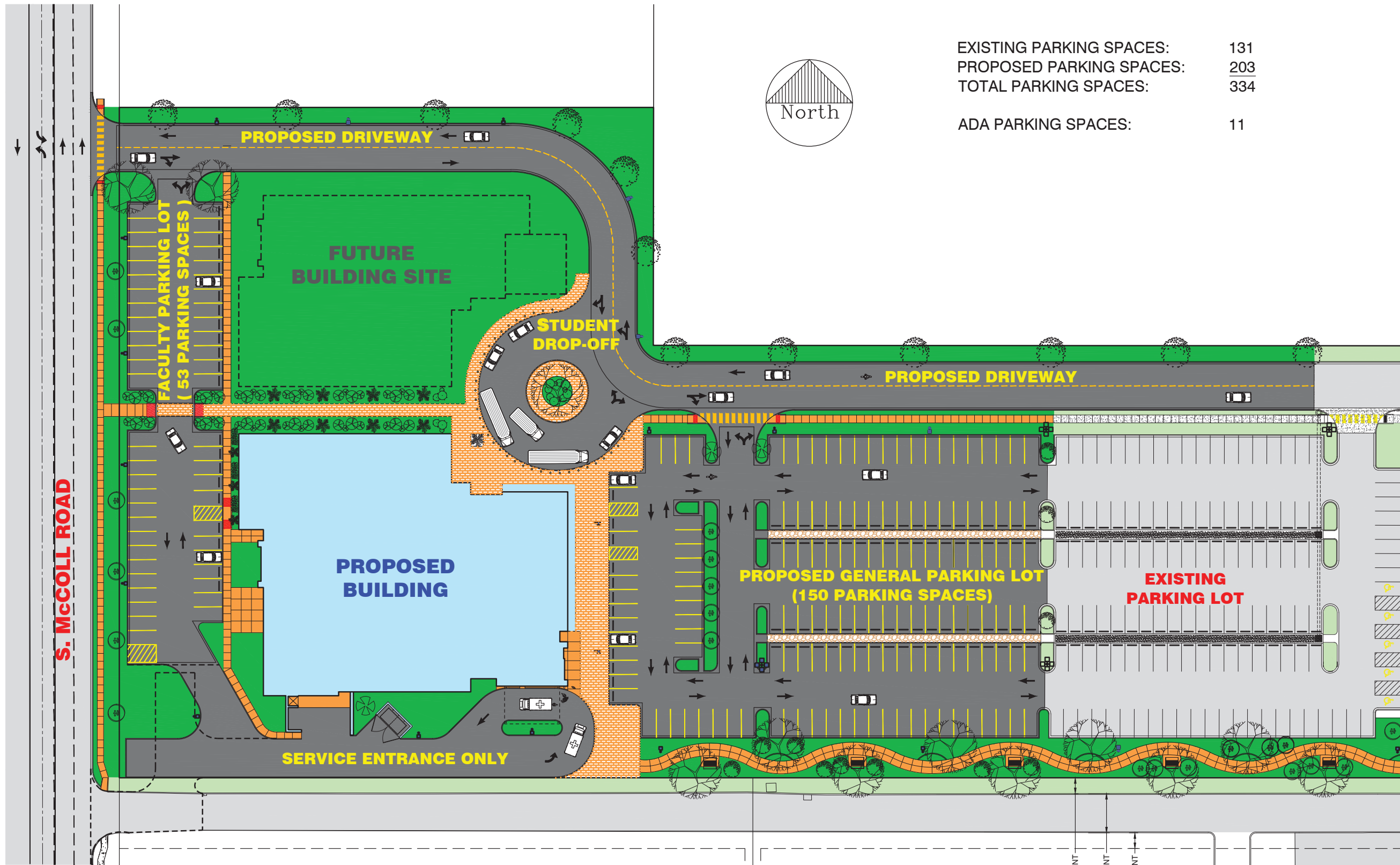
It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the proposed schematic design by R. Gutierrez Engineering for the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements project as presented.




**SOUTH TEXAS COLLEGE**  
**NURSING AND ALLIED HEALTH**  
**CAMPUS EXPANSION**







|                          |     |
|--------------------------|-----|
| EXISTING PARKING SPACES: | 131 |
| PROPOSED PARKING SPACES: | 203 |
| TOTAL PARKING SPACES:    | 334 |
| ADA PARKING SPACES:      | 11  |

# NURSING AND ALLIED HEALTH CAMPUS EXPANSION



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

Approval of schematic design by Mata Garcia Architects for the 2013 Bond Construction Starr County Campus Student Activities Building will be requested at the November 24, 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. At the August 11, 2105 Facilities Committee Meeting, a proposed schematic design was presented to the Committee and the Committee asked that the design team review their scope and budget and bring the design back to the Facilities Committee when it was in line with the Board's original request. At the November 10, 2015 Facilities Committee meeting, the Committee requested to increase the square footage of the Student Event Center to accommodate 200 guests. The design team has since then revised the scope and includes the following:

- **Architect**
  - Mata Garcia Architects
  
- **Construction Manager-at-Risk**
  - D. Wilson Construction

- **Construction Cost Limitation (CCL)**
  - \$850,000
  
- **Program Scope**
  - SQ FT – 5,150
  - 1 Floor
  
  - **Lobby**
  
  - **Student Event Center**
  
  - **Support Spaces**
    - Storage
    - A/V Storage
    - Mechanical
    - Electrical
    - Fire Riser Room

### **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, Administration, Academic Staff, Instructional Technologies, Technology Resources departments, and Coordinated Operations Council.

### **Enclosed Documents**

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

### **Presenters**

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.

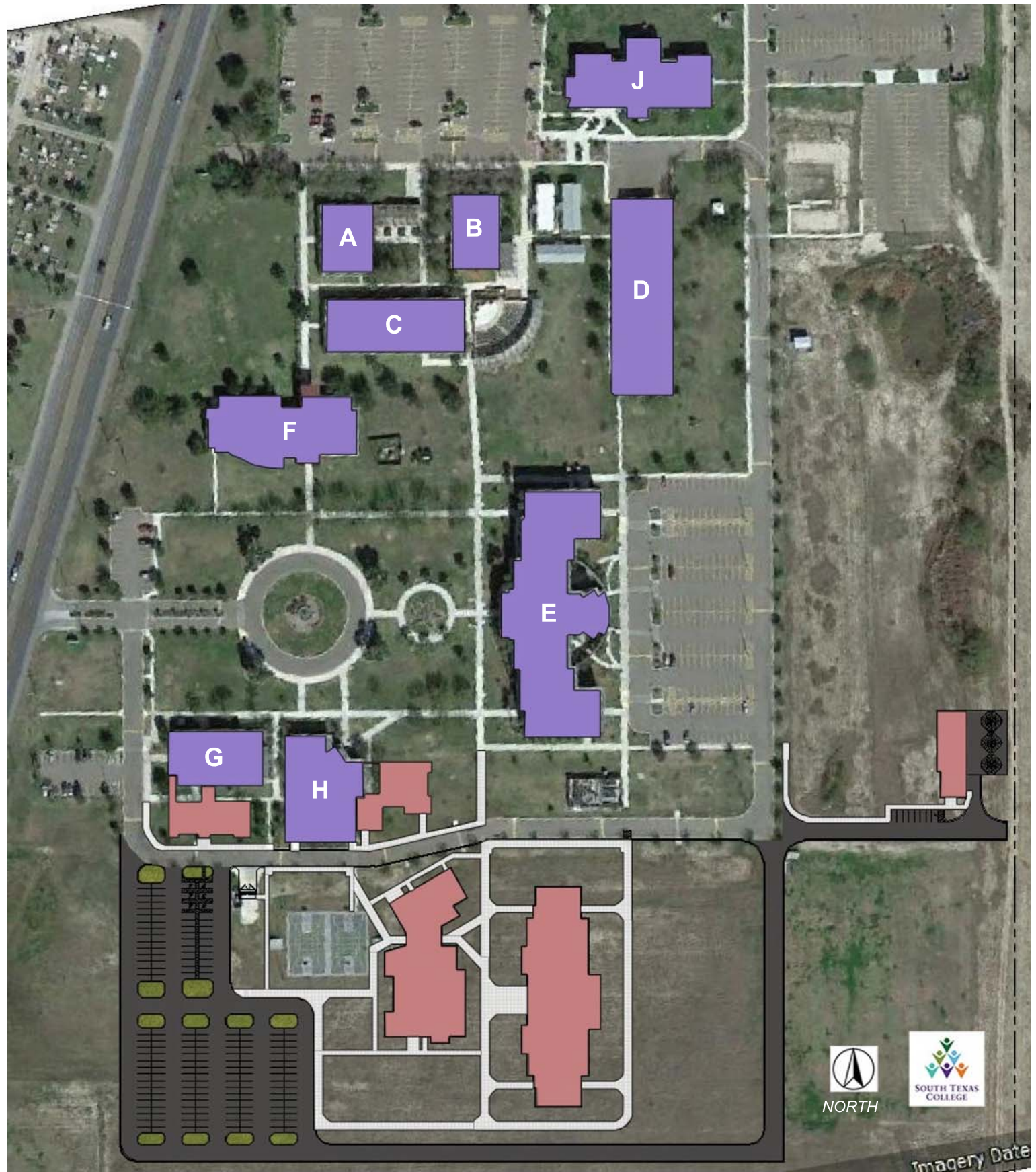
It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the proposed schematic design of the 2013 Bond Construction Starr County Campus Student Activities Building Expansion as presented.

South Texas College  
Starr County Campus

# Student Activities Expansion







South Texas College  
Starr County Campus  
Building "H" \* Site Plan  
Student Activities Expansion





< South Elevation \* Existing < | > South Elevation \* Expansion >



<

East Elevation \* Expansion

>







< Courtyard \* West Elevation | Lobby \* Cross-Section >



< North Elevation \* Expansion < | > North Elevation \* Existing >



SOUTH TEXAS  
COLLEGE





Starr County Campus \* South Elevation \* Student Activities Expansion

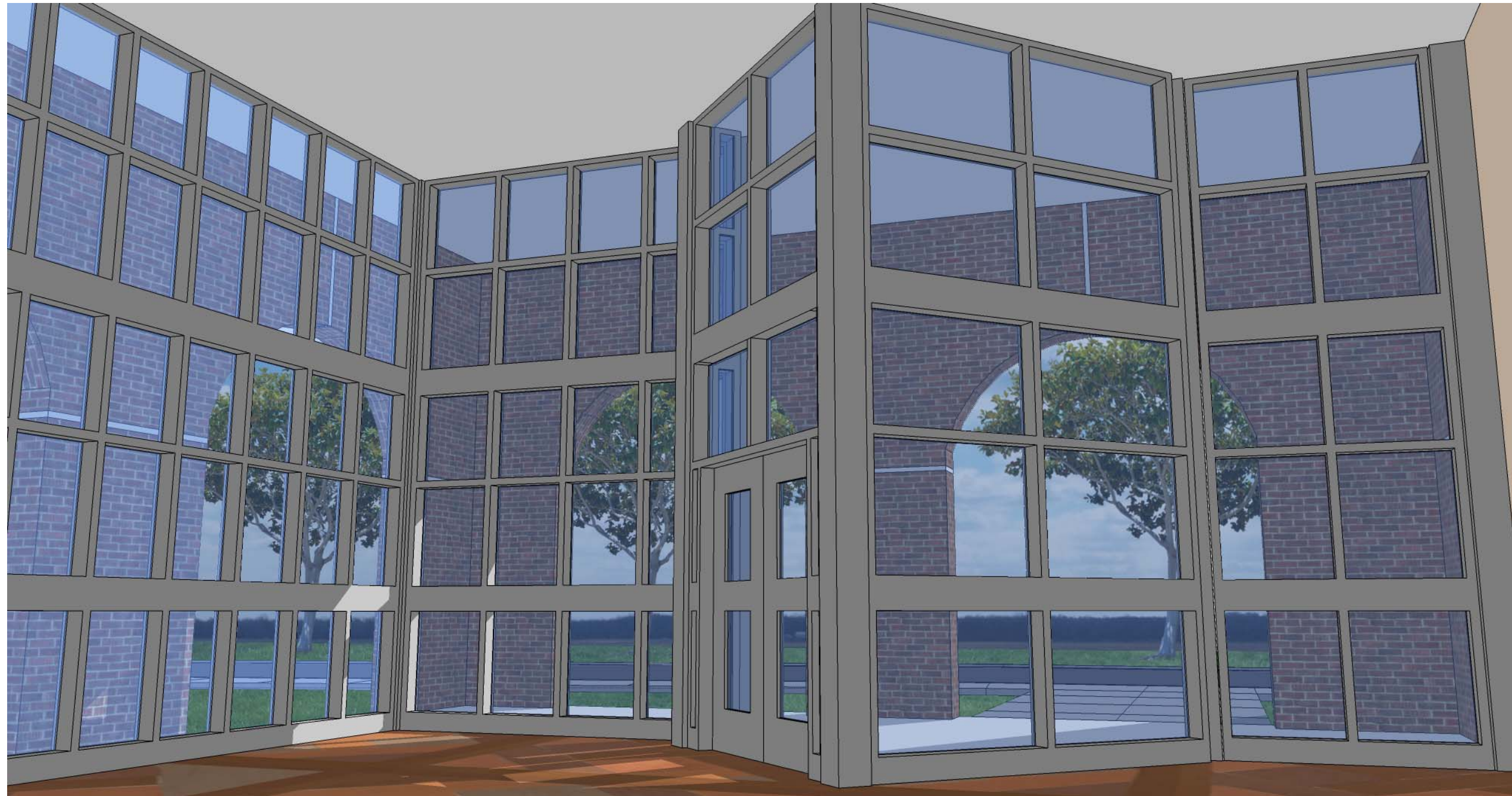






Starr County Campus \* North Elevation \* Student Activities Expansion



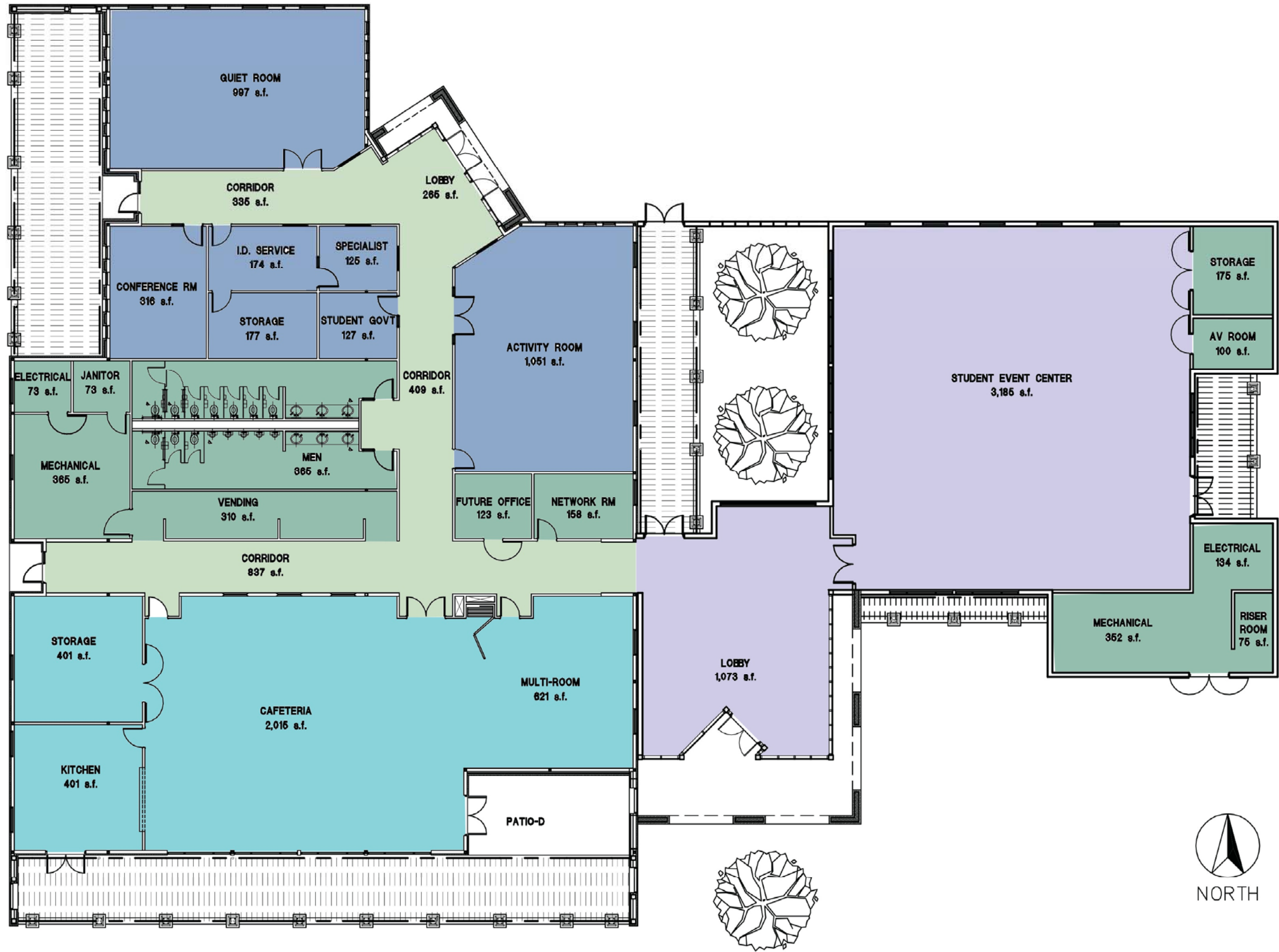


Interior of Lobby Looking South \* Student Activities Expansion

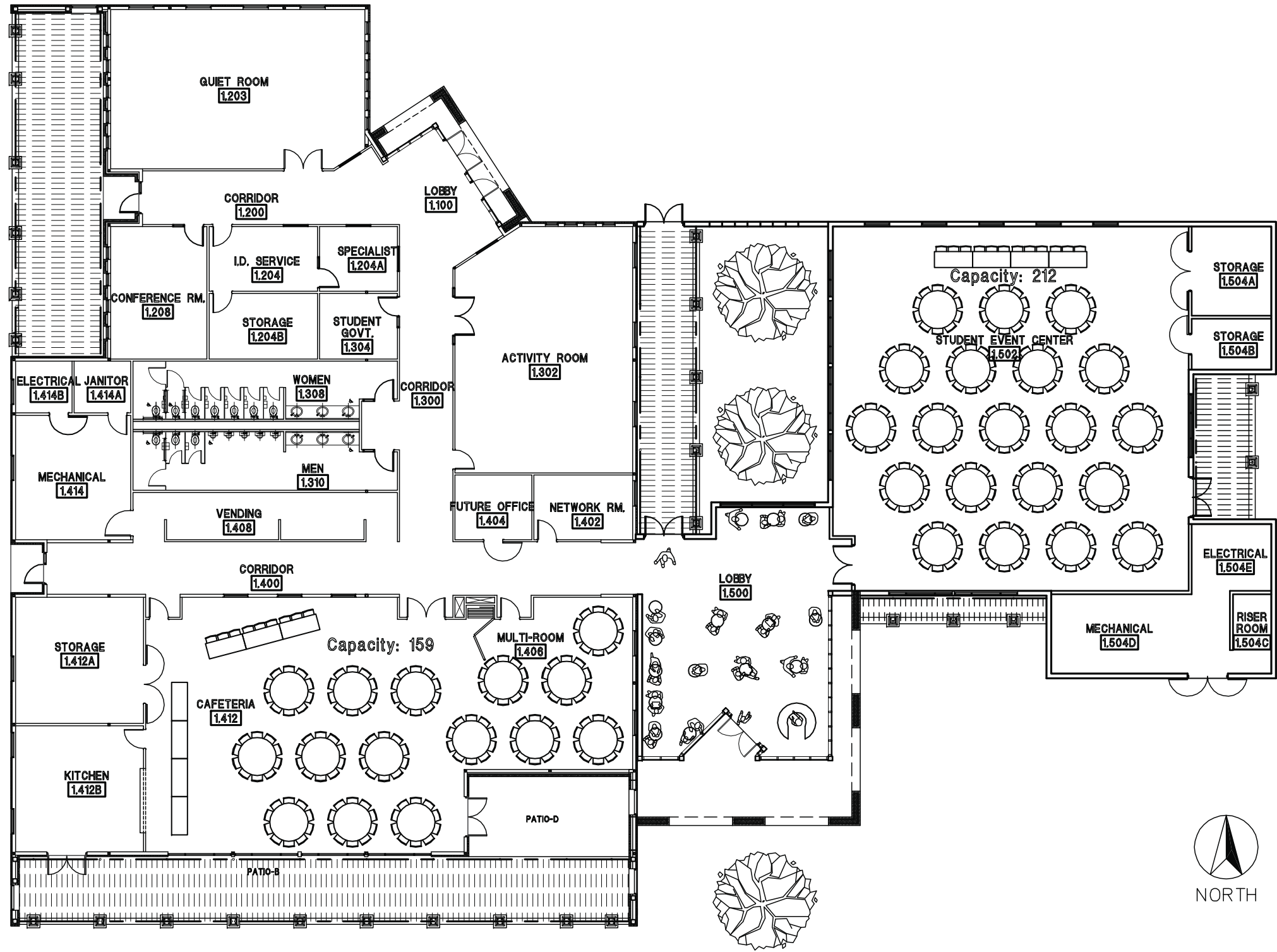


SOUTH TEXAS  
COLLEGE





< Floor Plan \* Existing | Floor Plan \* Expansion >



< Existing Facility | Proposed Expansion >

**Floor Plan \* Community Event Seating Layout**







**Review and Recommend Action on Solicitation of Request for Proposals (RFP) for Insurance Agent Services to establish an Owner-Controlled Insurance Program for the 2013 Bond Construction Program**

Approval to solicit for insurance agent services to establish an owner-controlled insurance program for the 2013 Bond Construction program will be requested at the November 24, 2015 Board meeting.

Background

An Owner-Controlled Insurance Program (OCIP) are insurance policies held by a property owner during the construction or renovation of a property, which is typically designed to cover virtually all liability and loss arising from the construction project. The policies solicited may include the following OCIP Insurance coverages:

- a. Worker's Compensation, including Employer's Liability
- b. Commercial General Liability
- c. Umbrella and/or Excess Liability
- d. Builder's Risk
- e. Environmental
- f. Other necessary or appropriate coverage

The OCIP will be designed to protect the District, its agents, contractors, and subcontractors of every tier from loss resulting from construction related activities. Coverage will not be extended to materials, dealers, delivery persons, and other who do not have employees working on the construction site.

The traditional method for insuring construction consists of each general contractor and sub-contractor obtaining their own insurance policies from any provider of their choosing. In turn, they build their policy premiums into their cost structure, which in turn becomes part of their bids. This means that by accepting a general contractor's successful bid, the property owner is indirectly paying for administrative overhead at dozens of separate insurance brokers and insurance companies.

In OCIP, all construction, materials, hazard, workers' compensation, terrorist, and other building-related insurance is purchased by the property owner as part of a single policy from a single insurer.

Description / Details

Under an Owner-Controller Insurance Program (OCIP), a policy would be purchased by the College as part of a single policy from one or more insurers. South Texas College would purchase coverage exclusively for the entire bond project. It may include other lines of coverage such as Worker's Compensation.

Benefits of using an OCIP

1. The Policy would be purchased at one (1) policy premium versus several spread among contractors and subcontractors.

2. The College gains direct control over premiums and coverage terms by working directly with an intergovernmental risk pool or an insurance agent.
3. The College chooses its insurance limits and policy terms and conditions.
4. The completed operations portion follows the state statute of repose. Assuming the course of the construction is three (3) years, the policy period and the extended completed operations period would be thirteen (13) years (3+10=13).
5. Litigation – the College would deal with one set of policies as opposed to the contractor and sub-contractor carriers.
6. Allows for maximizing local participation by including subcontractors which might not otherwise have access to meeting insurance requirements
7. Savings will be realized implementing this program

The proposed timeline is as follows:

| #  | Process  | Date                                  |
|----|--|---------------------------------------|
| 1  | Request for Proposals (RFP) Advertised   | November 25, 2015<br>December 2, 2015 |
| 2  | RFP Issued to Prospective Bidders  | November 25, 2015                     |
| 3  | Proposals Due  | December 15, 2015                     |
| 4  | Evaluation of Proposals  | January 4, 2016                       |
| 5  | Facilities Committee Review  | January 12, 2016                      |
| 6  | Board Approval to Award Contract   | January 26, 2016                      |
| 7  | Negotiate the Contract with the Awarded Agent  | January 27-29, 2016                   |
| 8  | Agent will Solicit Insurance Coverage Proposals  | February 1-19, 2016                   |
| 9  | Agent will Evaluate Insurance Proposals  | February 22-25, 2016                  |
| 10 | Agent will provide Insurance Information with recommendations to South Texas College                                 | February 26, 2016                     |
| 11 | Insurance Proposals Summary will be on March Facilities Committee agenda for consideration                           | March 8, 2016                         |
| 12 | Facilities Committee will provide a recommendation at the March Board Meeting for the purchase of insurance coverage | March 29, 2016                        |

**Presenters**

Raul Cabaza, the college’s risk management consultant, will review with the Committee the Owner-Controlled Insurance Program and will be available to address related questions.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, to solicit for insurance agent services to establish an owner-controlled insurance program for the 2013 Bond Construction program as presented.

# OWNER CONTROLLED INSURANCE PROGRAM



## (OCIP)

- ▣ Insurance policy held by property owner
- ▣ To cover liability and loss arising from the construction project

# Policies solicited may include

- a. Worker's Compensation, including Employer's Liability
- b. Commercial General Liability
- c. Umbrella and/or Excess Liability
- d. Builders Risk
- e. Environmental
- f. Other Necessary or appropriate coverage

## Benefits:

- ▣ Rates and Coverage terms are controlled by South Texas College
- ▣ Policy is modified by making changes to exclusions
- ▣ More contractors to bid
- ▣ Reduces the cost of the project
- ▣ 13 year policy period

# Estimated Cost

- ▣ Rule of thumb
- ▣ Estimated premiums - 1% of the hard cost

# Administration Cost

- ▣ Wrap administrator - Estimated \$30,000
- ▣ Enrolls all subcontractors
- ▣ Collects - maintains certificates

# OCIP Process

- ▣ Used by, large university systems, school districts
- ▣ Timeline is in your board packet



## **Review and Recommend Action on Additional Services with Broaddus and Associates for a Wage Scale Determination Survey for the 2013 Bond Construction Program**

Approval of additional services with Broaddus & Associates for a Wage Scale Determination Survey for the 2013 Bond Construction Program will be requested at the November 24, 2015 Board meeting.

### **Purpose**

A Wage Scale Determination Survey is needed to establish legitimate prevailing wages associated with the various construction worker classifications.

### **Justification**

The requirement to enforce Prevailing Wages is detailed in Texas Government Code, Title 10, Chapter 2258 – Prevailing Wage Rates (referenced in Article III of STC's UGCs). In summary, the Code mandates that localities pay prevailing wage rates for public construction projects or face monetary penalty. The Code defines the method for determining prevailing wages as either by a survey or adoption of the Davis-Bacon (DB) Act determined rates. Many states throughout the US conduct Prevailing Wage Determining Surveys annually, however, Texas does not.

The consequences of relying on DB wage determinations (common practice in the Valley) are severe, but most notably to owners is the cost impact. Locally applied DB wage rates are, on average, 36% higher than the mean wage data for identical trades, as collected by the Texas Workforce Commission for the Rio Grande Valley. The range of disparity when using DB is significant and just a few key examples of the higher rates are; Masons 23% higher, Carpenters 17% higher, Electricians 46% higher, and Plumbers 180% higher.

### **Background**

Broaddus & Associates has successfully conducted or assisted with similar studies at two other higher education in Texas and has the knowledge and available resources to produce a comprehensive survey. Broaddus & Associates initially submitted a proposal in the amount of \$89,088 for these additional services. After further discussion and negotiations, Broaddus & Associates submitted a revised proposal in the amount of \$81,620. The proposal anticipates completion of the survey within four (4) months from initiation.

### **Funding Source**

Funds are available in the FY 2015-2016 Bond Construction Program management fund.

### **Enclosed Documents**

A proposal dated November 17, 2015 from Broaddus and Associates is enclosed.

**Presenters**

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to address any questions related to the wage scale determination survey.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, additional services with Broaddus & Associates in the amount of \$81,620, which includes reimbursable expenses, for a Wage Scale Determination Survey for the 2013 Bond Construction Program as presented.



November 17, 2015

Ms. Mary G. Elizondo  
Vice President for Finance and Administrative Services  
South Texas College  
Pecan Campus, Bldg. N, Suite 179  
3200 W. Pecan Blvd.  
McAllen, TX 78501

Re: Prevailing Wage Determination Survey

Dear Ms. Elizondo:

Broaddus & Associates is pleased to submit our proposal to conduct a Prevailing Wage Determination Survey of the Rio Grande Valley for South Texas College. In our role as STC's trusted advisor, we will work together to maximize local participation and reflecting local construction labor Prevailing Wages in the Valley.

The purpose of this initiative is to establish legitimate prevailing wages associated with the various construction worker classifications. The requirement to employ Prevailing Wages is detailed in Texas Government Code, Title 10, Chapter 2258 – Prevailing Wage Rates. In summary, the Code mandates that localities (which may include a municipality, county or district) pay prevailing wage rates for public construction projects or face monetary penalty. The Code defines the method for determining prevailing wages as either by a survey or adoption of the Davis-Bacon (DB) Act determined rates. Many states throughout the US conduct Prevailing Wage Determining Surveys annually – Texas does not.

The consequences of relying on DB wage determinations (common practice in the Valley) are severe, but most notably to owners is the cost impact. Locally applied DB wage rates are, on average, **36%** higher than the mean wage data for identical trades collected by the Texas Workforce Commission for the Rio Grande Valley. The range of disparity when using DB is significant and just a few key examples of the higher rates are; Masons 23% higher, Carpenters 17% higher, Electricians 46% higher, and Plumbers 180% higher.

In considering your \$120M Construction portion of Bond Program to fully appreciate the value of having accurate Prevailing Wages, we submit the following comparison:

**\$120M** Construction Cost – All Campuses  
Labor typically **35%-40%** for Construction Cost = **\$42-\$48M**  
Davis Bacon Impact (if only **20%** higher) = **\$8.4-\$9.6M**

You could save **7-8%** of the total construction costs on every project by simply using appropriate wage rates.

The Texas Workforce Commission, the Rio Grande Valley Chapter of the AGC, and the local contracting community support this survey initiative and are prepared to share information and resources aimed at completing our goal. However, the governing entity has to be proactive in establishing a methodology by reaching out to the community. The City of McAllen attempted to conduct a wage rate survey earlier this year, but failed to complete and publish a final report. After sending more than 350 solicitations for information to individual contractors the City received only four responses. They didn't commit the

# BROADDUS & ASSOCIATES

INNOVATIVE PROJECT MANAGEMENT AND PLANNING

resources to 'pull' information and follow-up on their initial effort and consequently abandoned the survey. However, in preliminary discussions, they have expressed an interest in monetary participation.

Broaddus & Associates successfully conducted a similar study for the UT System in the early 2000's and our proposed Project Leader, Hugh Cronin, assisted with a Wage Determination survey for the Texas Tech System in Lubbock, TX in 2010. We are proposing Mr. Cronin to focus on this initiative and have the necessary knowledge and available resources to produce a comprehensive survey.

In addition, to this initiative this market survey will allow for our team to gauge construction contractor capacity due to the size of this program and perk interest of the community that this is forthcoming.

Our proposal anticipates completion of the survey within four (4) months from initiation and assumes the following resources;

- Program Executive – approx. 3 hours/month for four months – DEC 2015 thru MAR 2016, (\$210 X 12 hrs. = \$2,520)
- Sr. Project Manager – approx. 65 hours/month for four months – DEC 2015 thru MAR 2016, (\$175 X 260 hrs. = \$45,550)
- Sr. Cost Estimator – approx. 56 hours/month for four months – DEC 2015 thru MAR 2016, (\$150 X 224 hrs. = \$33,600)

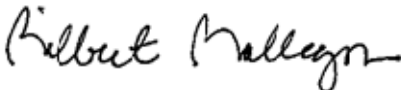
Reimbursable expenses are a included lump sum amount which includes travel, postage, reproduction, etc.

Our proposed total fee is \$81,620 or \$20,405 month which includes reimbursable expenses. This is a lump sum amount that will not include mark-up. Invoices will be billed on a monthly basis for the duration of the engagement.

We feel that we have provided a highly experienced team to complete this survey and our firm is committed to its success. Experience and qualifications are nothing without commitment from the top of the company. Our clients are our first priority and we are personally available at all times and especially when needed most.

I hope this meets your approval and please let me know if you have any questions or require additional information.

Respectfully,



Broaddus & Associates, Inc.  
Gilbert Gallegos, AIA

cc: Dr. James Broaddus  
Mr. Hugh Cronin



## **Scope of Work / Schedule**

### **Data Solicitation (Month 1)**

- Develop Questionnaire / Response Form
- Compile List of Relevant Projects
- Compile List of GCs and Subcontractors (not currently associated w/ Bond Program)
- Phone Contact w/ GCs and Subcontractors
- Kick-off Event to Explain Process / Share Projects with Contractors
- Email / Mail to all Contractors with Data Request

### **Data Collection (Months 2 & 3)**

- Follow-up Reminder Phone Calls / Emails to Contractors
- Sort / Classify Received Data
- Evaluate Relevancy of Data

### **Data Analysis (Month 4)**

- Review / Analyze Data
- Identify Gaps
- Present Data
- Review Project Progress

### **Final Report (Month 4)**

- Compile Draft Report
- Issue Final Report
- Presentation / Approval by Board of Trustees

## **Review and Recommend Action on Final Guaranteed Maximum Price for the 2013 Bond Construction Pecan Campus Thermal Plant Expansion**

Approval of the Final Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus Thermal Plant will be requested at the November 24, 2015 Board meeting.

### **Purpose**

Authorization is being requested to approve the final GMP for the Pecan Campus Thermal Plant Expansion.

### **Justification**

A Guaranteed Maximum Price is the method used by the Construction Manager-at-Risk (CM@R) to present their proposed construction cost to provide the Owner with a complete and functioning building.

### **Background**

On September 10<sup>th</sup>, 2015, the Board approved the Partial GMP for the Pecan Campus Thermal Plant in the amount of \$318,139. The approval of a partial GMP was necessary at that time to meet the scheduled date of completion for this project. Since then, the Construction Manager-at-Risk (CMR) has received the necessary construction documents from the Engineer to develop the final GMP in the amount of \$3,437,000 which includes the initial partial GMP.

The initial project budget included the cost of two chillers, which have subsequently been removed from the GMP to be purchased through volume procurement. Broaddus & Associates estimates that the volume procurement of both chillers will cost approximately \$500,000. The final GMP plus the purchase of two chillers totals to \$3,937,000 which is expected to be within the current Construction Cost Limitation (CCL) of \$4,300,000.

Two construction alternates included in the GMP Schedule of Values will be presented to the Facilities Committee and Board on November 24, 2015. The alternates are for construction elements that were not within in the original 2013 Bond Construction Program scope. These elements include a screening enclosure and a framework to assist in safe maintenance, and were added during the initial design phase. They were subsequently included in the Board-approved schematic design to allow pricing in the GMP. Because these elements would exceed the CCL, they are included here as alternates. Broaddus & Associates has determined there are sufficient contingency funds available to include both alternates with Board approval.

| <b>Construction</b>                        | <b>Cost</b>               |
|--|---------------------------|
| GMP (including partial)                    | <b>\$3,437,000</b>        |
| 2 Chillers (estimated bulk procurement)    | <b><u>\$500,000</u></b>   |
| <b>Proposed Total:</b>                     | <b><u>\$3,937,000</u></b> |
| Alternate 1 – Enclosure Structure          | <b>\$616,000</b>          |
| Alternate 2 – Add Center Framing           | <b><u>\$141,000</u></b>   |
| <b>Proposed Total w/ Alternates:</b>       | <b>\$4,694,000</b>        |
| <b>Construction Cost Limitation (CCL):</b> | <b><u>\$4,300,000</u></b> |
| <b>Deficit (Source-Contingency Funds):</b> | <b><u>\$394,000</u></b>   |



**Funding Source**

Funds for these expenditures are budgeted in the 2013 Bond construction budget for FY 2015-2016.

**Reviewers**

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

**Enclosed Documents**

A Final GMP submitted by D. Wilson Construction Company is enclosed in the prescribed form provided by Broaddus & Associates and is included as an exhibit to the contract between South Texas College and D. Wilson Construction Company. Also enclosed are schematic floor plans and exterior elevations for the cooling tower yard.

**Presenters**

Representatives from Broaddus & Associates, Halff Associates, and D. Wilson Construction Company will be present at the Facilities Committee meeting to present the submitted Final GMP.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, the final guaranteed maximum price (GMP) in the amount of \$3,437,000 for the 2013 Bond Construction Pecan Campus Thermal Plant as presented.



**South Texas College – Pecan Campus  
75% CD/GMP Thermal Plant Expansion  
Guaranteed Maximum Price**

**November 5, 2015**

Mr. Rolando Garcia  
Senior Project Manager  
1100 East Jasmine, Suite #102  
McAllen, TX 78501

RE: STC Thermal Plant Expansion  
South Texas College - Pecan Campus  
3201 West Pecan  
McAllen, TX 78501  
Guaranteed Maximum Price

Dear Mr. Garcia:

D. Wilson Construction Company (DWC) is pleased to submit a Guaranteed Maximum Price (GMP) for the above referenced project. We are submitting a proposal which includes GMP Form Exhibit C, GMP Proposal Basis, GMP Construction Documents & Revisions Legend, GMP Schedule of Values, DWC Division Assumptions and Clarifications, and a Project Schedule for the referenced property site improvements.

The proposed construction team for this project is comprised of Claudio Velasco, Project Manager; Pilar Anzaldúa Garza, Assistant Project Manager; and Larry Quintanilla, Superintendent. We have included the team's resume detailing their experience and training for your review.

D Wilson Construction recommends a meeting to review the GMP proposal basis and to verify all document inclusions and exclusions prior to accepting the final GMP proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bill Wilson', is written over a light blue horizontal line.

**Bill Wilson, President  
D. WILSON CONSTRUCTION CO.**

General Construction | Design Build | Construction Management

P.O. Box 3455 • 1209 East Pecan • McAllen, Texas 78502-3455 • 956-686-9573 • Fax 956-686-3270

[www.dwilsonconstruction.com](http://www.dwilsonconstruction.com)



South Texas College – Pecan Campus  
75% CD/GMP Thermal Plant Expansion  
Guaranteed Maximum Price

November 5, 2015

### GMP Proposal Basis

Our Guaranteed Maximum Price (GMP) proposal is based on the construction documents listed as South Texas College, Thermal Plant Expansion, 75% CD/GMP SET by Halff Associates and dated August 10, 2015. The Construction Documents consultants include Halff Associates for MEP engineering, Wrightson/Johnson/Haddon/Williams, WJHW for architectural, and Chanin Engineering LLC for structural engineering. Construction Documents used for this GMP cost amount are listed in detail in Tab 2 of this proposal as the Construction Documents Legend.

The GMP cost amount is detailed in Tab 4 and has some Assumptions and Clarifications which will detail the scope of work that has been included as base bid. We hereby propose a price of **Three Million, Four Hundred Thirty Seven Thousand Dollars (\$3,437,000)**, this amount is with the D Wilson Construction listed Division Assumptions and Clarifications.

We have developed a milestone schedule which will meet the agreed upon project schedule objectives:

|                    |  |
|--------------------|--|
| August 10, 2015    | Issued 75% CD GMP Pricing Set                  |
| August 26, 2015    | Advertise GMP Bids for September 16, 2015      |
| November 5, 2015   | Submit GMP Proposal to Broaddus & Associates   |
| November 10, 2015  | Facilities Board Review & Recommendations      |
| November 24, 2015  | Board Approval                                 |
| December 1, 2015   | Start Construction for Switch over Target Date |
| December 22, 2015  | Main Electrical Power Switch Over              |
| September 30, 2016 | Substantial Completion                         |

Once approved, all documents in this proposal shall become part of the final GMP Contract.



**EXHIBIT C**  
**GUARANTEED MAXIMUM PRICE PROPOSAL**

We hereby submit to the South Texas College District D("STC") pursuant to the provisions of Article V of the CMR-At-Risk Contract by and between STC and **D Wilson Construction Company (CMR)** da **November 05, 2015** (the "Contract"), a **Guaranteed Maximum Price** for th **STC Pecan Campus Thermal Plant Expansion** Project, \_\_\_\_\_ project number, (as defined in the Contract) based on the Contract Documents (as defined by the Contract) development for the Project, as follows:

1. A not-to exceed amount for the reimburseable Cost of the Work provided by the Contract:

Provide detailed breakdown by project element, phase, stage, schedule of values, separate subcontract, or as otherwise specified by Owner for this Project.

\$ 2,981,000

2. A not-to-exceed amount for General Conditions items provided by CMR pursuant to the Contract (provide detailed breakdown by project element, phase, stage, schedule of values, separate subcontract, or as otherwise specified by Owner for this Project)

\$ 184,000

3. A total, not-to-exceed amount for contingencies for design completion, assumptions and clarifications, bidding, and price escalation:

(provide detailed breakdown as required by Contract or as specified by Owner)

\$ 100,000

- 4. Total of CMR's Construction Phase Fees pursuant to the Contract \$ 122,000
  
- 5. A construction contingency allowance the Owner will provide. This is a lump sum amount from which changes are to be paid in accordance with the Uniform General Conditions and the Supplementary General Conditions. Any unused amount will be deducted from the Guaranteed Maximum Price by Change Order. \$ 50,000
  
- 6. TOTAL OF 1 THROUGH 5 \$ 3,437,000

This figure shall be the Guaranteed Maximum Price (GMP) which we hereby guarantee to the Owner. Attached is a breakdown showing the dollar amount allocated to each bidding package; all of which the GMP amount.

Corporations/LLC's: Attest



Corporate Secretary  
or:  
Other business forms: Witness:

\_\_\_\_\_  
Seal:

D.Wilson Construction Company

By: 

Name: Bill Wilson (print or type)

Title: President

Date of Signature 11-5-2015.

Accepted and Agreed  
South Texas College District

By: \_\_\_\_\_  
(original signature)

Name:  
Title:  
Date: \_\_\_\_\_



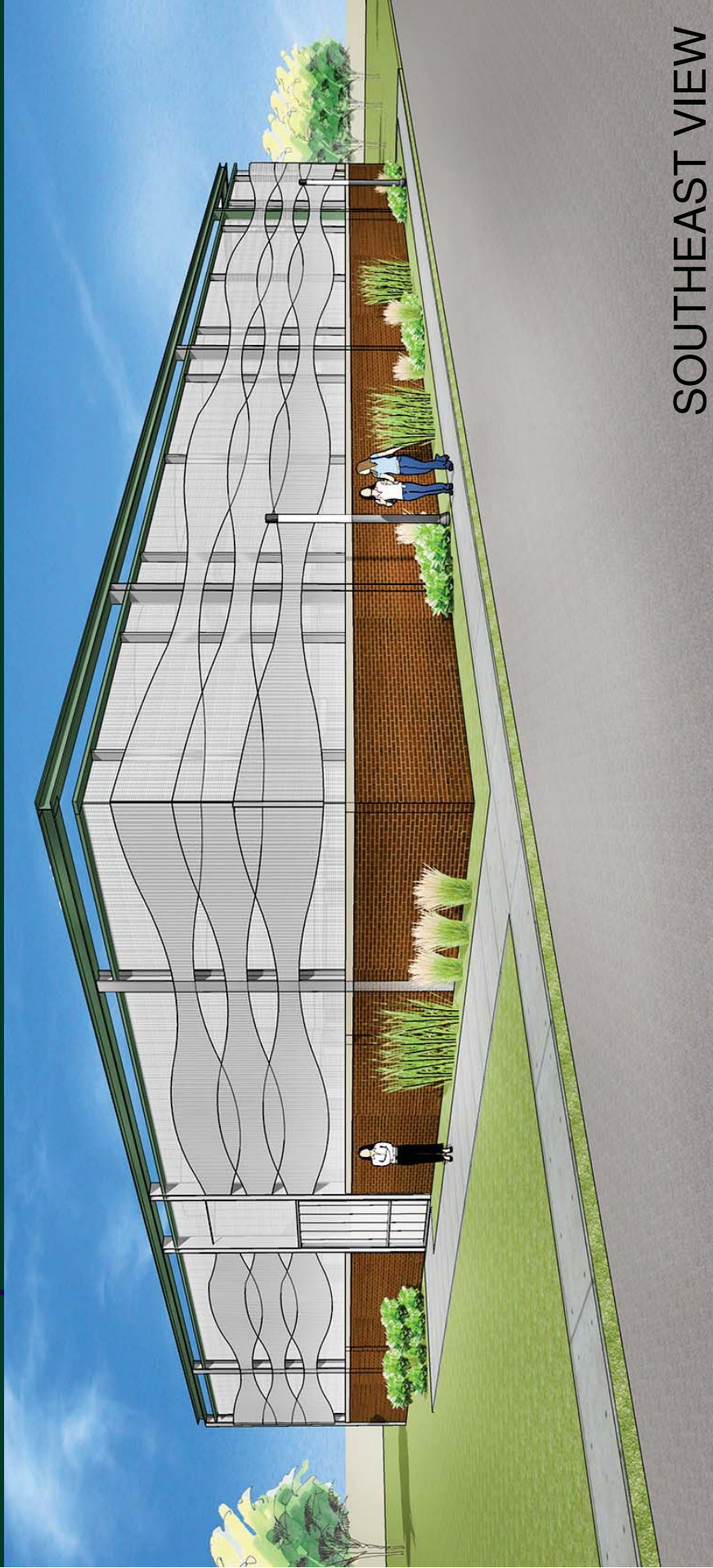
McAllen • San Antonio

|             |                                     |                     |             |
|-------------|-------------------------------------|---------------------|-------------|
| JOB:        | STC Pecan - Thermal Plant Expansion | Addendum:           | 3           |
| DATE:       | Wednesday, November 04, 2015        | Alternates:         | 2           |
| Completion: | August 3, 2016                      | Contract docs:      | AIA         |
| Duration:   | 303 Days                            | Liquidated damages: | \$ 1,000.00 |
|             | 10 Months                           | Sub list required:  | Yes         |
| Due:        | September 16, 2015 12:00 AM         | Square Feet:        | 13,560      |

| CSI Section | Pecan TPE GMP Schedule of Values | Base Bid<br>Amount | Alt. #01<br>Enclosure<br>Structure | Alt. #02<br>Add Center<br>Framing to<br>Enclosure |
|-------------|----------------------------------|--------------------|------------------------------------|---|
| 01-0000     | GENERAL CONDITIONS               | 263,405            | 41,311                             | 9,844   |
| 02-0000     | EXISTING CONDITIONS              | 36,793             |                                    |   |
| 03-0000     | CONCRETE                         | 126,803            | 30,186                             |   |
| 04-0000     | MASONRY                          | 76,908             | 28,126                             |   |
| 05-0000     | STRUCTURAL STEEL                 | 74,800             | 405,485                            | 125,844   |
| 06-0000     | CARPENTRY                        | 8,380              |                                    |   |
| 07-0000     | MOISTURE PROTECTION              | 74,719             | 72,705                             |   |
| 08-0000     | DOORS & WINDOWS                  | 58,470             |                                    |   |
| 09-0000     | FINISHES                         | 43,919             |                                    |   |
| 10-0000     | SPECIALTIES                      | 1,177              |                                    |   |
| 11-0000     | EQUIPMENT                        | —                  |                                    |   |
| 12-0000     | FURNISHINGS                      | —                  |                                    |   |
| 13-0000     | SPECIAL CONSTRUCTION             | —                  |                                    |   |
| 14-0000     | CONVEYANCE SYSTEMS               | —                  |                                    |   |
| 22-0000     | PLUMBING                         | 133,669            |                                    |   |
| 23-0000     | MECHANICAL                       | 1,705,062          |                                    |   |
| 26-0000     | ELECTRICAL                       | 435,000            | 5,000                              |   |
| 31-0000     | SITE CONSTRUCTION                | 125,738            |                                    |   |
|             | CONTRACTOR DESIGN CONTINGENCY    | 100,000            | 10,000                             |   |
|             | CONSTRUCTION PHASE FEE           | 122,000            | 23,000                             | 5,100   |
|             | OWNER'S CONSTRUCTION CONTINGENCY | 50,000             |                                    |   |
|             | SUBTOTALS:                       | 3,436,843          | 615,813                            | 140,788   |
|             | SERVICES GMP TOTAL:              | \$3,437,000        | \$616,000                          | \$141,000   |



# PERSPECTIVE: TOWER YARD



SOUTHEAST VIEW



**Review and Recommend Action on Renewal of Classroom Lease Agreement with the City of Hidalgo**

Approval of the classroom lease agreement with the City of Hidalgo for use of the Hidalgo Border Security Training Center by South Texas College will be requested at the November 24, 2015 Board meeting.

**Purpose**

Authorization is being requested to renew the current classroom lease agreement to continue providing space for use by the Continuing Education and Criminal Justice Department.

**Justification**

The continuation of the lease of this facility is needed to accommodate programs with specific needs for continuing education and criminal justice courses being offered.

**Background**

The City of Hidalgo was awarded a federal Economic Development Administration grant for the construction of a Border Security Training Center which was built in the City of Hidalgo. Additionally, Senator Hinojosa secured \$500,000 in funding to help South Texas College lease and equip the designated instructional space. At the July 25, 2011 Board meeting, the Board approved the initial classroom lease agreement with the City of Hidalgo for the use of this training center. The Board has since then approved a new lease agreement with the City of Hidalgo at the January 29, 2013 Board meeting for the lease of this facility for the period of January 1, 2013 to December 31, 2015 with renewal options of six successive periods of one academic semester each. The Continuing Education staff would like continue to use this space. Staff recommends approval to renew this classroom lease agreement for use starting January 1, 2016 to May 31, 2016

| Facility        | Renewals in Contract | Renewal Requested                         | Lease Cost        |
|-----------------|----------------------|---|-------------------|
| City of Hidalgo | 6 academic semesters | 1st<br>January 1, 2016 to<br>May 31, 2016 | \$1,333 per month |

**Funding Source**

The balance of \$92,036.92 of the state appropriation is available and budgeted in the City of Hidalgo Lease fund for FY15-16.

It is requested that the Facilities Committee recommend Board approval at the November 24, 2015 Board meeting, the renewal of the current facility lease agreement with the City of Hidalgo for use of the Hidalgo Border Security Training Center by South Texas College for the period of January 1, 2016 to May 31, 2016 as presented.



**Review and Recommend Action on Facility Lease Agreement with the City of Edinburg**

Approval of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College will be requested at the November 24, 2015 Board meeting.

**Purpose**

Authorization is being requested to approve the proposed facility lease agreement for use by the fire science program.

**Justification**

The continuation of the lease of this facility is needed to continue to accommodate fire science programs being offered by South Texas College.

**Background**

At the January 19, 2013 Board meeting, the Board approved the initial facility lease agreement with the City of Edinburg for the period of August 27, 2012 to May 31, 2013 with the option to renew for three successive terms. Since then, the lease has been renewed until May 31, 2015. The facility lease agreement expired on May 31, 2015 and the facility was not in use over the summer months. At the August 25, 2015 Board meeting, the Board approved to renew the facility lease agreement for another term beginning September 1, 2015, however, the City of Edinburg has requested that a new lease be provided for the new term of September 1, 2015 to May 31, 2016. Staff recommends approval of the proposed facility lease agreement for use starting September 1, 2015 to May 31, 2016.

| Facility         | Initial Term     | Optional Renewal Periods                           | Lease Cost   |
|------------------|------------------|--|--|
| City of Edinburg | 9/1/15 – 5/31/16 | 9/1/16-5/31/17<br>9/1/17-5/31/18<br>9/1/18-5/31/19 | Up to \$13,000 per academic semester plus materials used |

**Funding Source**

Funds for these expenditures are budgeted in the Facilities Lease budget for FY 2015-2016.

It is requested that the Facilities Committee recommend Board approval at the November 24, 2015 Board meeting, the proposed classroom lease agreement with the City of Edinburg for use of the Edinburg Fire Department by South Texas College for the period of September 1, 2015 to May 31, 2016 as presented.

## **Review and Recommend Action on Testing and Balancing Services for District-Wide Non-Bond Construction Projects**

Approval of testing and balancing services for district-wide non-bond construction projects will be requested at the November 24, 2015 Board meeting.

### **Purpose**

Authorization is being requested to approve a pool of testing and balancing firms for the non-bond construction projects for a period of one year with two one-year options to renew.

### **Justification**

Testing and balancing services are necessary to certify that all heating, ventilation, and air conditioning (HVAC) equipment and systems are operating at the required design capacities as specified in the construction documents for each building. Some of the anticipated services which may be provided are as follows:

- Confirm HVAC system controls function as specified
- Confirm HVAC system air flow and volume meet specifications
- Confirm HVAC system equipment function as specified
- Make recommendations on adjustment to HVAC system to maximize performance and minimize energy consumption
- Prepare reports identifying deficiencies in the system so contractor can make corrections prior to final acceptance of construction work

The benefits of a preapproved list of two testing and balancing firms would be to ensure that a firm is available to perform the services to meet the college's construction project schedules. Having preapproved testing and balancing firms allows staff to save time by not soliciting proposals on a project by project basis. The assignment of projects to each firm is then monitored on an annual basis to ensure an equitable amount of work and fees are assigned to each firm. This process has proven effective and allows these testing and balancing services to be expedited.

### **Background**

Solicitation for Request for Proposals for these services began on September 28, 2015. A total of two (2) proposals were received on October 13, 2015.

| <b>Timeline for Solicitation for Request for Proposals</b> |   |
|--|---|
| September 28, 2015   | Solicitation for Request for Proposals began. |
| October 13, 2015   | Two (2) proposals were received.              |

### **Reviewers**

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

**Enclosed Documents**

Staff evaluated these proposals and prepared the enclosed proposal and ranking for review by the Facilities Committee.

It is requested that the Facilities Committee recommend Board approval at the November 24, 2015 Board meeting, testing and balancing services for the district-wide non-bond construction projects with Engineered Air Balance and National Precisionnaire from November 25, 2015 to November 24, 2016 with two one-year options to renew as presented.

**SOUTH TEXAS COLLEGE  
TESTING & BALANCING FOR HVAC SYSTEMS - ON CALL SERVICES  
PROJECT NO. 15-16-1027**

|                                |  |                                 |                       |                   |                         |                     |                              |                     |
|--------------------------------|--|---------------------------------|-----------------------|-------------------|-------------------------|---------------------|------------------------------|---------------------|
| <b>VENDOR</b>                  |  | Engineered Air Balance Co, Inc. |                       |                   |                         |                     | National Precisionaire, LLC. |                     |
| <b>ADDRESS</b>                 |  | 4400 Piedras Dr S, Ste 150      |                       |                   |                         |                     | 21321 Inverness Forest Blvd  |                     |
| <b>CITY/STATE/ZIP</b>          |  | San Antonio, TX 78228           |                       |                   |                         |                     | Houston, TX 77073            |                     |
| <b>PHONE</b>                   |  | 210-736-9494                    |                       |                   |                         |                     | 281-449-0961                 |                     |
| <b>FAX</b>                     |  | 210-736-9595                    |                       |                   |                         |                     | 281-449-1925                 |                     |
| <b>CONTACT</b>                 |  | Gary L. Miller                  |                       |                   |                         |                     | Felix M. Garza               |                     |
| <b>#</b>                       | <b>Description</b>                               | <b>Proposed</b>                 |                       |                   |                         |                     | <b>Proposed</b>              |                     |
|                                |  | <b>Project Manager</b>          | <b>Project Leader</b> | <b>Technician</b> | <b>Support (Office)</b> | <b>Adm (Office)</b> | <b>All-Inclusive</b>         |                     |
|                                |  |                                 |                       |                   |                         |                     | <b>TAB Crew Rate**</b>       | <b>Project Mgmt</b> |
| 1                              | Base Rate (No Travel)<br>Non-Onsite Hourly Rates | \$125.00                        | \$100.00              | \$90.00           | \$80.00                 | \$65.00             | \$160.00                     | \$175.00            |
| 2                              | All-Inclusive<br>5-day Trip (Includes Travel)    | \$165.00                        | \$140.00              | \$130.00          | \$80.00                 | \$65.00             |                              |                     |
| 3                              | All-Inclusive<br>3-day Trip (Includes Travel)    | \$205.00                        | \$180.00              | \$170.00          | \$80.00                 | \$65.00             |                              |                     |
| 4                              | All-Inclusive<br>2-day Trip (Includes Travel)    | \$265.00                        | \$240.00              | \$230.00          | \$80.00                 | \$65.00             |                              |                     |
| 5                              | All-Inclusive<br>1-day Trip (Includes Travel)    | \$370.00                        | \$345.00              | \$335.00          | \$80.00                 | \$65.00             |                              |                     |
| 6                              | 2nd Year Escalation                              | 0%                              |                       |                   |                         |                     | 2%                           |                     |
| 7                              | 3rd Year Escalation                              | 0%                              |                       |                   |                         |                     | 2%                           |                     |
| <b>TOTAL EVALUATION POINTS</b> |  | 82.80                           |                       |                   |                         |                     | 89.80                        |                     |
| <b>RANKING</b>                 |  | 2                               |                       |                   |                         |                     | 1                            |                     |

\*\*TAB - Technician and Apprentice



**SOUTH TEXAS COLLEGE  
TESTING & BALANCING SERVICES FOR HVAC SYSTEMS-ON CALL SERVICES  
PROJECT NO. 15-16-1027  
EVALUATION FORM**

| <b>VENDOR</b>                  |  | Engineered<br>Air Balance Co, Inc. |      | National<br>Precisionaire, LLC. |      |
|--------------------------------|--|------------------------------------|------|---------------------------------|------|
| <b>STREET</b>                  |  | 4400 Piedras Drive S Ste 150       |      | 21321 Inverness Forest Blvd     |      |
| <b>STATE/ZIP</b>               |  | San Antonio, TX 78228              |      | Houston, TX 77073               |      |
| <b>PHONE</b>                   |  | 210-736-9494                       |      | 281-449-0961                    |      |
| <b>FAX</b>                     |  | 210-736-9595                       |      | 281-449-1925                    |      |
| <b>CONTACT</b>                 |  | Gary L. Miller                     |      | Felix M. Garza                  |      |
| 1                              | The purchase price.<br>(up to 40 points)   | 31                                 | 31   | 40                              | 40   |
|                                |  | 31                                 |      | 40                              |      |
|                                |  | 31                                 |      | 40                              |      |
|                                |  | 31                                 |      | 40                              |      |
|                                |  | 31                                 |      | 40                              |      |
| 2                              | The reputation of the vendor and the<br>vendor's goods and/or services.<br>(up to 18 points)   | 17                                 | 16.2 | 16                              | 15.6 |
|                                |  | 17                                 |      | 15                              |      |
|                                |  | 17                                 |      | 16                              |      |
|                                |  | 16                                 |      | 15                              |      |
|                                |  | 14                                 |      | 16                              |      |
| 3                              | The quality of the vendor's goods and/or<br>services. (up to 18 points)  | 17                                 | 15.6 | 16                              | 15.4 |
|                                |  | 15                                 |      | 15                              |      |
|                                |  | 17                                 |      | 17                              |      |
|                                |  | 15                                 |      | 14                              |      |
|                                |  | 14                                 |      | 15                              |      |
| 4                              | The extent to which the vendor's goods<br>and/or services meet the College's needs.<br>(up to 15 points)   | 14                                 | 12.6 | 14                              | 12.6 |
|                                |  | 12                                 |      | 13                              |      |
|                                |  | 14                                 |      | 14                              |      |
|                                |  | 12                                 |      | 11                              |      |
|                                |  | 11                                 |      | 11                              |      |
| 5                              | The vendor's past relationship with the<br>College. (up to 3 points)   | 3                                  | 2.8  | 3                               | 2.8  |
|                                |  | 2.5                                |      | 2                               |      |
|                                |  | 3                                  |      | 3                               |      |
|                                |  | 2.5                                |      | 3                               |      |
|                                |  | 3                                  |      | 3                               |      |
| 6                              | The impact on the ability of the College<br>to comply with laws and rules relating to<br>Historically Underutilized Business.<br>(up to 1 point) | 0                                  | 0    | 0                               | 0    |
|                                |  | 0                                  |      | 0                               |      |
|                                |  | 0                                  |      | 0                               |      |
|                                |  | 0                                  |      | 0                               |      |
|                                |  | 0                                  |      | 0                               |      |
| 7                              | The total long-term cost to the College to<br>acquire the vendor's goods or services.<br>(up to 5 points)  | 5                                  | 4.6  | 3                               | 3.4  |
|                                |  | 5                                  |      | 4                               |      |
|                                |  | 5                                  |      | 4                               |      |
|                                |  | 4                                  |      | 3                               |      |
|                                |  | 4                                  |      | 3                               |      |
| <b>TOTAL EVALUATION POINTS</b> |  | 82.80                              |      | 89.80                           |      |
| <b>RANKING</b>                 |  | 2                                  |      | 1                               |      |

**Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Removal of Existing Trees**

Approval to contract construction services for the Non-Bond Pecan Campus Removal of Existing Trees project will be requested at the November 24, 2015 Board meeting.

**Purpose**

The procurement of a contractor will provide for construction services necessary for the Non-Bond Pecan Campus Removal of Existing Trees.

**Justification**

Removal of trees on the Pecan Campus is necessary to avoid conflict with the 2013 Bond Construction South Academic Building.

**Background**

Previously, trees on the Pecan Campus had been removed to avoid conflict with the construction of buildings, parking, site improvements, and landscaping for the 2013 Bond Construction program. Due to the revised locations of the future non-bond Library and 2013 Bond South Academic Building, additional trees need to be removed. The City of McAllen requires that new trees be installed to replace trees that are removed. Landscape plans will be developed so that sufficient trees are provided in beneficial locations.

STC staff has issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on September 8, 2015. A total of three (3) proposals were received on September 23, 2015.

| <b>Timeline for Solicitation of Competitive Sealed Proposals</b> |   |
|--|---|
| September 8, 2015  | Solicitation of competitive sealed proposals began. |
| September 23, 2015   | Three (3) proposals were received.                  |

**Funding Source**

As part of the FY 2015-2016 non-bond construction budget, funds in the amount of \$21,000 were budgeted for this project.

| <b>Source of Funding</b> | <b>Amount Budgeted</b> | <b>Highest Ranked Proposal<br/>Maldonado Nursery &amp; Landscape, Inc.</b> |
|--------------------------|------------------------|--|
| Non-Bond Construction    | \$21,000               | \$7,150  |

**Reviewers**

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

**Enclosed Documents**

Staff evaluated these proposals and prepared the enclosed proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. The enclosed site plan and photo shows the trees identified for removal.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, to contract construction services with Maldonado Nursery & Landscape, Inc. in the amount of \$7,150 for the Non-Bond Pecan Campus Tree Removal project as presented.

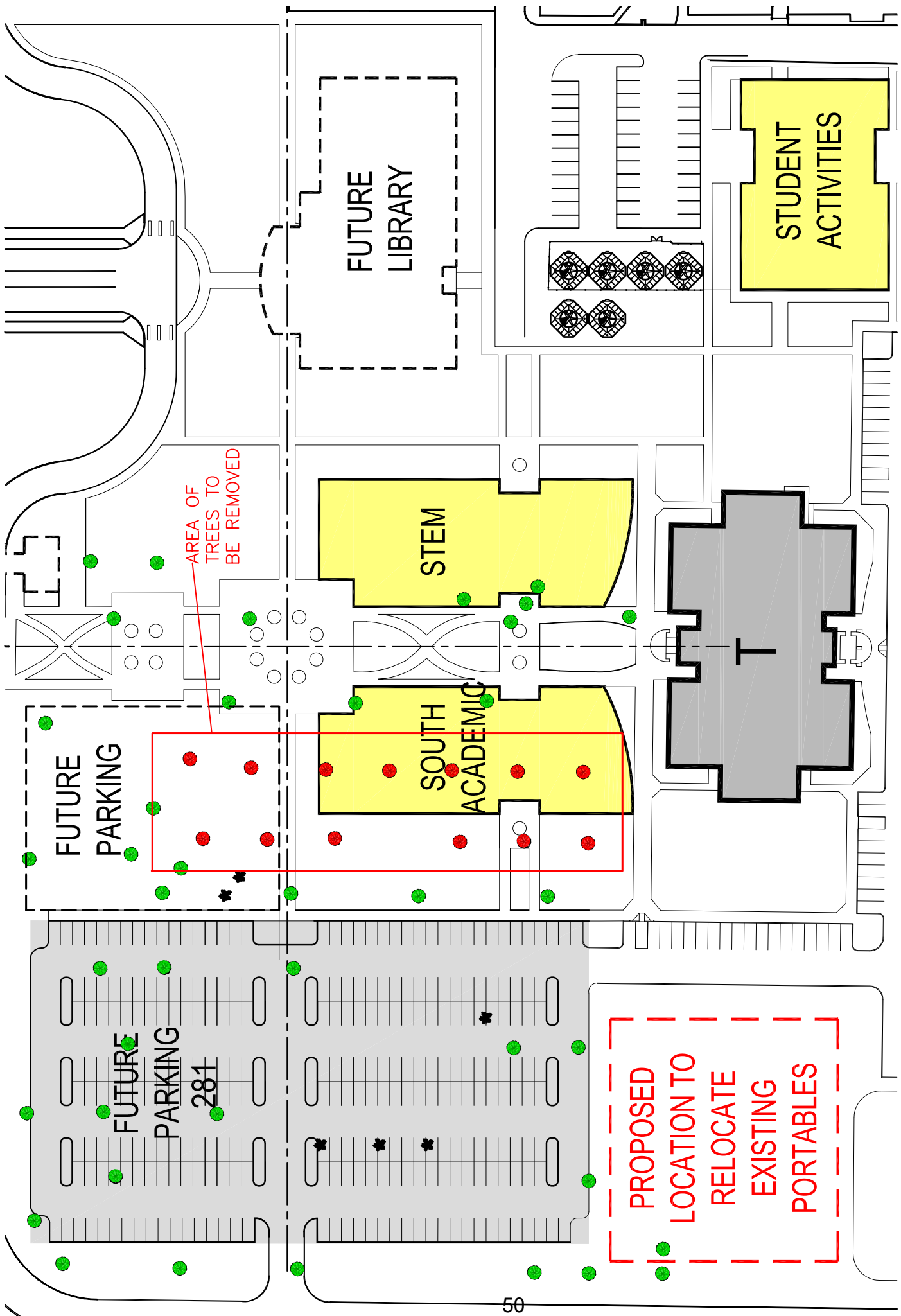
**SOUTH TEXAS COLLEGE  
PECAN CAMPUS TREE REMOVAL  
PROJECT NO. 15-16-1022**

|                                |            |  |  |  |
|--------------------------------|------------|--|--|--|
| <b>VENDOR</b>                  |            | Maldonado Nursery & Landscape, Inc.                            | RG Enterprises, LLC./<br>dba G & G Contractors | Valley Garden Center/<br>dba Southern Landscapes |
| <b>ADDRESS</b>                 |            | 509 Beddoes Rd   | 5125 S Hwy 281                                 | 821 E Beech Ave                                  |
| <b>CITY/STATE/ZIP</b>          |            | La Feria, TX 78559   | Edinburg, TX 78539                             | McAllen, TX 78501                                |
| <b>PHONE</b>                   |            | 956-277-0264   | 956-929-1567                                   | 956-618-1899                                     |
| <b>FAX</b>                     |            | 956-277-0263   | 956-283-7040                                   | 956-618-0850                                     |
| <b>CONTACT</b>                 |            | Martin Salazar   | Rene Garza                                     | Jon Klement                                      |
| <b>#</b>                       | <b>Qty</b> | <b>Description</b>   | <b>Proposed</b>                                | <b>Proposed</b>                                  |
| 1                              | 1          | Project Proposed:<br>Pecan Campus Tree Removal<br>Quantity: 13 | \$ 7,150.00                                    | \$ 9,400.00                                      |
|                                |            |  | \$ 9,850.00                                    |  |
| 2                              |            | Begin Work Within  | 14 Working Days                                | 10 Working Days                                  |
| 3                              |            | Completion of Work Within                                      | 7 Calendar Days                                | 30 Calendar Days                                 |
| 4                              |            | Bid Bond   | Yes  | Yes  |
| <b>TOTAL PROPOSAL AMOUNT</b>   |            |  | \$ 7,150.00                                    | \$ 9,400.00                                      |
| <b>TOTAL EVALUATION POINTS</b> |            |  | 94.3   | 76.6   |
| <b>RANKING</b>                 |            |  | 1  | 3  |
|                                |            |  |  | 2  |



**SOUTH TEXAS COLLEGE  
PECAN CAMPUS TREE REMOVAL  
PROJECT NO. 15-16-1022**

| <b>VENDOR</b>                  |  | Maldonado Nursery & Landscape, Inc. | RG Enterprises, LLC./ dba G & G Contractors | Valley Garden Center/ dba Southern Landscapes |      |
|--------------------------------|--|-------------------------------------|---|---|------|
| <b>ADDRESS</b>                 |  | 509 Beddoes Road                    | 5125 S Hwy 281                              | 821 E Beech Ave                               |      |
| <b>CITY/STATE/ZIP</b>          |  | La Feria, TX 78559                  | Edinburg, TX 78539                          | McAllen, TX 78501                             |      |
| <b>PHONE</b>                   |  | 956-277-0264                        | 956-929-1567                                | 956-618-1899                                  |      |
| <b>FAX</b>                     |  | 956-277-0263                        | 956-283-7040                                | 956-618-0850                                  |      |
| <b>CONTACT</b>                 |  | Martin Salazar                      | Rene Garza                                  | Jon Klement                                   |      |
| 1                              | The Respondent's price proposal. (up to 45 points)   | 45                                  | 34.2  | 32.9  | 32.9 |
|                                |  | 45                                  | 34.2  | 32.9  |      |
|                                |  | 45                                  | 34.2  | 32.9  |      |
|                                |  | 45                                  | 34.2  | 32.9  |      |
|                                |  | 45                                  | 34.2  | 32.9  |      |
| 2                              | The Respondent's experience and reputation. (up to 10 points)  | 9                                   | 8.5   | 9   | 8.8  |
|                                |  | 10                                  | 10  | 10  |      |
|                                |  | 8                                   | 7   | 8   |      |
|                                |  | 9                                   | 8.5   | 9   |      |
|                                |  | 9.5                                 | 7   | 8   |      |
| 3                              | The quality of the Respondent's goods or services. (up to 10 points)   | 8.5                                 | 8   | 9   | 8.5  |
|                                |  | 9                                   | 6   | 9   |      |
|                                |  | 8                                   | 7   | 8   |      |
|                                |  | 9                                   | 9   | 8.5   |      |
|                                |  | 9                                   | 8.5   | 8   |      |
| 4                              | The Respondent's safety record (up to 5 points)  | 4.5                                 | 3   | 4.5   | 4.4  |
|                                |  | 5                                   | 3   | 5   |      |
|                                |  | 4                                   | 3   | 4   |      |
|                                |  | 4                                   | 4   | 4   |      |
|                                |  | 4                                   | 3   | 4.5   |      |
| 5                              | The Respondent's proposed personal. (up to 8 points)   | 7                                   | 6   | 7   | 6.5  |
|                                |  | 8                                   | 6   | 6   |      |
|                                |  | 7                                   | 5   | 6   |      |
|                                |  | 6.5                                 | 7   | 6   |      |
|                                |  | 7                                   | 7   | 7.5   |      |
| 6                              | The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points) | 7.5                                 | 7   | 8   | 7.9  |
|                                |  | 9                                   | 8   | 8   |      |
|                                |  | 8                                   | 7   | 8   |      |
|                                |  | 6                                   | 7.5   | 7.5   |      |
|                                |  | 8                                   | 7.5   | 8   |      |
| 7                              | The Respondent's organization and approach to the project. (up to 6 points)                                  | 5                                   | 5.5   | 4   | 4.3  |
|                                |  | 6                                   | 4   | 6   |      |
|                                |  | 6                                   | 4   | 3   |      |
|                                |  | 5                                   | 5.5   | 5   |      |
|                                |  | 5                                   | 5   | 3.5   |      |
| 8                              | The Respondent's time frame for completing the project. (up to 7 points)                                     | 7                                   | 4.9   | 5.3   | 5.3  |
|                                |  | 7                                   | 4.9   | 5.3   |      |
|                                |  | 7                                   | 4.9   | 5.3   |      |
|                                |  | 7                                   | 4.9   | 5.3   |      |
|                                |  | 7                                   | 4.9   | 5.3   |      |
| <b>TOTAL EVALUATION POINTS</b> |  | 94.3                                | 76.6  | 78.6  |      |
| <b>RANKING</b>                 |  | 1                                   | 3   | 2   |      |



PARTIAL SITE PLAN FOR TREE REMOVAL



**Existing Trees to be Removed**

**Review and Recommend Action on Construction Services for the Non-Bond District-Wide Building to Building ADA Compliance Phase II**

Approval to contract construction services for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project will be requested at the November 24, 2015 Board meeting.

**Purpose**

The procurement of a contractor will provide for construction services necessary for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project.

**Background**

Phase I of the District-Wide Building to Building ADA Compliance project was completed on May 2014. On August 2014, the Board of Trustees authorized Dannenbaum Engineering to prepare plans and specifications for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project. As a result, the design team at Dannenbaum Engineering worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

College staff has issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on September 8, 2015. A total of two (2) proposals were received on September 24, 2015.

| <b>Timeline for Solicitation of Competitive Sealed Proposals</b> |   |
|--|---|
| September 8, 2015  | Solicitation of competitive sealed proposals began. |
| September 24, 2015   | Two (2) proposals were received.                    |

**Justification**

Construction of American Disabilities Act (ADA) improvements are necessary to meet current ADA standards. This is the final phase of the District-Wide ADA Improvements which will bring the existing college facilities up to ADA compliance.

**Funding Source**

As part of the FY 2015-2016 non-bond construction budget, funds in the amount of \$400,000 were budgeted for this project. Additional funds are available in the non-bond construction budget.

| <b>Source of Funding</b> | <b>Amount Budgeted</b> | <b>Highest Ranked Proposal<br/>5 Star Construction</b> |
|--------------------------|------------------------|--|
| Non-Bond Construction    | \$400,000              | \$466,112.03   |



**Reviewers**

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

**Enclosed Documents**

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval.

It is requested that the Facilities Committee recommend for Board approval at the November 24, 2015 Board meeting, to contract construction services with 5 Star Construction Company in the amount of \$466,112.03 for the Non-Bond District-Wide Building to Building ADA Compliance Phase II project as presented.

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE ADA IMPROVEMENTS FOR BUILDING TO BUILDING ACCESS  
PHASE II  
PROJECT NO. 15-16-1018**

|  |                                  |                     |  |
|--|----------------------------------|---------------------|--|
| <b>VENDOR</b>  |                                  | 5 Star Construction | RG Enterprises, LLC./<br>dba G & G Contractors |
| <b>ADDRESS</b>   |                                  | 3209 Melody Ln      | 5125 S Hwy 281                                 |
| <b>CITY/STATE/ZIP</b>  |                                  | Mission, TX 78574   | Edinburg, TX 78539                             |
| <b>PHONE</b>   |                                  | 956-867-5040        | 956-929-1567                                   |
| <b>FAX</b>   |                                  | 956-599-9055        | 956-283-7040                                   |
| <b>CONTACT</b>   |                                  | Alan Oakley         | Rene Garza                                     |
| <b>#</b>   | <b>Description</b>               | <b>Proposed</b>     | <b>Proposed</b>                                |
| <b>District Wide ADA Improvements for Building to Building Access - Phase II</b> |                                  |                     |  |
| 1  | Starr County Campus              | \$ 82,573.51        | \$ 80,304.00                                   |
| 2  | Pecan Campus                     | \$ 115,290.27       | \$ 92,397.00                                   |
| 3  | Pecan Plaza                      | \$ 28,659.46        | \$ 25,715.00                                   |
| 4  | Technology Campus                | \$ 134,578.71       | \$ 103,968.00                                  |
| 5  | Nursing and Allied Health Campus | \$ 30,248.33        | \$ 33,070.00                                   |
| 6  | Mid-Valley Campus                | \$ 74,761.75        | \$ 79,028.00                                   |
| <b>Project Total</b>   |                                  | \$ 466,112.03       | \$ 414,482.00                                  |
| 7  | Begin Work within                | 15 Working Days     | 14 Working Days                                |
| 8  | Completion of Work within        | 90 Calendar Days    | 180 Calendar Days                              |
| 9  | Bid Bond                         | Yes                 | Yes  |
| <b>TOTAL PROPOSAL AMOUNT</b>   |                                  | \$ 466,112.03       | \$ 414,482.00                                  |
| <b>TOTAL EVALUATION POINTS</b>   |                                  | 88.76               | 85.66  |
| <b>RANKING</b>   |                                  | 1                   | 2  |

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE ADA IMPROVEMENTS FOR BUILDING TO BUILDING  
ACCESS PHASE II  
PROJECT NO. 15-16-1018**

|                                |   |                     |      |   |      |
|--------------------------------|---|---------------------|------|---|------|
| <b>VENDOR</b>                  |   | 5 Star Construction |      | RG Enterprises, LLC/<br>dba G & G Contractors |      |
| <b>ADDRESS</b>                 |   | 3209 Melody Ln      |      | 5126 S Hwy 281                                |      |
| <b>CITY/STATE</b>              |   | Mission, TX 78574   |      | Edinburg, TX 78540                            |      |
| <b>PHONE/FAX</b>               |   | 956-867-5040        |      | 956-929-1568                                  |      |
| <b>FAX</b>                     |   | 956-599-9055        |      | 956-283-7041                                  |      |
| <b>CONTACT</b>                 |   | Alan Oakley         |      | Rene Garza                                    |      |
| 1                              | The Respondent's price proposal.<br>(up to 45 points)   | 40.1                | 40.1 | 45  | 45   |
|                                |   | 40.1                |      | 45  |      |
|                                |   | 40.1                |      | 45  |      |
|                                |   | 40.1                |      | 45  |      |
|                                |   | 40.1                |      | 45  |      |
| 2                              | The Respondent's experience and<br>reputation. (up to 10 points)  | 9.5                 | 9.1  | 8.5   | 7.8  |
|                                |   | 9                   |      | 8   |      |
|                                |   | 9                   |      | 6   |      |
|                                |   | 9                   |      | 8.5   |      |
|                                |   | 9                   |      | 8   |      |
| 3                              | The quality of the Respondent's<br>goods or services. (up to 10<br>points)  | 9                   | 9    | 8.5   | 7.7  |
|                                |   | 9                   |      | 8   |      |
|                                |   | 9                   |      | 8   |      |
|                                |   | 9.5                 |      | 7.5   |      |
|                                |   | 8.5                 |      | 6.5   |      |
| 4                              | The Respondent's safety record<br>(up to 5 points)  | 4                   | 3.76 | 3   | 3.46 |
|                                |   | 4                   |      | 4   |      |
|                                |   | 3.5                 |      | 3.5   |      |
|                                |   | 3.8                 |      | 3   |      |
|                                |   | 3.5                 |      | 3.8   |      |
| 5                              | The Respondent's proposed<br>personnel.<br>(up to 8 points)   | 7                   | 7.2  | 7   | 6.56 |
|                                |   | 7                   |      | 6   |      |
|                                |   | 7.5                 |      | 7   |      |
|                                |   | 7                   |      | 7   |      |
|                                |   | 7.5                 |      | 5.8   |      |
| 6                              | The Respondent's financial<br>capability in relation to the size<br>and the scope of the project. (up<br>to 9 points) | 8                   | 7.8  | 7   | 6.74 |
|                                |   | 8                   |      | 6   |      |
|                                |   | 7.5                 |      | 7   |      |
|                                |   | 8                   |      | 7.5   |      |
|                                |   | 7.5                 |      | 6.2   |      |
| 7                              | The Respondent's organization<br>and approach to the project.<br>(up to 6 points)                                     | 5                   | 4.8  | 5.5   | 4.9  |
|                                |   | 5                   |      | 4   |      |
|                                |   | 5.5                 |      | 5   |      |
|                                |   | 5.5                 |      | 5.5   |      |
|                                |   | 3                   |      | 4.5   |      |
| 8                              | The Respondent's time frame for<br>completing the project.<br>(up to 7 points)  | 7                   | 7    | 3.5   | 3.5  |
|                                |   | 7                   |      | 3.5   |      |
|                                |   | 7                   |      | 3.5   |      |
|                                |   | 7                   |      | 3.5   |      |
|                                |   | 7                   |      | 3.5   |      |
| <b>TOTAL EVALUATION POINTS</b> |   | 88.76               |      | 85.66   |      |
| <b>RANKING</b>                 |   | 1                   |      | 2   |      |

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

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

#### **Non-Bond Technology Campus Cooling Tower Replacement Project**

At the September 22, 2015 board meeting, staff was authorized to negotiate the final completion and close out of the Technology Campus Cooling Tower Replacement with Pro Tech Mechanical. A delay in the completion of this project may result in possible liquidated damages being incurred. The contractor has been working on completing all pending items needed to close out the project but a new concern has surfaced. This item could also affect the liquidated damages provision in the contract. Staff is working with Half Associates on resolving this issue. Therefore, a recommendation is not being provided at this time but an appropriate recommendation will be provided at a subsequent Facilities Committee meeting



**CONSTRUCTION PROJECTS PROGRESS REPORT - November 2015**

| Project number                          | PROJECT DESCRIPTION   | Project Development |                       |                       |                     | Design Phase       |     |     |     | Construction Phase |                      |                    |                    | Project Manager | Architect/Engineer | Contractor                             |                     |
|---|---|---------------------|-----------------------|-----------------------|---------------------|--------------------|-----|-----|-----|--------------------|----------------------|--------------------|--------------------|-----------------|--------------------|--|---------------------|
|   |   | Project Development | Board approval of A/E | Contract Negotiations | Concept Development | Schematic Approval | 30% | 60% | 95% | 100%               | Solicit of Proposals | Approve Contractor | Construction Start |                 |                    |  | 30%                 |
| <b>Pecan Campus and Pecan Plaza</b>     |   |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| 15-1-002a                               | Pecan - Covered Area for Ceramic Arts Kilns                 |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | EGV Architects                         | Holcherront Ltd.    |
| 15-1-002b                               | Pecan - Interior Renovation for Ceramic Arts                |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | EGV Architects                         | Herron              |
| 15-1-006                                | Pecan - Library Study Rooms Additions                       |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | Boullinghouse Simpson Gates Architects | TBD                 |
| 15-1-007                                | Pecan - Student Activities Sports Field Lighting            |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | John               | DBR Engineering                        | Zitro Electric      |
| 15-1-012                                | Pecan - Infrastructure for Relocation of Portable Buildings |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | John               | Melden & Hunt                          | Celso Construction  |
| 15-1-013                                | Pecan - Relocation of Electrical Power Lines                |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | Sigma Engineering                      | Metro Electric      |
| 15-1-017                                | Pecan - Building K Enrollment Center                        |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Rick               | Boullinghouse Simpson Gates Architects | TBD                 |
| 15-1-020                                | Pecan - AECHS Service Drive and Sidewalk                    |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | John               | R. Gutierrez Engineering               | Roh Excavation      |
| 16-1-w41                                | Pecan - Removal of Existing Trees                           | N/A                 | N/A                   |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | John               | TBD                                    | TBD                 |
| 16-1-R01                                | Pecan - Building A Sign Replacement (RR)                    |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| 15-1-003                                | Pecan Plaza - Emergency Generator and Wiring                |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Rick               | TBD                                    | TBD                 |
| 15-1-004                                | Pecan Plaza - Resurfacing Back Side of Building B (RR)      |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Victor             | Half Associates                        | 5 Star Construction |
| 16-1-016                                | Pecan Plaza - Parking Area for Police Vehicles              |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | John               | TBD                                    | TBD                 |
| <b>Mid Valley Campus</b>                |   |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| 16-2-R07                                | MV - Childcare Center Play Ground Flooring (RR)             | N/A                 | N/A                   |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Victor             | N/A                                    | TBD                 |
| <b>Technology Campus</b>                |   |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| 15-3-004                                | TC - Building B Doors and Frame Replacement                 |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | ROFA                                   | TBD                 |
| 15-3-014                                | TC - Workforce Building Conference Room                     |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | ROFA                                   | TBD                 |
| 13-3-R002                               | TC - West Academic Building Re-Roofing (RR)                 |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | Amtech Building Sciences               | Rio Roofing         |
| 14-3-R004                               | TC - Cooling Tower Replacement (RR)                         |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Rick               | Half Associates                        | Pro-Tech            |
| <b>Nursing and Allied Health Campus</b> |   |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| 14-4-R004                               | NAH - Irrigation System Upgrade (RR)                        | N/A                 | N/A                   |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | John               | SSP Design                             | ???                 |
| 16-4-w44                                | NAH - Thermal Plant   |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| <b>Starr County Campus</b>              |   |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| 15-5-w65                                | Starr - Building E & J Crisis Mgt Center Generator          |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| <b>District Wide Improvements</b>       |   |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 |                    |  |                     |
| 14-6-010                                | DW - Building to Building ADA Compliance Ph II              |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | Dannenbaum Engineering                 | TBD                 |
| 14-6-R012                               | DW - Lighting Upgrades for Parking Lots (RR)                |                     |                       |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Robert             | DBR Engineering                        | Metro Electric      |
| 15-6-001                                | DW - Outdoor Furniture                                      | N/A                 | N/A                   |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Rick               | N/A                                    | TBD                 |
| 15-6-002                                | DW - Directional Signage                                    | N/A                 | N/A                   |                       |                     |                    |     |     |     |                    |                      |                    |                    |                 | Rick               | N/A                                    | TBD                 |

For FY 2015-2016, 24 non-bond projects are currently in progress, 1 has been completed and 47 pending start up - 72 Total

# Status of Non-Bond Construction Projects in Progress November 2015

| Project   | % Complete | Date to Complete | Current Activity                                     | Budget    | Contract Amount | Amount Paid  | Balance      |
|---|------------|------------------|--|-----------|-----------------|--------------|--------------|
| <b>Pecan Campus</b>                                 |            |                  |  |           |                 |              |              |
| Covered Area for Ceramic Arts Kilns                 | 30%        | October 2015     | 1. Construction Phase<br>2. Construction in progress | \$325,000 | \$339,259       | \$53,445.10  | \$285,813.90 |
| Interior Renovation for Ceramic Arts                | 100%       | August 2015      | 1. Construction Phase<br>2. Substantial Completion   | \$325,000 | \$109,209       | \$103,748.55 | \$5,460.45   |
| Library Additional Study Rooms                      | 15%        | June 2015        | 1. Design Phase<br>2. Design on hold                 | \$54,000  | TBD             | \$0          | TBD          |
| Sports Fields Lighting                              | 75%        | December 2015    | 1. Construction Phase<br>2. Construction in progress | \$200,000 | \$228,000       | \$173,289.50 | \$55,210.50  |
| Infrastructure for Relocation of Portable Buildings | 50%        | December 2015    | 1. Construction Phase<br>2. Construction in progress | \$350,000 | \$414,759.06    | \$125,481.66 | \$289,277.44 |
| Relocation of Electrical Power Lines                | 50%        | December 2015    | 1. Construction Phase<br>2. Construction in progress | \$220,000 | \$210,478       | \$0          | \$210,478    |
| Student Services Building K Enrollment Center       | 5%         | October 2015     | 3. Design Development Phase<br>3. Design in progress | \$30,000  | \$23,125        | \$4,990      | \$18,135     |
| AECHS Service Drive and Sidewalk Relocation         | 100%       | August 2015      | 1. Construction Phase<br>2. Final Completion         | \$60,000  | \$49,472        | \$46,998.40  | \$2,473.60   |
| Removal of Trees for Bond Construction              | 95%        | January 2016     | 1. Design Phase<br>2. Bids in progress               | \$21,000  | TBD             | \$0          | TBD          |
| Building A Sign Replacement                         | 0%         | February 2016    | 1. Project Development<br>2. Design in progress      | \$10,000  | TBD             | \$0          | TBD          |

| Project   | % Complete | Date to Complete | Current Activity                                     | Budget      | Contract Amount | Amount Paid  | Balance     |
|---|------------|------------------|--|-------------|-----------------|--------------|-------------|
| Pecan Plaza Police Department Emergency Generator | 0%         | May 2016         | 1. Project Development<br>2. Work in progress        | \$400,000   | TBD             | \$0          | TBD         |
| Pecan Plaza Asphalt Resurfacing on Alley Side     | 90%        | November 2015    | 1. Construction Phase<br>2. Construction in progress | \$30,000    | \$58,000        | \$0          | \$58,000    |
| Pecan Plaza Parking Area for Police Vehicles      | 0%         | May 2016         | 1. Design Phase<br>2. Contract Negotiations          | \$250,000   | TBD             | \$0          | TBD         |
| <b>Mid Valley Campus</b>                          |            |                  |  |             |                 |              |             |
| Childcare Center Play Ground Flooring             | 5%         | December 2015    | 1. Construction Phase<br>2. Materials on order       | \$31,000    | \$29,690.00     | \$0          | \$29,690.00 |
| <b>Technology Campus</b>                          |            |                  |  |             |                 |              |             |
| West Academic Building Re-roofing                 | 75%        | December 2015    | 1. Construction Phase<br>2. Construction in progress | \$1,698,900 | \$1,296,000     | \$929,575.00 | \$366,425   |
| HVAC Cooling Tower Replacement                    | 95%        | October 2015     | 1. Construction Phase<br>2. Construction in progress | \$415,000   | \$396,000       | \$361,000    | \$35,000    |
| Building B Main Door and Frame Replacement        | 10%        | March 2016       | 1. Design Phase<br>2. Design in progress             | \$7,500     | \$3,750         | \$0          | \$3,750     |
| Building C Conference Room Addition               | 10%        | March 2016       | 1. Design Phase<br>2. Design in progress             | \$9,600     | \$4,500         | \$0          | \$4,500     |

| Project   | % Complete | Date to Complete | Current Activity                                   | Budget      | Contract Amount | Amount Paid | Balance     |
|---|------------|------------------|--|-------------|-----------------|-------------|-------------|
| <b>Nursing and Allied Health Campus</b>   |            |                  |  |             |                 |             |             |
| Irrigation System upgrades  | 100%       | October 2015     | 1. Construction Phase<br>2. Substantial Completion | \$30,000    | \$37,767        | \$35,878.63 | \$1,888.37  |
| Thermal Plant   | 0%         | March 2016       | 1. Design Phase<br>2. Contract Negotiations        | \$2,650,000 | TBD             | \$0         | TBD         |
| <b>Starr County Campus</b>  |            |                  |  |             |                 |             |             |
| Bldg E & J Crisis Management Center with Generator  | 0%         | March 2016       | 1. Project Development<br>2. Work in progress      | \$400,000   | TBD             | \$0         | \$400,000   |
| <b>District Wide</b>  |            |                  |  |             |                 |             |             |
| Building to Building ADA Accessibility Improvements Phase II  | 95%        | October 2015     | 1. Design Phase<br>2. Solicitation of proposals    | \$60,000    | \$83,389.03     | \$71,655.22 | \$11,734.01 |
| Parking Lots Lighting Upgrades to LED   | 100%       | August 2015      | 1. Construction Phase<br>2. Substantial Completion | \$100,000   | \$50,691        | \$48,156.45 | \$2,534.55  |
| Directional Signage Updates   | 10%        | December 2015    | 1. Project Development<br>2. Work in progress      | \$50,000    | TBD             | \$0         | TBD         |
| Outdoor Furniture   | 5%         | November 2015    | 1. Construction Phase<br>2. Material on order      | \$25,000    | TBD             | \$0         | TBD         |
| <b>For FY 2014-2015, 24 non-bond projects are currently in progress, 1 has been completed and 47 pending startup - 72 Total</b> |            |                  |  |             |                 |             |             |



**Discussion and Action as Necessary Regarding Contracts for Geotechnical and Construction Materials Testing Services for the 2013 Bond Construction Program**

The Facilities Committee is asked to discuss and recommend action as necessary regarding the contracts for geotechnical and construction materials testing services for the 2013 Bond Construction program.

The Board of Trustees authorized at the April 28, 2015 Board meeting, contracting with four firms for the following campuses:

1. Pecan Campus
2. Technology Campus
3. Nursing & Allied Health Campus
4. Mid Valley Campus
5. Starr County Campus
6. La Joya Teaching Center
7. Pharr Regional for Public Safety Excellence

Legal counsel has advised that the Committee may wish to discuss this item in executive session.

It is requested that any recommended action be presented for consideration by the South Texas College Board of Trustees at the November 24, 2015 Regular Board Meeting.