

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, May 10, 2016
@ 4:00 PM
McAllen, Texas

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

I.	Approval of Facilities Committee Meetings Minutes.....	1-35
	1. April 14, 2016 Facilities Committee Meeting	
	2. April 25, 2016 Special Facilities Committee Meeting	
	3. April 26, 2016 Facilities Committee Meeting	
II.	Update on Status of 2013 Bond Construction Program	36-41
III.	Review and Recommend Action of Scheduled Guaranteed Maximum Price (GMP) Updated Timeline for the 2013 Bond Construction Program	42-44
IV.	Review and Recommend Action on Owner Controlled Insurance Program (OCIP) in relation to the Guaranteed Maximum Prices (GMPs) for the 2013 Bond Construction Program.....	45
V.	Review and Recommend Action on Negotiated Fees for Civil Engineering Services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements.....	46-49
VI.	Review and Recommend Action on Request for Construction Manager-at-Risk Proposals (RFP) for the 2013 Bond Construction Regional Center for Public Safety Excellence	50
VII.	Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Nursing and Allied Health Campus Expansion.....	51-54
VIII.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Southwest Building Renovation	55
IX.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Parking and Site Improvements.....	56
X.	Review and Recommend Action on Testing and Balancing Engineering Services for the 2013 Bond Construction Program.....	57-60
XI.	Review and Recommend Action on Contracting Construction Services for the Non- Bond Pecan Campus Upgrade of Fencing along 31 st Street	61-67
XII.	Review and Discussion of 2013 Bond Construction Program Budget for FY 2016 – 2017.....	68-69

- XIII. Review and Discussion of FY16-17 Non-Bond Unexpended Plant Funds – Construction and Renewals and Replacements Budgets 70-77
- XIV. Review and Recommend Action on District-Wide Building Names 78-80
- XV. Update on Status of Non-Bond Construction Projects 81-86

Approval of Facilities Committee Meeting Minutes

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

1. April 14, 2016 Facilities Committee Meeting
2. April 25, 2016 Special Facilities Committee Meeting
3. April 26, 2016 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
April 14, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Thursday, April 14, 2016 @ 3:30 PM**

MINUTES

The Facilities Committee Meeting was held on Thursday, April 14, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:42 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León, Mr. Paul R. Rodriguez, and Mr. Jesse Villarreal

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Mr. Ken Lyons, Dr. Jim Broaddus, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Jim Hotop, Mr. Brent Tredway, Mr. Jerry Bravenec, Mr. Josue Reyes, Mr. Mario Reyna, Mr. Steve Taylor, and Mr. Andrew Fish

Approval of March 8, 2016 Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Minutes for the Facilities Committee meeting of March 8, 2016 were approved as written. The motion carried.

Update on Status of 2013 Bond Construction Program

The packet included a copy of the presentation prepared by Broaddus and Associates as an update on the status of the 2013 Bond Construction Program. Mr. Gilbert Gallegos from Broaddus and Associates provided the update.

Discussion and Action as Necessary on Owner-Controlled Insurance Program (OCIP) for the 2013 Bond Construction Program

At the January 26, 2016 Board meeting, Carlisle Insurance Agency, Inc. was awarded the proposal for insurance agent services to establish an Owner-Controlled insurance

program for the 2013 Bond Construction program. Subsequently, the Board approved the purchase of insurance coverage at the March 29, 2016 Board meeting.

Mary Elizondo, Vice President for Finance and Administrative Services, Facilities Planning and Construction staff, procurement staff, legal counsel, and staff from Broaddus & Associates discussed the transition from the current insurance coverages for contractors in connection with the 2013 Bond Construction Program.

Mr. Brent Tredway from Carlisle Insurance Agency, Inc., addressed questions from the committee members. The questions centered on the policy and coverage, including the justification for starting the coverage period in March 2016, before GMPs were ready for the program. Mr. Tredway informed the Committee that the coverage needed to start to allow time for the Construction Managers-at-Risk to enroll; that said, he expected that the coverage could be extended from 24 months to 28 months, at no increase to the premium, to add any lost time to the back end of the construction program.

The Facilities Committee took no action related to this item, and asked to be updated at the April 26th, 2016 Regular Board Meeting regarding the questions on the coverage period and the proposed extension to 28 months without an increase to the premium.

Review and Discussion on Proposed Guaranteed Maximum Price (GMP) Updated Timeline for the 2013 Bond Construction Program

The Guaranteed Maximum Price (GMP) timeline for the 2013 Bond Construction program will be reviewed and discussed at the April 26, 2016 Board meeting.

Purpose

The Committee was informed of the upcoming requests to approve the Guaranteed Maximum Prices (GMP's) for the 2013 Bond Construction program projects.

Justification

A Guaranteed Maximum Price as 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. The proposed timeline schedule informed the Committee of the scheduled requests to approve the GMP's.

Background

On February 23, 2016 a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only. Broaddus and Associates had since then updated the schedule.

Funding Source

Funds for these expenditures were budgeted in the 2013 Bond construction budget.

Enclosed Documents

The packet included a Guaranteed Maximum Price Timeline provided by Broaddus and Associates showing the anticipated dates when the GMP's would be ready for Board approval.

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to present Guaranteed Maximum Price Timeline.

This item was for the Committee's review and discussion only. No action was requested.

Review and Recommend Action on Wage Scale Determination Survey for the 2013 Bond Construction Program

Approval of the Wage Scale Determination Study for the 2013 Bond Construction Program will be requested at the April 26, 2016 Board meeting.

Purpose

The purpose was to review and approve the wage scale determination survey conducted by Broaddus and Associates for the 2013 Bond Construction Program.

Justification

The requirement to enforce Prevailing Wages was detailed in Texas Government Code, Title 10, Chapter 2258 – Prevailing Wage Rates (referenced in Article III of the College's Uniform General Conditions specified in the construction contract). In summary, the Code mandated that localities pay prevailing wage rates for public construction projects or face monetary penalty. The Code defined 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 United States conduct Prevailing Wage Determining Surveys annually; however, Texas does not.

The consequences of relying on Davis-Bacon wage determinations (common practice in the Valley) were severe, but most notably to owners was the cost impact. Locally applied Davis-Bacon wage rates were, 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 Davis-Bacon was significant and just a few key examples of the higher rates were: Masons 32% higher, Carpenters 29% higher, Electricians 18% higher, and Plumbers 179% higher.

Background

At the November 24, 2015 Board meeting, the Board of Trustees approved additional services with Broaddus & Associates for a Wage Scale Determination Survey for the 2013 Bond Construction program. Broaddus and Associates since then worked on establishing legitimate prevailing wages associated with the various construction worker classifications.

Enclosed Documents

The proposed prevailing wage rates determination provided by Broaddus and Associates was enclosed in the packet.

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to address any questions related to the wage scale determination survey.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board acceptance of the study conducted by Broaddus and Associates for a wage scale determination and approval to use the identified prevailing local wage rates for the 2013 Bond Construction Program as presented. The motion carried.

Due to time constraints, the Facilities Committee took the following items out of order:

Review and Recommend Action on Negotiated Fees for Architectural Design Services for the 2013 Bond Construction Regional Center for Public Safety Excellence

Approval of negotiated fees for architectural design services for the 2013 Bond Construction Regional Center for Public Safety Excellence will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization was requested to approve negotiated fees with PBK Architects for architectural design services for the 2013 Bond Construction Regional Center for Public Safety Excellence.

Justification

Broaddus and Associates negotiated fees with PBK Architects to finalize design fees.

Background

On February 23, 2016, the Board approved to contract architectural design services with PBK Architects for the 2013 Bond Construction Regional Center for Public Safety Excellence. Broaddus & Associates has negotiated with PBK Architects to finalize design fees based on previously approved fees by the board for the other bond projects. PBK will be incorporating the services of a specialty public safety training facility consultant, G2 Solutions Group. The proposed fees submitted by PBK Architects are as follows:

PBK Architects				
Construction Cost Limitations (CCL)	Percentage Fee	Design Fee*	Consultant's Reimbursable Expenses**	Total Fee
\$3,910,000	6.4%	\$250,600	\$5,000	\$255,600

* Includes consultant services with G2 Solutions Group

**Reimbursable expenses are not to exceed \$5,000

The project scope included a new 21,000 square foot public safety training building and a possible new shooting range. In addition, a master plan would be proposed to be developed prior to proceeding with the building, shooting range, and site design.

Funding Source

Funds for these expenditures were budgeted in the Bond Construction budget for FY 2015-2016.

Reviewers

The fee proposal was reviewed by Broaddus and Associates and Facilities Planning and Construction staff.

Enclosed Documents

The recommended fee proposal from PBK Architects was enclosed.

Presenters

Representatives from Broaddus & Associates and PBK Architects attended the Facilities Committee meeting to respond to questions related to this recommendation.

Dr. Salinas noted that the math in the table above was no accurate; 6.4% of the \$3,910,000 CCL would be \$250,240. The listed fee of \$250,600 was slightly above the listed 6.4% due to rounding discrepancies. Dr. Jim Broaddus acknowledged this and offered that Broaddus & Associates would ask the architect to reduce their fees to \$250,240 and report back to the Board.

Dr. Reed ask Broaddus & Associates whether the architect could consider construction alternatives to include an indoor shooting range, an outdoor shooting range, or to utilize an adjacent existing shooting range with any necessary improvements. Mr. Gallegos agreed these could be included as design alternates.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the negotiated fees for architectural design services with PBK Architects in the amount of \$255,600 for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented, and with the request for alternatives to include an indoor shooting range, an outdoor shooting range, or to utilize an adjacent existing shooting range with any necessary improvements. The motion carried.

Review and Recommend Action on Amendment to the Agreement for Additional Services with PBK Architects for the 2013 Regional Center for Public Safety Excellence Master Plan

Approval to amend the agreement for additional services with PBK Architects for the 2013 Regional Center for Public Safety Excellence Master Plan will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization would be requested to approve additional services with PBK Architects for the design of the master plan for the Regional Center for Public Safety Excellence.

Justification

The new training site is located in the City of Pharr and was undeveloped. After several meetings and discussions with the architects, engineers, Broaddus and Associates, college staff, and administration, it was determined and proposed that an overall master plan should be developed to properly plan the new training site for the current and future needs.

Background

At the February 23, 2016 Board meeting, the Board approved PBK Architects to design the 2013 Bond Construction Regional Center for Public Safety Excellence. The master plan design services were not included as part of basic services and were considered additional services if needed and approved by the owner under the project architect's contract. Approval of additional services with PBK Architects was recommended for the 2013 Bond Construction Regional Center for Public Safety Excellence. PBK Architects listed G2 Solutions as a consultant for the project. G2 Solutions would graphically develop the Overall Site Master Plan depicting the initial build-out as well as future considerations for buildings, site improvements, and possible additional property acquisitions. Included as part of the master plan, PBK and G2 Solutions will provide recommendations for the shooting range design. This master plan would incorporate additional land that has not been acquired but has been considered for the possible future expansion of the facility.

The proposed additional services fees were as follows:

Project	Engineer	Additional Service Proposed Fee*	Reimbursable Expenses	Total
Regional Center for Public Safety Excellence Master Plan	PBK Architects	\$17,000	\$3,000	\$20,000

*Includes Master Plan Design services with G2 Solutions Group

Funding Source

Funds for these expenditures were budgeted in the bond construction budget for FY 2015-2016.

Reviewers

The proposals were reviewed by Broaddus and Associates and staff from the Facilities Planning and Construction department.

Enclosed Documents

A proposal from PBK Architects was included in the packet.

Presenters

Representatives from Broaddus & Associates and PBK Architects attended the Facilities Committee meeting to address any questions by the committee related to this recommendation.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of an amendment to the agreement for additional services with PBK Architects for the 2013 Regional Center for Public Safety Excellence Master Plan in the amount of \$20,000 for the 2013 Bond Construction Pecan Campus Parking and Site Improvements as presented. The motion carried.

Review and Recommend Action on Rejecting Construction Proposal for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II

Approval to reject construction proposal for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II project will be requested at the April 26, 2016 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II project; however, staff asked the Board to reject the proposal submitted for this project.

Justification

Infrastructure for the two additional portable buildings was necessary to be complete for use by the fall semester.

Background

The college contracted with Sigma HN Engineers to prepare plans and specifications for phase II of the infrastructure for additional portable buildings at the Pecan Campus. The design team at Sigma HN Engineers worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on February 29, 2016. A total of five (5) sets of construction documents were issued to general contractors and sub-contractors and one (1) proposal was received on March 23, 2016.

Due to the proposal submitted being over the \$25,000 cost estimated by Sigma HN Engineers, staff recommended Board rejection of the current proposal and to allow staff to work with Sigma HN Engineers to reduce the project scope where possible, determine where costs can be reduced, and re-solicit construction proposals.

Reviewers

The proposal was reviewed by staff from the Facilities Planning & Construction and Purchasing departments.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to reject construction proposal for the Non-Bond Pecan Campus Portable Buildings Infrastructure Phase II project as presented. The motion carried.

Due to time constraints the following items were postponed until a subsequent meeting. No deliberation or action was taken on the following agenda items:

- VI. Review and Recommend Action on Amendment to the Agreement with R. Gutierrez Engineering to Increase Civil Design Services for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant**
- IX. Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements**
- X. Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Thermal Plant**
- XI. Review and Recommend Action on Change Order for 2013 Bond Construction Pecan Campus Thermal Plant**
- XIII. Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus Flooring Replacement**
- XIV. Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Resurfacing of East Loop Road**
- XV. Review and Recommend Action on Renewal of Facility Lease Agreements**
- XVI. Review and Recommend Action on District-Wide Building Names**
- XVII. Review and Recommend Action on Final Completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings**

Adjournment

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

I certify that the foregoing are the true and correct minutes of the April 14, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Meeting Minutes

Special Facilities Committee Meeting

April 25, 2016

**South Texas College
Board of Trustees
Special Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Monday, April 25, 2016 @ 3:00 PM**

MINUTES

The Special Facilities Committee Meeting was held on Monday, April 25, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:05 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present:

College

South Texas College - Dr. Shirley A. Reed, Mr. Chuy Ramirez (Legal Counsel), Mrs. Mary Elizondo, Dr. David Plummer, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Mr. Patrick Woodin, Mr. Matthew Hebbard, Mr. Cody Gregg, Mr. Paul Hernandez, and Mr. Andrew Fish

Construction Program Manager

Broaddus & Associates - Dr. Jim Broaddus, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Jim Hotop, Mr. Tim Weldon

Architectural Firms

BSG Architects – Mr. Bob Simpson, Mr. John Gates

EGV Architects – Mr. Eddie G. Vela

ERO Architects – Mr. Eli Ochoa, Mr. Ismael Adame

Mata + Garcia Architects – Mr. Hector Garcia

PBK Architects – Mr. David Iglesias

ROFA Architects – Mr. Miguel Martinez, Mr. Humberto Rodriguez

Warren Group Architects - Mrs. Laura Warren

Construction Managers @ Risk

D. Wilson Construction – Mr. Bill Wilson, Mr. Fred Lopez
ECON Construction – Mr. Jaime Enriquez, Mr. Gilbert Enriquez
Skanska USA – Mr. Josue Reyes

Engineering Firms

DBR Engineering – Mr. Tony Salazar, Jr.
Half Associates – Mr. Ben Macias, Mr. Hugo Avila
Hinojosa Engineering – Mr. Isidro Hernandez, Mr. Rey Robles
Melden & Hunt Engineering – Mr. Ruben James De Jesus
Perez Consulting Engineers -
R. Gutierrez Engineers – Mr. Ramiro Gutierrez
Sigma HN Engineers – Mr. Gabriel Hinojosa

Others in Attendance

Lopez Engineering Group, Inc. – Mr. Oscar Lopez
Dannenbaum Engineering – Mr. Ben Jones
Chanin Engineering – Mr. Miguel Chanin

Review and Recommend Action on 2013 Bond Construction Program, Projects, and Budgets

Gilbert Gallegos of Broaddus and Associates presented the 2013 Bond Construction budget to the Committee at the April 25, 2016 Special Board Facilities Committee meeting. The packet included a copy of the presentation prepared by Broaddus and Associates and distributed to the Committee.

The 2013 Bond Construction program budget total of \$159,028.940 as included in the contract with Broaddus and Associates was included for the Board Facilities Committee's information.

Background on 2013 Bond Construction Program Project Budgets

Mr. Gurwitz asked Mr. Gallegos to provide an update on the 2013 Bond Construction Program, reviewing each project in turn.

Mr. Gallegos began with an overview of the budget for each of the projects, as initially presented during the bond election, as itemized in the Construction Program Management with Broaddus & Associates, and the current status of the budget on April 25, 2016.

Mr. Gallegos stated that the initial budget as designated during the bond election did not include funds for items such as the thermal energy plants or parking and site improvements

Mr. Gurwitz indicated the budget presented by Mr. Gallegos, which included the foot note:

“Note: project costs are preliminary and include related parking, utilities, site work, computer technology, fixtures, furniture, equipment, and fees for design.”

Mr. Gallegos clarified that the budgets for each item were not specifically itemized; Mr. Gurwitz confirmed with Mr. Gallegos that the costs for such items were within the budgets identified, and not expected to be *in addition to* the listed budgets.

Upon further clarification by Ms. Benavidez, Dr. Reed confirmed that the costs for thermal plants were also included in the calculation of the budgets, and that the budgets presented for each project were taken from a brochure that was developed to convey general information about the bond projects, rather than to provide detailed, itemized budgeting.

Review of 2013 Bond Construction Program Project Contingencies

Mr. Gallegos then described the contingencies developed for the 2013 Bond Construction Program projects. Mr. Gallegos confirmed that the Program Contingency, managed by Broaddus & Associates, was taken from within the overall \$159M 2013 Bond Construction Program budget; additional construction and design contingencies were also identified out of the individual budgets of various projects, all of which were cumulatively within the total \$159M program budget.

Mr. Gallegos asserts that Broaddus & Associates currently maintained approximately \$8M in Program Contingency. He would later clarify that this was the unallocated Program Contingency. This included approximately \$5M for the Pecan Campus, and \$3M distributed among the other locations.

Review of 2013 Bond Construction Program Project Additional Scopes

Mr. Gallegos began to review increased scope of the 2013 Bond Construction Program, identifying the Pecan Campus Thermal Energy Plant as an example where it was necessary to increase the square footage at Pecan Campus by approximately 5,000 sq. ft.

Mr. Gurwitz asked where the authorization of the increased scope came from, as these items had not been individually brought to the Facilities Committee and the Board. Mr. Gallegos informed the Committee that most of the square footages had come approximately within the original plan, not excluding the thermal plant. He credited the design teams for generally keeping the projects within the budgeted square footage and budgets, with the exception of some accommodations to increase student collaborative spaces, hallways widths that were shifted from 8-feet to 10-feet wide.

Mr. Gallegos also identified that the STEM Building at the Pecan Campus had been changed from a STEM building to a specifically Science Building, with a larger focus on science labs and related furnishings and fixtures.

Ms. Benavidez asked why this change had not been brought to the Facilities Committee or Board for approval.

Review of 2013 Bond Construction Program Projects

Pecan Campus

Mr. Bill Wilson spoke on the questions regarding the budget for the Pecan Campus projects. He was working with the various design firms at the Pecan Campus, and was working to develop GMPs for each project.

The aforementioned changes of space programming in the STEM building to include additional sciences labs was credited as a source of major cost increases at the Pecan Campus. The Board again asked why the space programming had changed significantly without Committee and Board approval.

Mr. Wilson then proposed that the GMPs would end up allowing the College to complete the program for the Pecan Campus on budget, including the full utilization of all identified contingencies.

Mrs. Laura Warren spoke regarding the difficulty of estimating the budgets prior to the GMP process, because of the negotiation process with sub-contractors. Until the solicitation of sub-contractor bids and development of GMPs, only conservative estimates can be safely provided.

Nursing & Allied Health Campus

Mr. Eli Ochoa described changes to the Nursing & Allied Health Expansion Building space programming, such as the elimination of a wellness center to accommodate the inclusion of dining and kitchen spaces. While the square footage has increased, the design team collaborating with the construction manager-at-risk to identify the best cost-effective solutions to complete the project quickly and in-budget without losing quality.

The preliminary quotes were underway to price structural steel and construction components for the building, and a partial GMP was expected for presentation to the Facilities Committee and Board, to allow this initial procurement.

Technology Campus

Mr. Gilbert Enriquez spoke about the Technology Campus expansion project and felt the renovations were coming along in good shape.

Mr. Gallegos spoke to some issues that they were watching regarding site improvement and parking design, but that he felt it would come in under budget.

Mr. Eddie G. Vela spoke to the collaboration of design, construction, and program management teams to bring the project in under budget.

Mr. Enriquez once again spoke to the fact that once work started on the 2013 Bond Construction Program, it would be expected that subsequent projects would find higher costs for the sub-contractors.

Mid Valley Campus

Mr. Josue Reyes identified a concern with telecommunications infrastructure at the Mid Valley Campus, in the amount of approximately \$500K, that they were concerned would fall outside of the construction budget.

Mr. Gurwitz asked about the original proposal of a GMP, as presented to the Facilities Committee on April 14, 2016, and which was subsequently resubmitted at a lower amount for deliberation by the Facilities Committee on April 26, 2015.

Ms. Diana Bravos Gonzalez identified a concern that came up with water lines and ramps that needed to be priced very quickly to be included in the presentation to the Facilities Committee packet. With the postponement of the deliberation by the Facilities Committee, she was able to further reduce the GMP, which led to a lower GMP as presented for April 26.

Mr. Gallegos then spoke to the efforts to reduce the cost of the GMP by removing a chilling tower from the project scope. While the project called for three towers, the system would run with only two, and the savings would amount to approximately \$105K, while still allowing the system to function. Broaddus & Associates also reduced the amount of parking to bring the project within budget.

There was also some budget concerns in the Student Services Building Expansion, related to adding Admissions to the student activities area and a significant expansion of

the kitchen. This led to an increase of approximately \$1.5M, with the estimate to be further refined as sub-contractors' responses were tallied and the GMP was developed.

Mr. Gallegos then identified the IT Duct Bank as an additional project that might take the Mid Valley Campus over its campus-wide budget. Mr. Gallegos proposed finding contingency from other campuses to cover the budget overages.

Starr County Campus

Mr. Bill Wilson spoke to the difficulty of getting favorable pricing from sub-contractors on the smaller projects at the Starr County Campus, and proposed packaging the projects along with the larger project, the new Health Professions Building, to negotiate lower pricing.

At this time, the projects across Starr County Campus were estimated to be coming in approximately \$2M over budget.

Mr. Gurwitz asked why, with the identified shortfalls at the Mid Valley Campus and Starr County Campus, the budget presented to the Facilities Committee did not show a budget shortfall. Mr. Gallegos stated that he has identified opportunities to move funds from the Pecan Campus to cover shortfalls at other campuses.

Mr. Gurwitz asked which budgets specifically these funds would come from, and Mr. Gallegos identified the program contingency at Pecan Campus, which had funds in the amount of approximately \$5.7M.

Mr. Hector Garcia, project architect for the Starr County Campus Health Professions and Science Center project, identified concerns that the proposals to bring the project in under budget also led to significant changes to the project, such that the Trustees would not recognize the final buildings based upon the schematic designs originally approved by the Board of Trustees.

Mr. Gallegos clarified, and Mr. Garcia agreed, that the changes were not officially incorporated into the drawings at that time. Mr. Gurwitz asked what the price for the project would be if the Board-approved design was followed. No clear numbers were provided, and Mr. Gallegos responded that they would come back with additional information as the initial responses from sub-contractors started to come in.

Funding Options

Mr. Gallegos identified additional funding that might be available to complete the 2013 Bond Construction Program, including use of non-bond funds to procure furniture and equipment. Mr. Gurwitz responded that this would effectively be increasing the program budget beyond the approved \$159M, and instead asked Broaddus & Associates to bring the project in on or under budget as instructed, and to let the Committee know what approvals were needed to shift funds from one project to another within the program.

Regional Center for Public Safety Excellence

Mr. Gurwitz asked about the Regional Center for Public Safety Excellence. Mr. Gallegos asserted that they were only carrying \$4.2M in the program budget for this project, there were additional funds from state appropriations and PSJA ISD. Dr. Reed added that those funds had specific allocation requirements, and Mr. Gallegos agreed.

La Joya Teaching Center

Mr. Gurwitz asked about the La Joya Teaching Center project, and Mr. Eddie Vela provided a brief update on that project, which had been in hiatus, and was recently re-prioritized.

Mr. Gallegos mentioned that the investments under the 2013 Bond Construction Program were not clearly identified, but due to constraints on making permanent improvements to that building, the bulk of the bond program expenses at that site would be in equipment and furniture improvements.

Conclusion

Mr. Gurwitz summarized the presentation by Broaddus & Associates with the following:

- There are two projects that are over budget, and Broaddus & Associates is expected to bring necessary information to the Board to reallocate funds from other projects to cover those two at the appropriate time.
- The program is expected to come within budget.
- The Facilities Committee expects to retain a substantial portion of the Construction and Design contingency budgets, which should amount to approximately 3% of the total program budget.

Mr. Gallegos agreed with the summary.

Ms. Benavidez asked for clarification on the landscaping consultants, to ensure that all campuses had landscaping consideration, and Mr. Gallegos agreed that landscaping at all campuses would be included within the Site Improvement budgets.

Adjournment

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

I certify that the foregoing are the true and correct minutes of the April 25, 2016 Special Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Meeting Minutes
Facilities Committee Meeting
April 26, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, April 26, 2016 @ 2:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, April 26, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 2:07 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León, Mrs. Graciela Farias, and Mr. Jesse Villarreal

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Mr. Fernando Lamas, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Ben Macias, Mr. Josue Reyes, Mr. Trey Murray, and Mr. Andrew Fish

**Review and Recommend Action on 2013 Bond Construction Program, Projects,
and Budgets**

Gilbert Gallegos of Broaddus and Associates presented the 2013 Bond Construction budget to the Committee at the April 25, 2016 Special Board Facilities Committee meeting. Enclosed is a copy of the presentation prepared by Broaddus and Associates.

The item was included again for any follow-up deliberation as necessary; the Committee did not see the need to deliberate the budget further at this time.

**Review and Recommend Action on Procurement for the 2013 Bond Construction
Program Chillers**

Approval of procurement for the 2013 Bond Construction Program Chillers will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization was requested to approve the procurement for the 2013 Bond Construction Program chillers, with an option to take advantage of savings from the vendor in exchange for prepayment of the procured chillers.

Background

On January 26, 2016, the Board of Trustees approved and authorized awarding the proposal for owner procurement of thermal energy plant chillers for the 2013 Bond Construction program to Johnson Controls, Inc. in the amount of \$2,209,711.01 subject to Broaddus & Associates' ability to negotiate an adjustment to the payment terms to allow the College some discount on that total. Broaddus and Associates discussed savings regarding payment terms with Johnson Controls, Inc.

The vendor offered prepayment savings in the amount of \$71,998 should prepayment be received by May 1, 2016 for the Mid Valley Campus chillers, June 1, 2016 for the Starr Campus chillers, and July 1, 2016 for the Nursing & Allied Health chillers. Broaddus and Associates since then discussed with legal counsel and has advised the best approach was to prepay and receive the offered savings provided that a guarantee is put into place to protect the Owner. Legal Counsel recommends incorporating a Standby Letter of Credit to protect the College in case the chillers are not delivered after prepayment has been made.

The cost for incorporating a Standby Letter of Credit was \$17,910 which would protect the Owner. The amount of \$54,088 (\$71,998 less \$17,910) would be the net savings to the college for prepayment of the chillers.

Funding Source

Funds for the procurement of the chillers were budgeted in the bond construction budget for FY 2015-2016.

Reviewers

The proposed prepayment option and savings were reviewed by Broaddus and Associates, Vice President for Finance and Administrative Services, legal counsel and staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing Departments.

Enclosed Documents

The packet included a prepayment cost savings spreadsheet prepared by Broaddus & Associates.

Presenters

Representatives from Broaddus & Associates attended the April 26, 2016 Board meeting to present the prepayment savings offered by the Vendor as well as the Standby Letter of Credit option.

During deliberation, the Facilities Committee determined that the appropriate drafting of a Standby Letter of Credit to properly protect the College from risks associated with prepayment would not be worth the savings offered by the vendor. As clarified by staff and by Broaddus & Associates, the issue was first raised when the College expected to receive at least twice as much in savings. With the reduced savings, the Committee determined it was more advantageous to the College to recommend Board approval of the procurement without agreeing to prepayment terms, instead paying upon receipt of the chillers as normal.

Recommendation

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the procurement of the Mid Valley Campus, Starr County Campus, and Nursing & Allied Health Campus 2013 Bond Construction Program chillers as presented without consideration of the prepayment savings as offered by the vendor. The motion carried.

Review and Recommend Action on Amendment to the Agreement with R. Gutierrez Engineering to Increase Civil Design Services for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant

Approval to amend the agreement with R. Gutierrez to increase civil design services for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization was requested to increase civil design services for R. Gutierrez Engineering to include the design of the parking and infrastructure related to the thermal plant at the Nursing and Allied Health Campus.

Justification

As with the other campuses, one civil engineer per campus was used to design the 2013 Bond Construction projects. Including the non-bond Thermal Energy Plant project with the current Bond 2013 Nursing and Allied Health Campus construction scope would allow the civil engineer to coordinate the design work of the entire campus expansion effectively.

Background

On November 20, 2014, the Board authorized R. Gutierrez Engineering as the civil engineer for design services for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements. R. Gutierrez Engineering began working with Broaddus & Associates, staff from Facilities Planning & Construction, and the Nursing and Allied Health Departments to develop the parking and site design. On October 27, 2015, the Board approved contracting mechanical, electrical, and plumbing (MEP) engineering design services with Half Associates for the thermal energy plant at the

Nursing and Allied Health Campus. These design services did not include civil engineering services.

Nursing and Allied Health Campus		
Engineer	Bond Funded	Non-Bond Funded
R. Gutierrez Engineering	Parking and Site Improvements	
Half Associates		Thermal Plant
R. Gutierrez Engineering		Thermal Plant Parking and Site Improvements

Broaddus and Associates negotiated with R. Gutierrez and submitted a proposal for this increased scope. R. Gutierrez submitted a proposal in the amount of \$17,200 for the increased design services.

Funding Source

Funds for these expenditures were budgeted in the non-bond construction budget for FY 2015-2016.

Reviewers

The proposal was reviewed by Broaddus and Associates and Facilities Planning and Construction staff.

Enclosed Documents

The packet included a proposal from R. Gutierrez Engineering.

Presenters

Representatives from Broaddus & Associates and R. Gutierrez Engineering attended the Facilities Committee meeting to respond to questions related to this recommendation.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to amend the agreement with R. Gutierrez to increase civil design services in the amount of \$17,200 for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project as presented. The motion carried.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements will be requested at the April 26, 2016 Board meeting.

Purpose

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

Justification

The GMP that was submitted was necessary for the CM@R to begin with the work to meet their overall construction schedule. Halff Associates submitted construction documents with enough information regarding the construction work of the project.

Background

Halff Associates had completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College’s Board of Trustees. Approval of the GMP would allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The Engineer provided the necessary construction documents to Skanska USA Building, Inc. which provided a GMP in the amount of \$2,291,839. Since the initial GMP was submitted additional cost items were negotiated to bring the GMP to the current amount of **\$1,987,090**.

Initial GMP submitted March 30, 2016	\$2, 291,839
Cost items April 15, 2016	
Reduction of parking lot from 161 to 80 spaces	(\$180,000)
Removal of the unforeseen underground allowance	(\$ 75,000)
Reduction of allowance for Landscaping	(\$ 25,000)
Concrete at Electrical Primaries	(\$ 4,749)
Wage Rate Savings (Estimated)	(\$ 20,000)
Current GMP	\$1,987,090
Alternate 1 Telecom Fiber Duct Bank	\$ 492,063
Total GMP for Mid Valley Campus Site Improvements	\$2,479,153

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project was \$2,000,000. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016. The Relocation of the Fiber duct banks were unforeseen scope items to be funded through the Program Contingency.

Reviewers

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

Enclosed Documents

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

Presenters

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) as proposed for the Mid Valley Campus Parking and Site Improvements project, including the alternate Telecom Fiber Duct Bank, in the amount of \$2,479,153, with the option within 90 days to reinstate the full scope of parking to 161 spaces at the cost of \$180,000. The motion carried.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Thermal Plant

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Thermal Plant will be requested at the April 26, 2016 Board meeting.

Purpose

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

Justification

The GMP that was submitted was necessary for the CM@R to begin with the work to meet their overall construction schedule. DBR Engineering submitted construction documents with enough information regarding the construction work of the project.

Background

DBR Engineering completed the 100% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. The Engineer provided the necessary construction documents to Skanska USA Building, Inc. which provided an initial GMP in the amount of \$3,877,838

Since the initial GMP was submitted additional cost items were negotiated to bring the GMP to the current amount of \$3,787,322. Chiller costs were not included in the GMP due to volume procurement.

Initial GMP submitted March 30, 2016	\$3,877,838
Cost items April 15, 2016	
Delete 1 Cooling Tower Complete	(\$106,516)
Delete Chilled Water Piping along Building G (existing)	(\$ 35,000)
Add chilled water piping to Building D (new addition)	\$ 51,000
Current GMP	\$3,787,322
Alternate 1- Building A& B	\$ 511,399
<i>(All underground, interior piping and equipment)</i>	
Alternate 2- Building D	\$ 207,548
<i>(All interior piping and equipment)</i>	
Alternate 3- Additional underground valves and vaults for future	\$ 156,301

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project was \$3,800,000. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016. Alternate 1 and 2 relate to non-bond projects and Alternate 3 were not required at this time.

Reviewers

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

Enclosed Documents

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

Presenters

Representatives from Broaddus & Associates, DBR Engineering, and Skanska USA Building, Inc. attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) for the Mid Valley Campus Thermal Plant project in the amount of \$3,787,322, and for the option within 60 days to add the deleted cooling tower to the project at the cost of \$106,516. Also included was the inclusion of Alternate 1 in the amount of \$511,399 and Alternate 2 in the amount of \$207,548 to be paid from non-bond funds.

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

The Facilities Committee discussed this item and there was no action to recommend.

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

The Facilities Committee discussed this item and there was no action to recommend.

Review and Recommend Action on Change Order for 2013 Bond Construction Pecan Campus Thermal Plant

Approval of proposed change order with D. Wilson Construction Company for the 2013 Bond Construction Pecan Campus Thermal Plant will be requested at the April 26, 2016 Board meeting.

Purpose

The purpose of this change order was to request authorization to use construction contingency to fund these items.

Justification

This change order was needed for owner requested items as well as unforeseen existing conditions in order to move forward with construction. Below is a description of the change order items.

2013 Bond Construction Pecan Campus Thermal Plant			
Change Order No.	Item Description and Justification	Cost/ Days	Funding Source
1	CPR#2 The protective existing underground chilled water piping wrap was deteriorated and needs to be replaced.	\$5,565	Construction Contingency
	CPR#3 Existing underground chilled water lines were not in locations shown on existing drawings. Modifications need to be done to reconfigure chilled water lines.	\$6,822	Construction Contingency
	CPR#5 Existing underground chilled water pipes and fittings need to be replaced due to pitting and deterioration. Cost includes field epoxy coating, draining, filling, and treating the condenser water system.	\$32,119	Construction Contingency
	CPR#7 Delete chiller installation cost not needed by owner. Cost of installation is included in purchase of chillers.	(\$2,792)	Construction Contingency
Net Total Change Order No. 1		\$41,714	Construction Contingency

Funding Source

This change order would be funded by the project’s construction contingency.

Construction Contingency Fund	
Original Contingency Amount:	\$50,000
Prior Change Orders:	\$0
Proposed Change Order No. 1:	(\$41,714)
Remaining Contingency Balance:	\$8,286

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the change order with D. Wilson Construction Company in the amount of \$41,714 using the project’s owner contingency for the 2013 Bond Construction Pecan Campus Thermal Plant as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus Flooring Replacement

Approval to contract construction services for the Non-Bond Technology Campus Flooring Replacement project will be requested at the April 26, 2016 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the replacement of flooring in Building B at the Technology Campus.

Background

College staff prepared the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on February 25, 2016. A total of four (4) sets of construction documents were issued to general contractors and sub-contractors, and a total of four (4) proposals were received on March 11, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
February 25, 2016	Solicitation of competitive sealed proposals began.
March 11, 2016	Four (4) proposals were received.

Justification

The existing concrete flooring in Building B had deteriorated and new vinyl tile flooring needed to be installed.

Funding Source

As part of the FY 2015-2016 Renewals and Replacements construction budget, funds in the amount of \$44,200 were budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Imhoff Co., Inc. dba/Intertech Flooring
Renewals and Replacements	\$44,200	\$35,008

Reviewers

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

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract construction services with Imhoff Co., Inc. dba/Intertech Flooring in the amount of \$35,008 for the Non-Bond Technology Campus Flooring Replacement project as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Resurfacing of East Loop Road

Approval to contract construction services for the Non-Bond Pecan Campus Resurfacing of East Loop Road project will be requested at the April 26, 2016 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the Non-Bond Pecan Campus Resurfacing of East Loop Road project.

Background

On December 15, 2015, the Board of Trustees previously approved design services with Melden and Hunt to prepare plans and specifications for Non-Bond Pecan Campus Resurfacing of East Loop Road. The design team at Melden and Hunt worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on March 16, 2016. A total of two (2) sets of construction documents were issued to general contractors and a total of two (2) proposals were received on March 31, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
March 16, 2016	Solicitation of competitive sealed proposals began.
March 31, 2016	Two (2) proposals were received.

Justification

The existing loop road east of Building F was over fifteen years old and in need of asphalt resurfacing. As part of the deferred maintenance plan, the Facilities Planning and Construction and Facilities Operations and Maintenance departments scheduled the replacement of the asphalt resurfacing.

Funding Source

As part of the FY 2015-2016 Renewals and Replacements construction budget, funds in the amount of \$75,000 were budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Mid Valley Paving, Inc.
Renewals and Replacements	\$75,000	\$28,942.40

Reviewers

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

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract construction services with Mid Valley Paving in the amount of \$28,942.40 for the Non-Bond Pecan Campus Resurfacing of East Loop Road project as presented. The motion carried.

Review and Recommend Action on Renewal of Facility Lease Agreements

Approval of the facility lease agreements for use by South Texas College for instructional use will be requested at the April 26, 2016 Board meeting.

Purpose

Authorization was requested to renew the current facility lease agreements with the City of Hidalgo and the City of Edinburg Fire Department to continue providing instructional facilities.

Justification

The continuation of these leases was needed to accommodate programs with specific needs for continuing education, criminal justice, and fire science courses being offered.

Background

The Board of Trustees previously approved these facility leases.

At the November 24, 2015 Board meeting, the Board approved the renewal of the classroom lease agreement with the City of Hidalgo for the use of the Rio Grande Valley Border Security and Technology Training Center. The South Texas College Continuing Education and Criminal Justice staff would like to continue to use this facility.

At the August 25, 2015 Board meeting, the Board approved the lease agreement with the City of Edinburg to use the Edinburg Fire Department Training facility. The South Texas College Fire Science Academy staff would like to continue to use this facility.

Staff recommended approval to renew these lease agreements as noted below.

Facility	Renewals in Contract	Renewal Requested	Lease Cost
City of Hidalgo	6 academic semesters	2nd June 1, 2016 to August 31, 2016	\$1,524.37 per month
City of Edinburg	3 successive terms of one year renewals	1st September 1, 2016 to May 31, 2017	Up to \$13,000 per semester

Funding Source

Funds for these expenditures were budgeted in the facility lease budget for FY 2015-2016.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, that the Facilities Committee recommended Board approval of the renewal of the current facility lease agreements with the City of Hidalgo and the City of Edinburg for use of instructional facilities for the periods as presented. The motion carried.

Review and Recommend Action on Final Completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings

Approval of final completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings will be requested at the April 26, 2016 Board Meeting.

	Project	Substantial Completion	Final Completion	Documents Attached
1.	Pecan Campus Infrastructure for the Relocation of Portable Buildings Engineer: Melden and Hunt Contractor: Celso Gonzalez Construction, Inc.	Approved March 2016	Recommended	Final Completion Letter

1. Pecan Campus Infrastructure for the Relocation of Portable Buildings

It was recommended that final completion and release of final payment for this project with Celso Gonzalez Construction, Inc. be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with Celso Gonzalez Construction, Inc. be approved. The original cost approved for this project was in the amount of \$333,249.80.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$350,000	\$333,249.80	\$39,088.13	\$372,337.93	\$353,721.03	\$18,616.90

On February 17, 2016, Planning & Construction Department staff along with Melden and Hunt inspected the site to confirm that all punch list items were completed. The packet included a final completion letter from Melden and Hunt acknowledging all work was complete and recommending release of final payment to Celso Gonzalez Construction, Inc. in the amount of \$18,616.90.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of final completion for the Non-Bond Pecan Campus Infrastructure for Relocation of Portable Buildings as presented. The motion carried.

Review and Recommend Action on Final Completion and Liquidated Damages for the Non-Bond Technology Campus Cooling Tower Replacement

Approval of final completion and liquidated damages for the Non-Bond Technology Campus Cooling Tower Replacement project will be requested at the April 26, 2016 Board meeting.

Purpose

Final completion is the last phase of the construction project. The approval of this phase was necessary to authorize the release of final payment as necessary to the contractor. Part of the close out was to finalize the amount of liquidated damages that could be imposed on the contractor for not meeting the amount of days allowed in the contract.

Justification

Halff Associates and STC staff worked with the contractor, Pro Tech Mechanical, to verify that all pending items from the Substantial Completion punch list were addressed. At this time, the contractor had completed the project and final completion was recommended by Halff Associates. The current Owner Contractor agreement that was in place allowed for liquidated damages of \$500 per day to be imposed when the contractor did not meet the number of construction days allowed in the contract.

Background

The contractor had achieved Substantial Completion on April 29, 2014 but did not meet the number of construction days per the construction contract. The contractor was late in completing the project by 63 days. The amount of \$31,500 would be the total amount for liquidated damages if they are to be imposed to the contractor. In the months following substantial completion, the cooling tower has experienced a number of vibration related shutdowns which have ranged from alignment to harmonics, switches, and ladder connections which has since been addressed by the engineer and contractor and been remedied.

The college incurred additional actual damages totaling \$4963.75 due to continued work by staff and the project engineer in response to the contractor failing to meet the contracted construction deadline for the installation of the cooling tower. According to the engineer, there were components of the tower that may have been installed improperly and thereby caused imbalances in the system.

Funding Source

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance	Liquidated Damages
\$415,000	\$396,000	\$0	\$396,000	\$361,000	\$35,000	\$31,500

On April 21, 2016, Halff Associates provided a final letter acknowledging all work was complete and recommending final completion and release of final payment.

Enclosed Documents

A letter from Halff Associates recommending Final Completion and release of final payment of the project was included in the packet.

Presenters

Representatives from Halff Associates and STC Facilities Planning and Construction attended the Facilities Committee meeting to respond to questions.

Legal counsel recommended that the College could keep the \$35,000 retainage to cover liquidated and incurred damages, which amounted to approximately \$36,500.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of final completion and assessment of liquidated and actual damages for the Non-Bond Technology Campus Cooling Tower Replacement project, as well as authorization of legal counsel to notify the contractor of the assessed damages and retention of the retainage as appropriate. The motion carried.

Update on Status of Non-Bond Construction Projects

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:15 p.m.

I certify that the foregoing are the true and correct minutes of the April 26, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Update on Status of 2013 Bond Construction Program

Enclosed is a copy of the presentation prepared by Broaddus and Associates as an update on the status of the 2013 Bond Construction Program. A representative from Broaddus and Associates will be present at the May 10, 2016 Board Facilities Committee meeting to provide the update.

OPERATIONAL ITEMS

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

March '16 April '16 May '16 June '16 July '16

	March '16	April '16	May '16	June '16	July '16
1	Construction Document Completion – 60%	Construction Document Completion	Technology Campus Demo Commencement	Building Standards	NTP's
2	AV/IT Coordination	Ongoing Plan Review	Pharr RCPSE Master Plan Charrette	Notice to Proceed Issuance (NTP)	Staff Increase
3			MVC Thermal & Site Commencement		
4	Furniture, Fixtures & Fixture Design		Budget FY '17		
5	Wage Scale Survey		Starr County Bid Package Strategy		
6			On going Plan Reviews		
7					
8					
9					
10					

Operational

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

March '16 April '16 May '16 June '16 July '16

1	2	3	4	5	6	7	8	9	10
Chiller Procurement Standby LOC									

Informational/Presentations

Review and Recommend Action of Scheduled Guaranteed Maximum Price (GMP) Updated Timeline for the 2013 Bond Construction Program

The Guaranteed Maximum Price (GMP) timeline for the 2013 Bond Construction program will be reviewed and discussed at the May 24, 2016 Board meeting.

Purpose

The Board will be asked to approve the scheduled timeline for the upcoming requests to approve the Guaranteed Maximum Prices (GMPs) for the 2013 Bond Construction program projects.

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. The scheduled timeline will confirm that the Program Manager consultant will submit GMPs per the Board approved timeline.

Background

On April 26, 2016 a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only. Broaddus and Associates has since then updated the schedule.

Funding Source

Funds for these expenditures are budgeted in the 2013 Bond construction budget.

Enclosed Documents

Enclosed is a Scheduled Guaranteed Maximum Price Timeline provided by Broaddus and Associates showing the scheduled dates when the GMPs will be ready for Board approval.

Presenters

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to present Guaranteed Maximum Price Timeline.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 24, 2016 Board meeting, approval of the scheduled timeline for the upcoming requests to approve the Guaranteed Maximum Prices (GMPs) for the 2013 Bond Construction program projects as presented.

2013 Bond Construction Program Schedule

#	Projects	B&A Contract Sq. ft	B&A Contract Budget	Architect/Engineers	Contractors	Facilities Committee GMP Schedule			Board Approval GMP Schedule		
						GMP Schedule As of	Revised Schedule As of	Revised Schedule As of	GMP Schedule As of	Revised Schedule As of	Revised Schedule As of
Buildings , Expansions and Renovations											
<u>Pecan Campus</u>											
1	North Academic Building	61,267	\$14,843,110	PBK Architects	D. Wilson Construction	05/10/16	06/14/16	06/14/16	05/24/16	06/28/16	06/28/16
2	South Academic Building	40,000	\$9,454,426	BSA Architects	D. Wilson Construction	06/14/16	06/14/16	07/12/16	06/28/16	06/28/16	07/26/16
3	STEM Building	48,879	\$13,103,319	BSA Architects	D. Wilson Construction	07/12/16	07/12/16	07/12/16	07/26/16	07/26/16	07/26/16
4	Student Activities Building and Cafeteria	33,042	\$8,828,254	Warren Group Architects	D. Wilson Construction	07/12/16	07/12/16	07/12/16	07/26/16	07/26/16	07/26/16
<u>Mid-Valley Campus</u>											
5	Health Professions and Science Building	76,069	\$19,794,354	ROFA Architects	Skanska USA	05/10/16	06/14/16	06/14/16	05/24/16	06/28/16	06/28/16
6	Library Expansion	10,369	\$1,882,184	Mata+Garcia Architects	Skanska USA	06/14/16	07/12/16	07/12/16	06/28/16	07/26/16	07/26/16
7	Student Services Building Expansion	14,269	\$2,836,391	ROFA Architects	Skanska USA	05/10/16	06/14/16	06/14/16	05/24/16	06/28/16	06/28/16
8	Workforce Training Center Expansion	10,000	\$1,921,739	EGV Architects	Skanska USA	05/10/16	06/14/16	06/14/16	05/24/16	06/28/16	06/28/16
<u>Starr Campus</u>											
9	Library	16,516	\$3,376,229	Mata+Garcia Architects	D. Wilson Construction	07/12/16	07/12/16	07/12/16	07/26/16	07/26/16	07/26/16
10	Health Professions and Science Building	48,690	\$12,123,842	Mata+Garcia Architects	D. Wilson Construction	06/14/16	06/14/16	07/12/16	06/28/16	06/28/16	07/26/16
11	Student Activities Building Expansion	4,923	\$1,010,002	Mata+Garcia Architects	D. Wilson Construction	04/12/16	05/10/16	07/12/16	04/26/16	05/24/16	07/26/16
12	Student Services Building Expansion	5,000	\$1,034,955	Mata+Garcia Architects	D. Wilson Construction	04/12/16	05/10/16	07/12/16	04/26/16	05/24/16	07/26/16
13	Workforce Training Center Expansion	9,302	\$2,050,676	EGV Architects	D. Wilson Construction	06/14/16	06/14/16	07/12/16	06/28/16	06/28/16	07/26/16
<u>Nursing & Allied Campus</u>											
14	Campus Expansion Package 1	87,222	\$22,645,000	ERO Architects	D. Wilson Construction	04/12/16	05/10/16	05/24/16	04/26/16	05/24/16	06/14/16
	Campus Expansion Package 2							07/12/16		07/26/16	
<u>Technology Campus</u>											
15	Southwest Building Renovation	72,000	\$14,583,033	EGV Architects	ECON Construction	04/12/16	05/10/16	05/24/16	04/26/16	05/24/16	06/14/16
<u>Regional Center for Public Safety Excellence</u>											
16	Training Facility	16,000	\$3,974,471	PBK Architects	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<u>La Joya Center</u>											
17	Training Labs Improvements	11,000	\$1,436,000	EGV Architects	TBD	TBD	TBD	TBD	TBD	TBD	TBD

2013 Bond Construction Program Schedule

#	Projects	B&A Contract Sq. ft	B&A Contract Budget	Architect/Engineers	Contractors	Facilities Committee GMP Schedule			Board Approval GMP Schedule		
						GMP Schedule As of	Revised Schedule As of	Revised Schedule As of	GMP Schedule As of	Revised Schedule As of	Revised Schedule As of
Thermal Plants											
1	Pecan Campus Thermal Plant Expansion	1,440	\$5,542,049	Half Associates	D. Wilson Construction	11/10/15	11/10/15	NA	11/24/15	11/24/15	NA
2	Mid Valley Thermal Plant	4,000	\$4,885,586	DBR Engineering	D. Wilson Construction	04/12/16	04/12/16	NTP	04/26/16	04/26/16	NTP
3	Starr County Thermal Plant	4,000	\$4,885,584	Sigma HN Engineers	D. Wilson Construction	04/12/16	06/14/16	06/14/16	04/26/16	06/28/16	06/28/16
4	Nursing and Allied Health Campus Thermal Plant*	-	\$3,000,000		D. Wilson Construction	TBD	TBD	TBD	TBD	TBD	TBD
Parking & Site Improvements											
1	Pecan Campus Parking and Site Improvements	-	\$2,490,261	Perez Consulting Engineer	D. Wilson Construction	04/12/16	04/12/16	07/12/16	04/26/16	04/26/16	07/26/16
2	Mid Valley Campus Parking and Site Improvements	-	\$2,456,421	Half Associates	Skanska USA	05/10/16	04/14/16	NTP	05/24/16	04/26/16	NTP
3	Starr Campus Parking and Site Improvements	-	\$1,235,739	Melden & Hunt Engineer	D. Wilson Construction	05/10/16	06/14/16	07/12/16	05/24/16	06/28/16	07/26/16
4	Nursing and Allied Health Campus Parking and Site Improvements	-	\$1,448,033	R.Gutierrez Engineers	D. Wilson Construction	04/12/16	06/14/16	07/12/16	04/26/16	06/28/16	07/26/16
5	Technology Campus Parking and Site Improvements	-	\$1,187,281	Hinojosa Engineering	ECON Construction	05/10/16	05/10/16	05/24/16	05/24/16	05/24/16	06/14/16
6	Regional Center for Public Safety Parking and Site Improvements	-	\$ -	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
TOTAL						573,988	159,028,940				
* Non Bond Funds											\$3,000,000

**Review and Recommend Action on Owner Controlled Insurance Program (OCIP)
in relation to the Guaranteed Maximum Prices (GMPs) for the 2013 Bond
Construction Program**

The Facilities Committee is asked to review the provisions of the OCIP as it applies to the Guaranteed Maximum Prices (GMPs) for 2013 Bond Construction Program Projects. The Committee will review OCIP as it relates to GMPs and may recommend for consideration by the Board of Trustees.

**Review and Recommend Action on Negotiated Fees for Civil Engineering Services
 for the 2013 Bond Construction Regional Center for Public Safety Excellence
 Parking and Site Improvements**

Approval of negotiated fees for civil engineering design services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements will be requested at the May 24, 2016 Board meeting.

Purpose

Authorization is being requested to approve negotiated fees with Dannenbaum Engineering Company for civil engineering design services and surveying for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements.

Justification

Broaddus and Associates has negotiated fees with Dannenbaum Engineering Company to finalize design fees.

Background

On February 23, 2016, the Board approved contracting with civil engineering design services with Dannenbaum Engineering Company for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements. Broaddus & Associates has negotiated with Dannenbaum Engineering Company to finalize design fees based on previously approved fees by the Board for the other bond projects. The proposed fees submitted by Dannenbaum Engineering Company are as follows:

Dannenbaum Engineering Co.						
Construction Cost Limitations (CCL)	Initial Percentage	Offer	Accepted	Design Fee	Consultant's Reimbursable Expenses	Total Fee
\$1,350,000	26.80%	8.61%	8.60%	\$116,100	\$0	\$116,100

The project scope will include all civil engineering services, utilities, infrastructure and grading to support the new building, new parking lot, and vehicle driving track.

Funding Source

Funds for these expenditures are budgeted in the Bond Construction budget for FY 2015-2016, Texas Department of Public Safety, and non-bond funds.

Reviewers

The fee proposal has been reviewed by Broaddus and Associates and Facilities Planning and Construction Department staff.

Enclosed Documents

The recommended fee proposal from Dannenbaum Engineering Company is enclosed.

Presenters

Representatives from Broaddus & Associates and Dannenbaum Engineering Company will be present at the Facilities Committee meeting to respond to questions related to this recommendation.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 24, 2016 Board meeting, negotiated fees for civil engineering design services with Dannenbaum Engineering Company in the amount of \$116,100 for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements as presented.

Dannenbaum Engineering Company – McAllen, LLC

1109 WEST NOLANA LOOP, SUITE 208 MCALLEN, TEXAS 78504 (956) 682-3677

April 20, 2016

BROADDUS & ASSOCIATES
1100 E. Jasmine Ave.
Suite 102
McAllen, Texas 78501

Attn: Diana Bravo Gonzalez, AIA
Senior Project Manager

Ref: STC Regional Center for Public Safety Excellence, Pharr, Texas

Subj: Proposal for Professional Engineering Design and Construction Management and Inspection (CMI) Services

Dear Ms. Gonzalez

Dannenbaum Engineering Company – McAllen, LLC (Dannenbaum) is pleased to present this proposal for providing Professional Engineering Design and Construction Management and Inspection (CMI) Services as set forth in the draft copy of South Texas College’s (STC) proposed “Contract Agreement Between Owner and Engineer” for the above referenced project, a copy of which is herewith attached as “ATTACHMENT A”.

Dannenbaum’s proposed fee is based upon the items of work set forth in the draft copy of South Texas College’s (STC) proposed “Contract Agreement Between Owner and Engineer” subject to assumptions and limitations set forth in “Dannenbaum’s List of Assumptions” a copy of which is herewith attached as “ATTACHMENT B” and made a part of this “Agreement”.

It is understood that the “Basis Services” on the project will be divided into five (5) distinct phases of work each requiring its own separate written “Notice to Proceed” from the Owner before Dannenbaum’s is to proceed with the work. The following is a listing of the individual phases of work.

- **SCHEMATIC DESIGN AND PLANNING PHASE SERVICES**
- **DESIGN DEVELOPMENT PHASE SERVICES**
- **CONSTRUCTION DOCUMENTS PHASE SERVICES**
- **BIDDING OR NEGOTIATION PHASE SERVICES**
- **CONSTRUCTION PHASE ADMINISTRATION OF THE CONTRACT SERVICES**

The following is Dannenbaum’s proposed fee for the “Basic Services” for each phase of the work as set forth on the herewith copy of ATTACHMENT C.

<i>Total Amount Requested under this Contract</i>	
Schematic Design and Planning Phase Services	\$ 17,415.00
Design Development Phase Services	\$ 23,220.00
Construction Documents Phase Services.....	\$ 40,635.00
Bidding or Negotiation Phase Services	\$ 5,805.00
Construction Phase Administration of the Contract Services	\$ 29,025.00
Grand Total	\$ 116,100.00

Ltr: Dated April 20, 2016 to Ms. Diana Bravo Gonzalez, AIA
Ref: STC Regional Center for Public Safety Excellence, Pharr, Texas
Subj: Proposal for Professional Engineering Design and CMI Services

Page 2 of 2

Should you require further information or clarification regarding this matter, please contact me at (956) 682-3677 at your earliest convenience.

Respectfully,
Dannenbaum Engineering Company - McAllen, LLC



Louis Jones, P.E.
President

Attachments: Attachment A – Draft copy of South Texas College’s (STC) proposed “Contract Agreement Between Owner and Engineer”
Attachment B – Dannenbaum’s List of Assumptions
Attachment C – Summary of Fees for Regional Center for Public Safety Excellence, Pharr, Tx

cc: Mr. Richard D. Seitz Senior Project Manager Dannenbaum Engineering Co.-McAllen, LLC
Ms. Cynthia Luera Senior Administrative Assistant Dannenbaum Engineering Co.-McAllen, LLC

Review and Recommend Action on Request for Construction Manager-at-Risk Proposals (RFP) for the 2013 Bond Construction Regional Center for Public Safety Excellence

Approval to request Construction Manager-at-Risk proposals for the 2013 Bond Construction Regional Center for Public Safety Excellence will be requested at the May 24, 2016 Board meeting.

Purpose

Authorization is being requested to solicit for Construction Manager-at-Risk proposals for the 2013 Bond Construction Regional Center for Public Safety Excellence.

Justification

Requests for Construction Manager-at-Risk proposals are necessary to be able to procure a firm to provide construction management-at-risk services. Once the proposals are received, an evaluation team will review the RFP's using the currently approved procurement process and will recommend a Construction Manager-at-Risk firm to the Facilities Committee at a later date.

Background

On March 25, 2015, RFP submittals were received for construction manager-at-risk services for the 2013 Bond Construction Program. This RFP excluded the Regional Center for Public Safety Excellence project. At this time, we are requesting an RFP for this project.

Funding Source

Funds for these expenditures are budgeted in the bond construction budget for FY 2015-2016. Additional funding from the Texas Department of Public Safety and Pharr-San Juan-Alamo ISD have also been identified.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 24, 2016 Board meeting, authorization to request Construction Manager-at-Risk Proposals (RFP) for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented.

Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Nursing and Allied Health Campus Expansion

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Nursing and Allied Health Campus Expansion will be requested at the May 24, 2016 Board meeting.

Purpose

A Guaranteed Maximum Price is the method used by the Construction Manager-at-Risk (CM@R) to present their proposed construction cost to provide the Owner with a complete and functioning project. In certain instances, it is necessary for the CM@R to submit a request for approval of a Partial GMP in order to maintain the timeline required to arrive at the scheduled date for completion of a project.

Justification

The Partial GMP that is being submitted is necessary for the CM@R to begin with the work to meet their overall construction schedule and to procure the steel prior to an anticipated price increase. ERO Architects has submitted construction documents with enough information regarding the construction work of the project. The construction work for the Partial GMP is for the foundation and structure and includes areas of concrete, steel, and under slab mechanical, electrical and plumbing infrastructure work only.

Background

ERO Architects completed the 100% set of construction documents for the project necessary for the CM@R to provide a partial GMP for review by the project team and approval by the College's Board of Trustees. Approval of the partial GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer has provided the necessary construction documents to D. Wilson Construction Company which has provided the partial GMP in the amount of \$4,256,400. The CM@R will submit the final GMP for approval at a later date.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Nursing and Allied Health Campus project is \$16,600,000. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers

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

Enclosed Documents

A memorandum from Broaddus and Associates and a description of the Partial GMP submitted by D. Wilson Construction Company is enclosed.

Presenters

Representatives from Broaddus & Associates, ERO Architects, and D. Wilson Construction Company will be present at the Facilities Committee meeting to present the proposed Partial Guaranteed Maximum Price.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 24, 2016 Board meeting, the Partial Guaranteed Maximum Price (GMP) in the amount of \$4,256,400 with D. Wilson Construction Company for the 2013 Bond Construction Nursing and Allied Health Campus Expansion as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Senior Project Manager, FP&C

From: Gilbert Gallegos AIA, Senior Vice President

Date: May 10, 2016

Subject: Nursing and Allied Health Campus Partial GMP for Package 1- Foundation and Structure- D
Wilson Construction

Re: 2013 South Texas College Bond Construction Program – Nursing and Allied Health Campus
Partial GMP-Package 1- Foundation and Structure

Broaddus & Associates is pleased to bring forward the first Guaranteed Maximum Price (GMP) for the STC Nursing and Allied Health Campus to the Board of Trustees for approval. This request is for the Nursing and Allied Health Campus Package 1- Foundation and Structure which is presented prior to the building and site project GMP because of the need to procure the steel prior to an anticipated price increase and to attempt to compress the schedule for completion of this project. The project has been advertised and bid and the concrete and steel bid were lower than the design development estimates. The GMP for the remaining building project and site work will be presented as: Package II which will include: NAH remaining building work and Site improvements in July. The Thermal Plant GMP will follow August.

The Partial GMP for Package I- Foundation and Structure includes all the materials and labor for the project scope. The pricing is based on 100% drawings designed by the Architectural firm of ERO Architects Inc. and has been bid out to local subcontractors.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed GMP for the Nursing and Allied Health Campus Package 1- Foundation and Structure and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve these proposals as presented .



McAllen • San Antonio

South Texas College – Nursing and Allied Health Expansion

100% CD/GMP-1 Package

Guaranteed Maximum Price

May 3, 2016

Schedule of Values

CSI Section	STC Nursing and Allied Health Expansion Guaranteed Maximum Price	Base Bid	Alt #1 Curved Roof-Top Structure	
01 00 00	GENERAL REQUIREMENTS	281,300	870	—
03 00 00	CONCRETE	1,202,130	14,790	—
04 00 00	MASONRY	336,415	1,190	—
05 00 00	STRUCTURAL STEEL	1,739,950	90,908	—
06 00 00	CARPENTRY	—	—	—
07 00 00	MOISTURE PROTECTION	9,922	—	—
08 00 00	DOORS & WINDOWS	3,500	—	—
09 00 00	FINISHES	—	—	—
10 00 00	SPECIALTIES	—	—	—
12 00 00	FURNISHINGS	—	—	—
21 00 00	FIRE SUPPRESSION	—	—	—
22 00 00	PLUMBING	50,220	—	—
23 00 00	HVAC	—	—	—
26 00 00	ELECTRICAL	53,000	—	—
27 00 00	STRUCTURED CABLING	—	—	—
28 00 00	ELECTRONIC SAFETY AND SECURITY	—	—	—
31 00 00	EARTHWORK	174,882	—	—
	CONTRACTOR'S DESIGN CONTINGENCY	1%	42,600	-
	CONTRACTOR'S CONSTRUCTION CONTINGENCY	1.5%	63,900	-
	CONSTRUCTION PHASE FEE	3.60%	142,800	3,900
	BOND SUBTOTAL		40,812	2,692
	SUBTOTALS:		4,141,431	114,350
			-	-
			-	-
	SERVICES GMP TOTAL:		4,142,000	114,400
	SERVICES GMP Base + Alternate No.1 TOTAL:		4,142,000	114,400
				4,256,400

General Construction

Design Build

Construction Management

**Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond
Construction Technology Campus Southwest Building Renovation**

Broaddus and Associates will be present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Southwest Building Renovation.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Parking and Site Improvements

Broaddus and Associates will be present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Parking and Site Improvements.

**Review and Recommend Action on Testing and Balancing Engineering Services
 for the 2013 Bond Construction Program**

Approval of testing and balancing engineering services for the 2013 Bond Construction program will be requested at the May 24, 2016 Board meeting.

Purpose

Authorization is being requested to approve a pool of testing and balancing engineering firms for the 2013 Bond Construction program for a period of one year with two one-year options to renew.

Justification

Testing and balancing engineering 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 engineering 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

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. The proposals have been confirmed with the vendors and are still valid proposals.

Timeline for Solicitation for Request for Proposals	
September 28, 2015	Solicitation for Request for Proposals began.
October 13, 2015	Two (2) proposals were received.

Broaddus and Associates and college staff evaluated the qualifications for the testing and balancing engineering firms' and recommends the following campuses be assigned per firm:

Firm	Campus
Engineered Air Balance Co, Inc. (EAB)	Pecan Campus
	Nursing Allied Health Campus
	La Joya Teaching Center
National Precisionaire, LLC	Mid-Valley Campus
	Starr County Campus
	Technology Campus
	Regional Center for Public Safety Excellence

Reviewers

The proposals have been reviewed by staff from the Broaddus and Associates, and the college's 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.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the May 24, 2016 Board meeting, for testing and balancing engineering services for the 2013 Bond Construction Program with both National Precisionaire, LLC and Engineered Air Balance Co. Inc. for the period of May 2016 to May 2017 with two one-year options to renew as presented.

**SOUTH TEXAS COLLEGE
TESTING & BALANCING FOR HVAC SYSTEMS - BOND CONSTRUCTION PROGRAM
PROJECT NO. 15-16-1026**

VENDOR		Engineered Air Balance Co, Inc.				National Precisionaire, LLC.		
ADDRESS		4400 Piedras Dr S Ste 150				21321 Inverness Forest Blvd		
CITY/STATE/ZIP		San Antonio, TX 78228				Houston, TX 77073		
PHONE		210-736-9494				281-449-0961		
FAX		210-736-9595				281-449-1925		
CONTACT		Gary L. Miller				Felix M. Garza		
#	Description	Proposed					Proposed	
		Project Manager	Project Leader	Technician	Field Support (Office)	Adm (Office)	All-Inclusive	
							TAB Crew Rate*	Project Manager**
1	Base Rate (No Travel) Non-Onsite Hourly Rates	\$125.00	\$100.00	\$90.00	\$80.00	\$65.00	\$160.00	\$175.00
2	All-Inclusive 5-day Trip (Includes Travel)	\$165.00	\$140.00	\$130.00	\$80.00	\$65.00		
3	All-Inclusive 3-day Trip (Includes Travel)	\$205.00	\$180.00	\$170.00	\$80.00	\$65.00		
4	All-Inclusive 2-day Trip (Includes Travel)	\$265.00	\$240.00	\$230.00	\$80.00	\$65.00		
5	All-Inclusive 1-day Trip (Includes Travel)	\$370.00	\$345.00	\$335.00	\$80.00	\$65.00		
TOTAL EVALUATION POINTS		83.41					89.82	
EVALUATION RANKING		2					1	

*TAB - Technician and Apprentice

**Pre-Inspection and Job Site Meetings

**SOUTH TEXAS COLLEGE
 TESTING & BALANCING SERVICES FOR HVAC SYSTEMS-BOND
 CONSTRUCTION PROGRAM
 PROJECT NO. 15-16-1026
 EVALUATION FORM**

VENDOR		Engineered Air Balance Co, Inc.	National Precisionaire, LLC.	
ADDRESS		4400 Piedras Dr S Ste 150	21321 Inverness Forest Blvd	
CITY/STATE/ZIP		San Antonio, TX 78228	Houston, TX 77073	
PHONE		210-736-9494	281-449-0961	
FAX		210-736-9595	281-449-1925	
CONTACT		Gary L. Miller	Felix M. Garza	
1	The purchase price. (up to 40 points)	31	40	40
		31	40	
		31	40	
		31	40	
		31	40	
		31	40	
2	The reputation of the vendor and the vendor's goods and/or services. (up to 18 points)	17	16	15.83
		17	16	
		14	16	
		17	16	
		17	16	
		16	15	
3	The quality of the vendor's goods and/or services. (up to 18 points)	17	16	15.5
		17	17	
		14	15	
		16	15	
		17	16	
		15	14	
4	The extent to which the vendor's goods and/or services meet the College's needs. (up to 15 points)	14	14	12.33
		14	14	
		11	11	
		13	11	
		15	13	
		11	11	
5	The vendor's past relationship with the College. (up to 3 points)	3	3	2.66
		3	3	
		3	3	
		3	2	
		2	2	
		2.5	3	
6	The impact on the ability of the College to comply with laws and rules relating to Historically Underutilized Business. (up to 1 point)	0	0	0
		0	0	
		0	0	
		0	0	
		0	0	
		0	0	
7	The total long-term cost to the College to acquire the vendor's goods or services. (up to 5 points)	5	3	3.5
		5	4	
		4	3	
		4	4	
		4	4	
		4	3	
TOTAL EVALUATION POINTS		83.41	89.82	
RANKING		2	1	

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Upgrade of Fencing along 31st Street

Approval to contract construction services for the Non-Bond Pecan Campus Upgrade of Fencing along 31st Street project will be requested at the May 24, 2016 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the replacement of the fence along 31st Street on the north side of the Pecan Campus.

Background

College staff prepared the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on April 4, 2016. A total of five (5) sets of construction documents were issued to general contractors and sub-contractors, and a total of two (2) proposals were received on April 20, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
April 4, 2016	Solicitation of competitive sealed proposals began.
April 20, 2016	Two (2) proposals were received.

Justification

The existing wooden cedar fence has deteriorated and is in need of repair and replacement. The new cedar fencing will also be stained and sealed to extend the longevity of the finished appearance.

Funding Source

As part of the FY 2015-2016 Renewals and Replacements construction budget, funds in the amount of \$50,000 are budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Central Fence & Supply, Ltd.
Renewals and Replacements	\$50,000	\$27,092

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.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 24, 2016 Board meeting, to contract construction services with Central Fence and Supply, Ltd. in the amount of \$27,092 for the Non-Bond Pecan Campus Upgrade of Fencing along 31st Street project as presented.

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS - UPGRADE OF FENCING ALONG 31ST STREET
 PROJECT NO. 15-16-1070**

VENDOR		Central Fence & Supply, Ltd.	Roth Excavating, Inc.
ADDRESS		504 E Ferguson	5820 N Cage Ste 1
CITY/STATE/ZIP		Pharr, TX 78577	Pharr, TX 78577
PHONE		956-783-7959	956-787-2742
FAX		956-787-4311	956-787-5152
CONTACT		Celia S. Gregory	Tyler Wulf
#	Description	Proposed	Proposed
1	Base Bid: Pecan Campus - Upgrade of Fencing Along 31st Street	\$27,092.00	\$27,500.00
Alternate #1			
2	Provide 2 x 4 pressure treated (PT) wood runners in lieu of 2 x 4 cedar runners.	(\$4,517.00)	\$0.00
Unit Price for Fence Post			
3	Fence post with Concrete Footing - Quantity 15	\$256.20	\$1,125.00
4	Begin Work Within	5 Working Days	10 Working Days
5	Completion of Work Within	10 Calendar Days	14 Calendar Days
TOTAL PROPOSAL AMOUNT		\$27,092.00	\$27,500.00
TOTAL EVALUATION POINTS		91.125	87.75
RANKING		1	2

**SOUTH TEXAS COLLEGE
PECAN CAMPUS UPGRADE OF FENCING ALONG 31ST SREET
PROJECT NO. 15-16-1070**

VENDOR		Central Fence & Supply, Ltd.	Roth Excavating, Inc.	
ADDRESS		504 E Ferguson	5820 N Cage Ste 1	
CITY/STATE/ZIP		Pharr, TX 78577	Pharr, TX 78577	
PHONE		956-783-7959	956-787-2742	
FAX		956-787-4311	956-787-5152	
CONTACT		Celia S. Gregory	Tyler Wulf	
1	The Respondent's price proposal. (up to 45 points)	45	44.6	44.6
		45	44.6	
		45	44.6	
		45	44.6	
2	The Respondent's experience and reputation. (up to 10 points)	9	9	8
		9	7	
		8	8	
		9	8	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8	8
		9	7	
		8	9	
		9	8	
4	The Respondent's safety record (up to 5 points)	4	4.5	4.125
		4	4	
		4	4	
		4.5	4	
5	The Respondent's proposed personal. (up to 8 points)	7	6	6.125
		7	6	
		7	6.5	
		7.5	6	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	6	8	7.75
		6	7	
		6	8	
		6	8	
7	The Respondent's organization and approach to the project. (up to 6 points)	4	5	4.75
		5.5	4	
		5	5	
		4	5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	4.4	4.4
		7	4.4	
		7	4.4	
		7	4.4	
TOTAL EVALUATION POINTS		91.125	87.75	
RANKING		1	2	



View of Existing Fence



View of Existing Fence



View of Existing Fence

**Review and Discussion of 2013 Bond Construction Program Budget for
FY 2016 – 2017**

A representative from Broaddus & Associates will be present at the May 10, 2016 Facilities Committee meeting to review the proposed 2013 Bond Construction program projects budgeted for FY 2016-2017.

A spreadsheet outlining the proposed Bond Construction program projects and budget for fiscal year 2016-2017 follows in the packet. The proposed budget amounts for each project have been reviewed with Bond Construction Program Management Consultants Broaddus & Associates. Upon Board approval, the proposed projects will be included in the Bond Construction budget. Mr. Gilbert Gallegos with Broaddus & Associates and Mary Elizondo will be present to address questions related to the proposed improvements and budget.

Broadus and Associates
2013 Bond Construction Program Budget
FY 2016-2017

	Proposed Project	Construction	Design	FFE	Misc.	Technology	Program Management	TOTAL	
Pecan Campus	Proposed Projects for 2016-2017								
	North Academic Building	9,030,000.00	190,909.09	694,684.00	772,221.54	972,556.00	126,638.10	11,787,008.73	
	South Academic Building	6,460,000.00	139,090.91	459,832.00	439,271.54	643,764.00	90,746.14	8,232,704.59	
	STEM Building	8,245,000.00	182,142.86	288,409.50	1,531,073.25	726,791.50	135,443.08	11,108,860.19	
	Student Activities Building and Cafeteria	5,685,000.00	142,500.00	405,644.00	1,154,189.38	567,902.00	103,660.33	8,058,895.71	
	Thermal Plant	0.00	0.00	5,000.00	42,095.00	5,000.00	20,917.00	73,012.00	
	Parking and Sitework	1,737,127.75	37,500.00	0.00	153,981.00	92,193.75	24,702.43	2,045,504.93	
	Total for Proposed Projects for 2016-2017	31,157,128	692,143	1,853,570	4,092,832	3,008,207	502,107	41,305,986	
	Nursing & Allied Health Campus	Proposed Projects for 2016-2017							
		Building Expansion	12,913,000.00	296,428.57	865,532.00	1,226,214.74	1,211,745.00	195,060.00	16,707,980.31
Parking and Sitework		748,000.00	17,187.50	0.00	75,689.63	0.00	11,970.00	852,847.13	
Total for Proposed Projects for 2016-2017	13,661,000	313,616	865,532	1,301,904	1,211,745	207,030	17,560,827		
Technology Campus	Proposed Projects for 2016-2017								
	Southwest Building Renovation	6,600,000.00	131,250.00	607,772.00	142,500.00	853,357.00	99,237.48	8,434,116.48	
	Parking and Sitework	526,500.00	14,625.00	5,000.00	10,384.62	5,000.00	10,753.43	572,263.05	
Total for Proposed Projects for 2016-2017	7,126,500	145,875	612,772	152,885	858,357	109,991	9,006,380		
Mid Valley Campus	Proposed Projects for 2016-2017								
	Health Professions and Science Building	11,880,000.00	265,178.57	941,353.00	521,048.88	1,317,894.00	187,555.50	15,113,029.95	
	Student Services Building Expansion	1,850,000.00	43,750.00	164,669.00	58,333.33	230,536.00	23,403.58	2,370,691.91	
	Workforce Training Center Expansion	1,295,000.00	30,625.00	115,403.00	58,333.33	161,564.00	15,856.47	1,676,781.80	
	Library Expansion	1,522,500.00	28,000.00	119,662.00	66,666.67	167,526.00	17,748.63	1,922,103.30	
	Thermal Plant	1,672,000.00	47,500.00	5,000.00	243,112.08	5,000.00	30,732.78	2,003,344.86	
	Parking and Sitework	480,000.00	14,285.71	0.00	43,338.22	123,015.75	7,580.67	668,220.35	
	Total for Proposed Projects for 2016-2017	18,699,500	429,339	1,346,087	990,833	2,005,536	282,878	23,754,172	
	Starr County Campus	Proposed Projects for 2016-2017							
		Health Professions and Science Building	8,245,000.00	182,142.86	309,935.50	650,698.58	310,484.25	121,258.62	9,819,519.81
New Library		2,660,000.00	44,898.36	268,654.00	25,108.62	286,572.00	36,090.43	3,321,323.41	
Workforce Training Center Expansion		1,392,000.00	32,000.00	107,826.00	30,508.00	83,033.00	20,475.79	1,665,842.79	
Student Services Building Expansion		807,500.00	17,386.36	64,610.00	10,323.69	107,843.00	11,365.77	1,019,028.82	
Student Activities Building Expansion		807,500.00	17,386.36	63,615.00	9,841.85	113,224.00	12,132.43	1,023,699.64	
Thermal Plant		2,812,000.00	66,500.00	5,000.00	340,355.75	5,000.00	43,025.89	3,271,881.64	
Parking and Sitework		830,000.00	18,750.00	0.00	62,910.00	170,115.00	10,725.75	1,092,500.75	
Total for Proposed Projects for 2016-2017		17,554,000	379,064	819,641	1,129,746	1,076,271	255,075	21,213,797	
Regional Center		Proposed Projects for 2016-2017							
	Regional Center for Public Safety	2,992,000.00	60,000.00	158,472.00	30,753.00	395,720.00	54,187.00	3,691,132.00	
	Regional Center for Public Safety Parking & Sitework	225,000.00	10,714.00	0.00	34,272.00	0.00	0.00	269,986.00	
Total for Proposed Projects for 2016-2017	3,217,000	70,714	158,472	65,025	395,720	54,187	3,961,118		
La Joya Teaching Site	Proposed Projects for 2016-2017								
	La Joya Teaching Site	896,000.00	20,000.00	55,000.00	68,662.29	265,000.00	21,440.00	1,326,102.29	
Total for Proposed Projects for 2016-2017	896,000	20,000	55,000	68,662	265,000	21,440	1,326,102		
Grand Total for Proposed Projects for 2016-2017	92,311,128	2,050,751	5,711,073	7,801,887	8,820,836	1,432,707	118,128,382		

Review and Discussion of FY16-17 Non-Bond Unexpended Plant Funds - Construction and Renewals and Replacements Budgets

Mary Elizondo and Rick De La Garza will review the proposed **Construction Projects** and the **Renewals and Replacements** budgeted for FY 2016-2017. The proposed projects listed are not related to the Bond Construction Program projects and are managed by the College's Facilities Planning & Construction Department staff.

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

Non-Bond Construction Fund

The Non-Bond Construction Fund is categorized into four funding project proposals which are Additional Scope, Retrofit, Capital Improvements, and Other Construction Projects.

The College's Non-Bond Construction Fund projects are identified on an annual basis through analysis of construction needs and the construction improvement process (CIP).

The Capital Improvements projects are planned projects as requested and reviewed by College personnel for new renovation and construction. In the CIP process, the college's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justification. The various needs are described on a CIP form which includes a project description and evaluation criteria. The evaluation criteria requires the submitter to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the college mission and related priorities.

The Additional Scope projects are Board approved 2013 Bond-related projects that require additional funding due to a change in the original scope of work.

The Retrofit projects are Board approved projects where buildings or spaces need to be converted for different or new uses.

The Other Construction projects are Board approved construction projects for new buildings considered to be major projects of significant construction cost.

Renewals and Replacements Fund

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

A report summarizing the proposed Unexpended Plant Funds Construction and Renewal and Replacement projects and budgets for Fiscal Year 2016-2017 follows in the packet. In addition, a report detailing budgets for Construction, Design, FFE (Furniture, Fixtures, & Equipment), Miscellaneous Items, Technology Equipment, and Security Equipment follows in the packet. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities. The proposed projects will be included in the Unexpended - Construction Fund budget and the Plant Fund - Renewals and Replacements budget. Mary Elizondo will be present to address questions related to the proposed improvements and budget.

**Unexpended Plant Fund Construction - Non-Bond
Summary of Proposed Capital Improvements, Additional Scope, Retrofit, and
Other Construction Projects**

Proposed Project		TOTAL
Pecan Campus	Continued Projects from 2015-2016	1,671,275
	Proposed Projects for 2016-2017	59,900
	Total Continued and Proposed Projects for 2016-2017	1,731,175
Pecan Plaza	Continued Projects from 2015-2016	812,100
	Proposed Projects for 2016-2017	31,000
	Total Continued and Proposed Projects for 2016-2017	843,100
Mid-Valley Campus	Continued Projects from 2015-2016	87,000
	Proposed Projects for 2016-2017	3,144,657
	Total Continued and Proposed Projects for 2016-2017	3,231,657
Technology Campus	Continued Projects from 2015-2016	600,025
	Proposed Projects for 2016-2017	668,300
	Total Continued and Proposed Projects for 2016-2017	1,268,325
Nursing & Allied Health	Continued Projects from 2015-2016	3,036,350
	Proposed Projects for 2016-2017	-
	Total Continued and Proposed Projects for 2016-2017	3,036,350
Starr County Campus	Continued Projects from 2015-2016	615,700
	Proposed Projects for 2016-2017	230,000
	Total Continued and Proposed Projects for 2016-2017	845,700
Regional Center for Public Safety	Continued Projects from 2015-2016	-
	Proposed Projects for 2016-2017	1,000,000
	Total Continued and Proposed Projects for 2016-2017	1,000,000
All Campuses	Continued Projects from 2015-2016	494,825
	Proposed Projects for 2016-2017	5,697,000
	Total Continued and Proposed Projects for 2016-2017	6,191,825

Continued Projects from 2015-2016	7,317,275
Total for Proposed Projects for 2016-2017	10,830,857
Total Continued and Proposed Projects for 2016-2017	18,148,132

Unexpended Plant Fund Construction - Non-Bond
Proposed Capital Improvements, Additional Scope, Retrofit, and Other Construction Projects

Proposed Project		Construction	Design	Misc.	FFE	Technology	Security	TOTAL	
Pecan Campus	Continued Projects from 2015-2016								
	Building K Enrollment Center	490,000	22,000	675	95,000	150,000	12,000	769,675	
	Library Compact Shelving and Furniture	11,000	0	1,000	6,600	30,000	0	48,600	
	Sand Volleyball Courts	50,000	1,000	1,000	2,000	0	0	54,000	
	Library Study Furniture	0	0	0	30,000	0	0	30,000	
	Library	0	764,200	4,800	0	0	0	769,000	
	Total for Continued Projects from 2015-2016	551,000	787,200	7,475	133,600	180,000	12,000	1,671,275	
	Proposed Projects for 2016-2017								
	Relocation of Information Booths to Athletic Fields	33,700	2,700	1,500	2,000	2,500	0	42,400	
	Building A Production Studio Office Expansion	5,000	0	0	0	0	0	5,000	
Building D-104 Additional Partition	0	0	0	12,500	0	0	12,500		
Total for Proposed Projects for 2016-2017	38,700	2,700	1,500	14,500	2,500	0	59,900		
Pecan Plaza	Continued Projects from 2015-2016								
	GED Entrance and Office Area Improvements	70,000	10,000	3,500	12,000	3,000	0	98,500	
	Emergency Generator and Wiring	400,000	20,000	5,400	0	0	10,000	435,400	
	Parking Area for Police Vehicles	250,000	6,200	5,000	0	12,000	5,000	278,200	
	Total for Continued Projects from 2015-2016	720,000	36,200	13,900	12,000	15,000	15,000	812,100	
	Proposed Projects for 2016-2017								
	Human Resources Office Conversion	15,000	0	0	10,000	6,000	0	31,000	
	Total for Proposed Projects for 2016-2017	15,000	0	0	10,000	6,000	0	31,000	
	Mid-Valley Campus	Continued Projects from 2015-2016							
		Covered Walkway for Building G	75,000	12,000	0	0	0	0	87,000
Total for Continued Projects from 2015-2016		75,000	12,000	0	0	0	0	87,000	
Proposed Projects for 2016-2017									
Level II Hall Gallery Improvement in Building G		11,000	0	0	0	2,000	3,200	16,200	
Child Development Center Covered Walkway		50,000	5,000	19,000	0	0	4,200	78,200	
Thermal Plant Alternates		718,947	0	0	0	0	0	718,947	
Library Retrofit		1,585,710	119,600	6,000	425,000	75,000	20,000	2,231,310	
Workforce Retrofit		90,000	0	10,000	0	0	0	100,000	
Total for Proposed Projects for 2015-2016		2,455,657	124,600	35,000	425,000	77,000	27,400	3,144,657	
Technology Campus	Continued Projects from 2015-2016								
	Building B Doors and Frame Replacement	50,000	2,000	250	0	0	0	52,250	
	GM Car Storage Area Upgrade	275,000	5,000	4,500	0	0	10,000	294,500	
	Workforce Building Conference Room	60,000	3,375	0	4,800	6,000	0	74,175	
	Altrium Modifications	60,000	6,000	1,500	0	0	0	67,500	
	Ford Lab Exhaust System	100,000	10,000	1,600	0	0	0	111,600	
	Total for Continued Projects from 2015-2016	545,000	26,375	7,850	4,800	6,000	10,000	600,025	
	Proposed Projects for 2016-2017								
	Kitchen/Cafeteria Expansion	400,000	40,000	5,000	100,000	5,000	5,000	555,000	
	Awaiting for Building B Front Entrance	60,000	7,500	3,800	0	0	0	71,300	
Update Furniture for Labs A209 and A211	0	0	0	42,000	0	0	42,000		
Total for Proposed Projects for 2016-2017	460,000	47,500	8,800	142,000	5,000	5,000	668,300		

Unexpended Plant Fund Construction - Non-Bond
Proposed Capital Improvements, Additional Scope, Retrofit, and Other Construction Projects

Proposed Project		Construction	Design	Misc.	FFE	Technology	Security	TOTAL
Nursing & Allied Health	Continued Projects from 2015-2016							
	Additional Thermal Plant	2,630,000	103,350	26,000	35,000	15,000	10,000	2,819,350
	Thermal Parking & Site Improvements	200,000	12,000	5,000	0	0	0	217,000
	Total for Continued Projects from 2015-2016	2,830,000	115,350	31,000	35,000	15,000	10,000	3,036,350
Proposed Projects for 2016-2017								
None								
	Total for Proposed Projects for 2016-2017	0	0	0	0	0	0	0
Starr County Campus	Continued Projects from 2015-2016							
	Building E & J Crisis Management Center with Generator	400,000	20,000	2,100	0	0	0	422,100
	North Parking Lot Additional Lighting	175,000	17,500	1,100	0	0	0	193,600
	Total for Continued Projects from 2015-2016	575,000	37,500	3,200	0	0	0	615,700
	Proposed Projects for 2016-2017							
Student Services Retrofit	18,000	30,000	2,000	0	0	0	50,000	
Workforce Retrofit	160,000	18,000	2,000	0	0	0	180,000	
Total for Proposed Projects for 2016-2017	178,000	48,000	4,000	0	0	0	230,000	
Regional Center for Public Safety	Proposed Projects for 2016-2017							
	Parking and Site Improvements	885,000	85,000	30,000	0	0	0	1,000,000
	Total for Proposed Projects for 2016-2017	885,000	85,000	30,000	0	0	0	1,000,000
All Campuses	Continued Projects from 2015-2016							
	Automatic Doors Phase III	65,000	9,750	1,300	0	5,525	0	81,575
	Access Control and Automated Equipment	50,000	7,500	1,000	0	4,250	0	62,750
	Surveillance Cameras and Poles at Campus Entrances	125,000	15,500	7,000	0	11,000	192,000	350,500
	Total for Continued Projects from 2015-2016	240,000	32,750	9,300	0	20,775	192,000	494,825
	Proposed Projects for 2016-2017							
	Land	3,000,000	0	0	0	0	0	3,000,000
Renovations	500,000	30,000	9,000	20,000	38,000	0	597,000	
Outdoor Furniture	25,000	0	0	0	0	0	25,000	
Directional Signage	50,000	0	0	0	0	0	50,000	
Removal of Existing Trees	24,200	0	800	0	0	0	25,000	
Additional Scope (to be designated by Board)	2,000,000	0	0	0	0	0	2,000,000	
Total for Proposed Projects for 2016-2017	5,599,200	30,000	9,800	20,000	38,000	0	5,697,000	
Continued Projects from 2015-2016	5,536,000	1,047,375	72,725	185,400	236,775	239,000	7,317,275	
Proposed Projects for 2016-2017	9,631,557	337,800	89,100	611,500	128,500	32,400	10,830,857	
Total Continued Projects from 2015-2016							7,317,275	
Total for Proposed Projects for 2016-2017							10,830,857	
Total Projects							18,148,132	

**Unexpended Plant Fund
Summary of Proposed Renewals and Replacements Projects**

Proposed Project		TOTAL
Pecan Campus	Continued Projects from 2015-2016	32,000
	Proposed Projects for 2016-2017	-
	Total Continued and Proposed Projects for 2016-2017	32,000
Pecan Plaza	Continued Projects from 2015-2016	139,000
	Proposed Projects for 2016-2017	-
	Total Continued and Proposed Projects for 2016-2017	139,000
Mid Valley Campus	Continued Projects from 2015-2016	256,200
	Proposed Projects for 2016-2017	-
	Total Continued and Proposed Projects for 2016-2017	256,200
Technology Campus	Continued Projects from 2015-2016	1,336,500
	Proposed Projects for 2016-2017	-
	Total Continued and Proposed Projects for 2016-2017	1,336,500
Nursing & Allied Health	Continued Projects from 2015-2016	445,550
	Proposed Projects for 2016-2017	416,800
	Total Continued and Proposed Projects for 2016-2017	862,350
Starr County Campus	Continued Projects from 2015-2016	86,700
	Proposed Projects for 2016-2017	90,400
	Total Continued and Proposed Projects for 2016-2017	177,100
District Wide	Continued Projects from 2015-2016	777,200
	Proposed Projects for 2016-2017	1,221,700
	Total Continued and Proposed Projects for 2016-2017	1,998,900

Total for Continued Projects from 2015-2016	3,073,150
Total for Proposed Projects for 2016-2017	1,728,900
Total Continued and Proposed Projects for 2016-2017	4,802,050

Unexpended Plant Fund
Proposed Renewals and Replacements Projects

Proposed Project		Construction	Design	Misc.	FFE	Technology	Security	TOTAL
Pecan Campus	Continued Projects from 2015-2016							
	Arbor Brick Column Repairs & Replacement	20,000	0	1,000	0	0	0	21,000
	Building A STC Sign Replacement	10,000	0	1,000	0	0	0	11,000
	Total for Continued Projects from 2015-2016	30,000	0	2,000	0	0	0	32,000
	Proposed Projects for 2016-2017							
None								0
	Total for Proposed Projects for 2016-2017	0	0	0	0	0	0	0
Pecan Plaza	Continued Projects from 2015-2016							
	Resurfacing of Asphalt on Alley Side of Building C	120,000	12,000	7,000	0	0	0	139,000
	Total for Continued Projects from 2015-2016	120,000	12,000	7,000	0	0	0	139,000
	Proposed Projects for 2016-2017							
	None							0
	Total for Proposed Projects for 2016-2017	0	0	0	0	0	0	0
Mid Valley Campus	Continued Projects from 2015-2016							
	Building A Carpet Replacement	27,200	0	800	0	0	0	28,000
	Building B Carpet Replacement	27,200	0	800	0	0	0	28,000
	Child Care Center Canopy Replacement	30,000	3,000	2,200	0	0	0	35,200
	Resurfacing Parking Lots #3	50,000	5,000	4,000	0	0	0	59,000
	Resurfacing Parking Lots #7	90,000	9,000	7,000	0	0	0	106,000
	Total for Continued Projects from 2015-2016	224,400	17,000	14,800	0	0	0	256,200
	Proposed Projects for 2016-2017							
	None							0
		Total for Proposed Projects for 2016-2017	0	0	0	0	0	0
Technology Campus	Continued Projects from 2015-2016							
	Building D Exterior Metal Siding Repairs	25,000	0	1,700	0	0	0	26,700
	Repair Concrete Floors Mechanical Room	30,000	1,000	2,500	0	0	0	33,500
	Building B Concrete Floor Repairs	400,000	10,000	8,000	0	0	0	418,000
	Building B Data Cabling Infrastructure Replacement	90,000	0	0	0	0	0	90,000
	Building B Domestic/Fire Sprinkler Lines Replacement	700,000	65,000	3,300	0	0	0	768,300
	Total for Continued Projects from 2015-2016	1,245,000	76,000	15,500	0	0	0	1,336,500
	Proposed Projects for 2016-2017							
	None							0
		Total for Proposed Projects for 2016-2017	0	0	0	0	0	0
Nursing & Allied Health	Continued Projects from 2015-2016							
	West Side Window Waterproofing	20,000	4,000	1,000	0	0	0	25,000
	Resurface Parking Lot #2	250,000	6,550	5,000	0	0	0	261,550
	Westside Elevators Refurbishment	150,000	8,000	1,000	0	0	0	159,000
	Total for Continued Projects from 2015-2016	420,000	18,550	7,000	0	0	0	445,550
	Proposed Projects for 2016-2017							
NAH Limestone Waterproofing	120,000	12,000	2,800	0	0	0	134,800	
NAH Resurface Parking Lot #1	250,000	25,000	7,000	0	0	0	282,000	
	Total for Proposed Projects for 2016-2017	370,000	37,000	9,800	0	0	0	416,800

Unexpended Plant Fund
Proposed Renewals and Replacements Projects

Proposed Project		Construction	Design	Misc.	FFE	Technology	Security	TOTAL
Starr County Campus	Continued Projects from 2015-2016							
	Irrigation Water Well Installation	30,000	3,000	1,200	0	0	0	34,200
	Building F Site Grading and Sidewalk Replacement	50,000	1,500	1,000	0	0	0	52,500
	Total for Continued Projects from 2015-2016	80,000	4,500	2,200	0	0	0	86,700
	Proposed Projects for 2016-2017							
	Starr Repaint Stucco Buildings	80,000	8,000	2,400	0	0	0	90,400
	Total for Proposed Projects for 2016-2017	80,000	8,000	2,400	0	0	0	90,400
	Continued Projects from 2015-2016							
	Marker Boards Replacement	200,000	0	1,000	0	0	0	201,000
	Irrigation System Controls Upgrade	50,000	5,000	1,200	0	0	0	56,200
Fire Alarm Panel Replacement/Upgrade	300,000	22,500	2,500	0	0	0	325,000	
Interior LED Lighting Upgrade - Phase I	150,000	0	0	0	0	0	150,000	
Exterior Walkway LED Lighting Upgrade - Phase I	25,000	0	0	0	0	0	25,000	
FOCUS on Active Learning Classrooms	20,000	0	0	0	0	0	20,000	
Total for Continued Projects from 2015-2016	745,000	27,500	4,700	0	0	0	777,200	
Proposed Projects for 2016-2017								
Renewals and Replacements	150,000	0	0	0	0	0	150,000	
Interior Controls Upgrade	75,000	7,500	1,500	0	0	0	84,000	
Flooring Replacement Phase I	500,000	0	2,000	0	0	0	502,000	
Restroom Fixtures Replacement and Upgrade	25,000	0	0	0	0	0	25,000	
Water Heater Replacement and Upgrade	20,000	0	0	0	0	0	20,000	
Door Access Controls Replacement	30,000	0	0	0	0	0	30,000	
HVAC Upgrades	100,000	0	0	0	0	0	100,000	
Water Pump Stations	25,000	5,000	1,700	0	0	0	31,700	
Exterior Lighting Upgrade	250,000	25,000	4,000	0	0	0	279,000	
Total for Proposed Projects for 2016-2017	1,175,000	37,500	9,200	0	0	0	1,221,700	
Continued Projects from 2015-2016	2,864,400	155,550	53,200	0	0	0	3,073,150	
Proposed Projects for 2016-2017	1,625,000	82,500	21,400	0	0	0	1,728,900	
Total for Continued Projects from 2015-2016							\$ 3,073,150	
Total for Proposed Projects for 2016-2017							\$ 1,728,900	
Total Projects							\$ 4,802,050	

Review and Recommend Action on District-Wide Building Names

Approval to name buildings at all campuses will be requested at the May 24, 2016 Board meeting.

Purpose

Authorization is being requested to approve the names of the new bond construction buildings and the renaming of some existing buildings.

Justification

The naming of buildings is necessary so that each building can be specifically identified for students, faculty, staff, and the public. When bond construction buildings near final completion, new building plaques and signage will need to be ordered to properly identify each new building. The names of some of the existing buildings need to be identified appropriately.

Background

The current construction of the Bond buildings requires the naming of the new buildings and renaming of some of the existing buildings to clearly identify the appropriate function of each building.

Enclosed Documents

Enclosed is a listing of the buildings and the recommended name for each building.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 24, 2016 Board meeting, to name buildings at all campuses as presented.

**SOUTH TEXAS COLLEGE
Proposed Building Names**

PECAN CAMPUS

Name	
A,D,X	ANN RICHARDS ADMINISTRATION
B	ART
C	SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE
E	PHYSICAL PLANT
F	LIBRARY
G	ARTS and SCIENCES (currently named North Academic)
H	STUDENT ACTIVITIES CENTER
J	SOUTH ACADEMIC
K	STUDENT SERVICES
L	COOPER CENTER FOR COMMUNICATION ARTS
M	INFORMATION TECHNOLOGY
N	INSTITUTIONAL SUPPORT SERVICES
P	NORTH ACADEMIC (2013 BOND-North Academic)
Q	FUTURE
R	FUTURE
S	FUTURE
T	WEST ACADEMIC
U	STUDENT UNION (2013 Bond-Student Activities Cafeteria)
V	STEM (2013 Bond - STEM)
W	FUTURE
Y	GENERAL ACADEMIC (2013 Bond-South Academic)
Z	FUTURE LIBRARY

PECAN PLAZA

Name	
A	HUMAN RESOURCES
B	EAST
C	WEST

TECHNOLOGY CAMPUS

Name	
A	EAST
B	WEST I (currently West)
C	WEST II (currently named Workforce Center)
D	SHIPPING AND RECEIVING
E	WORKFORCE CENTER (2013 Bond-Renovation)

DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS

Name	
E	EAST
W	WEST (2013 Bond-Nursing Allied Health Addition)
	PHYSICAL PLANT

 Revised or Proposed Name

SOUTH TEXAS COLLEGE

Proposed Building Names

STARR COUNTY CAMPUS

Name

A	ADMINISTRATION/BOOKSTORE
B	CENTER FOR LEARNING EXCELLENCE
C	NORTH ACADEMIC
D	WORKFORCE CENTER
Z	WORKFORCE CENTER
E	SOUTH ACADEMIC
F	CULTURAL ARTS CENTER (currently Library)
G	STUDENT ACTIVITIES CENTER
H	STUDENT SERVICES
J	MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER
K	LIBRARY (2013 Bond-Library)
L	HEALTH PROFESSIONS AND SCIENCES (2013 Bond-Health Prof. & Science)
M	FUTURE
N	FUTURE
P	PHYSICAL PLANT (2013 Bond-Thermal Plant)

MID VALLEY CAMPUS

Name

A	CENTER FOR LEARNING EXCELLENCE
B	NURSING ALLIED HEALTH
C	WELLNESS CENTER
D	WORKFORCE CENTER
E	LIBRARY
F	STUDENT UNION
G	NORTH ACADEMIC
H	SOUTH ACADEMIC
J	PHYSICAL PLANT (2013 Bond-Thermal Plant)
K	HEALTH PROFESSIONS AND SCIENCES (2013 Bond-Health Prof. & Science)
L	CHILDCARE DEVELOPMENT CENTER
M	FUTURE
N	FUTURE
P	FUTURE
Q	FUTURE

PHARR CENTER

Name

	REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
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	Revised or Proposed Name
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Update on Status of Non-Bond Construction Projects

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

CONSTRUCTION PROJECTS PROGRESS REPORT - May 3, 2016

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
Pecan Campus and Pecan Plaza																
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns										Robert	EGV Architects	Holchemont Ltd.			
15-1-002b	Pecan - Interior Renovation for Ceramic Arts										Robert	EGV Architects	Herron			
15-1-006	Pecan - Library Study Rooms Additions										Robert	Boaltinghouse-Simpson Gates Architects	TBD			
15-1-007	Pecan - Student Activities Sports Field Lighting										Robert	DBR Engineering	Zitro Electric			
15-1-012	Pecan - Infrastructure for Relocation of Portable Buildings										Rick	Melden & Hunt	Celsco Construction			
15-1-013	Pecan - Infrastructure for Portable Buildings - Phase II										Robert	Sigma Engineering	TBD			
15-1-013	Pecan - Relocation of Electrical Power Lines										Robert	Sigma Engineering	Metro Electric			
15-1-017	Pecan - Building K Enrollment Center										David	Boaltinghouse-Simpson Gates Architects	TBD			
15-1-020	Pecan - AECHS Service Drive and Sidewalk										Rick	R. Gutierrez Engineering	Roth Excavation			
15-1-021	Pecan - Resurfacing East Loop Road and Entrance (RR)										Robert	Melden & Hunt	TBD			
16-1-041	Pecan - Removal of Existing Trees										Robert	TBD	Maldonado Nursery			
16-1-041	Pecan - Building A Sign Replacement (RR)										Robert	Public Relations				
16-1-042	Pecan - Upgrade Fence Along 31st Street (RR)										David					
15-1-003	Pecan Plaza - Emergency Generator and Wiring										Rick	TBD	TBD			
15-1-004	Pecan Plaza - Resurfacing Back Side of Building B (RR)										Rick	Half Associates	S-Star Construction			
16-1-016	Pecan Plaza - Parking Area for Police Vehicles										David	R. Gutierrez Engineering	TBD			
	Pecan Plaza - Renovation - Music Practice Rooms										Rick	FPC	O&M			
Mid Valley Campus																
16-2-007	MV - Childcare Center Play Ground Flooring (RR)										Rick	N/A	Park Place Recreational			
16-2-011	MV - Building H Data Cabling Infrastructure (RR)										Robert	N/A	DIR/BridgNet			
Technology Campus																
15-3-004	TC - Building B Doors and Frame Replacement										Robert	ROFA	TBD			
15-3-005	TC - GM Car Storage Area Upgrade										Robert	R. Gutierrez Engineers	TBD			
15-3-014	TC - Workforce Building Conference Room										Robert	ROFA	TBD			
13-3-0022	TC - West Academic Building Re-Roofing (RR)										Robert	Amtech Building Sciences	Rio Roofing			
14-3-0004	TC - Cooling Tower Replacement (RR)										Rick	Half Associates	Pro-Tech			
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)										David	CLH Engineering	TBD			
15-3-002	TC - Building D Exterior Metal Siding Repairs (RR)										David	CLH Engineering	TBD			
15-3-014	TC - Building B Concrete Floor Repairs (RR)										David	CLH Engineering	TBD			
16-2-012	TC - Building B Flooring Replacement (RR)										Robert	FPC	TBD			
Nursing and Allied Health Campus																
14-4-0004	NAH - Irrigation System Upgrade (RR)										Rick	SSP Design	Southern Landscapes			
16-4-041	NAH - Thermal Plant										Robert	Half Associates				
16-4-016	NAH - Resurface Parking Lot #2 (RR)										Robert	PCE				
Starr County Campus																
15-5-045	Starr - Building E & J Crisis Mgt Center Generator															
District Wide Improvements																
14-6-010	DW - Building to Building ADA Compliance Ph II										Robert	Damenbaum Engineering	TBD			
14-6-0012	DW - Lighting Upgrades for Parking Lots (RR)										Robert	DBR Engineering	Metro Electric			
15-6-001	DW - Outdoor Furniture										Rick	N/A				
15-6-002	DW - Directional Signage										David	N/A	TBD			
16-6-021	DW - Air Handler Blower Wheels (RR)										Rick	N/A	TBD			
	DW - La Joya Monument Sign										David	N/A	TBD			
	DW - Active Learning Classrooms-Flooring Replacement										David	N/A	TBD			

For FY 2015-2016, 27 non-bond projects are currently in progress, 12 have been completed and 35 pending start up - 74 Total

Status of Non-Bond Construction Projects in Progress May 2016

Project	% Complete	Date to Complete	Current Activity	Budget	Contract			Balance
					Amount	Amount Paid	Balance	
Pecan Campus								
Covered Area for Ceramic Arts Kilns	100%	December 2015	1. Construction Phase 2. Final Completion	\$ 325,000.00	\$ 343,792.85	\$ 343,792.85	\$ -	\$ -
Interior Renovation for Ceramic Arts	100%	November 2015	1. Construction Phase 2. Final Completion	\$ 325,000.00	\$ 109,209.00	\$ 109,209.00	\$ -	\$ -
Library Additional Study Rooms	15%	July 2015	1. Design Phase 2. Design on hold	\$ 54,000.00	TBD	\$ -	TBD	TBD
Sports Fields Lighting	100%	February 2016	1. Construction Phase 2. Construction Complete	\$ 228,500.00	\$ 228,500.00	\$ 228,500.00	\$ -	\$ -
Infrastructure for Relocation of Portable Buildings	100%	March 2016	1. Construction Phase 2. Final Completion	\$ 350,000.00	\$ 372,337.93	\$ 372,337.93	\$ -	\$ -
Relocation of Electrical Power Lines	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 220,000.00	\$ 216,105.65	\$ 216,105.65	\$ -	\$ -
Student Services Building K Enrollment Center	80%	July 2016	1. Design Phase 2. Re-design in Progress	\$ 42,825.00	\$ 32,010.00	\$ 22,407.00	\$ 9,603.00	\$ 9,603.00
AECHS Service Drive and Sidewalk Relocation	100%	August 2015	1. Construction Phase 2. Construction Complete	\$ 60,000.00	\$ 49,472.00	\$ 49,472.00	\$ -	\$ -
Resurfacing East Loop Road	10%	June 2016	1. Construction Phase 2. Contract Negotiations	\$ 75,000.00	TBD	\$ -	TBD	TBD
Removal of Trees for Bond Construction	100%	January 2016	3. Construction Phase 4. Construction Complete	\$ 21,000.00	\$ 7,150.00	\$ 7,150.00	\$ -	\$ -
Building A Sign Replacement	0%	April 2016	1. Project Development 2. Design in Progress	\$ 10,000.00	TBD	\$ -	TBD	TBD
Upgrade Fence Along 31st Street	100%	February 2016	1. Construction Phase 2. Bidding Phase	\$ 50,000.00	TBD	\$ -	TBD	TBD
Pecan Plaza Police Department Emergency Generator	0%	June 2016	1. Project Development 2. Work in Progress	\$ 400,000.00	TBD	\$ -	TBD	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Plaza Asphalt Resurfacing on Alley Side	100%	November 2015	1. Construction Phase 2. Construction Complete	\$ 75,000.00	\$ 118,140.00	\$ 118,140.00	\$ -
Pecan Plaza Parking Area for Police Vehicles	20%	May 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	\$ 24,788.00	\$ -	\$ 24,788.00
Pecan Campus Total				\$ 2,261,325.00	\$ 1,501,505.43	\$ 1,467,114.43	\$ 34,391.00
Mid Valley Campus							
Childcare Center Play Ground Flooring	100%	December 2015	1. Construction Phase 2. Construction Complete	\$ 31,000.00	\$ 29,690.00	\$ 29,690.00	\$ -
Building H Data Cabling Infrastructure	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 43,500.00	\$ 42,811.75	\$ 42,811.75	\$ -
Mid Valley Campus Total				\$ 74,500.00	\$ 72,501.75	\$ 72,501.75	\$ -
Technology Campus							
GM Car Storage Area Upgrade	60%	May 2016	1. Design Phase 2. Design in Progress	\$ 11,250.00	\$ 11,259.00	\$ 6,079.86	\$ 5,179.14
West Academic Building Re-roofing	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 1,698,900.00	\$ 1,275,700.00	\$ 1,275,700.00	\$ -
HVAC Cooling Tower Replacement	95%	May 2015	1. Construction Phase 2. Final Completion in progress	\$ 415,000.00	\$ 361,000.00	\$ 361,000.00	\$ -
Building B Main Door and Frame Replacement	60%	May 2016	1. Design Phase 2. Design in Progress	\$ 7,500.00	\$ 3,750.00	\$ -	\$ 3,750.00
Building C Conference Room Addition	60%	May 2016	1. Design Phase 2. Design in Progress	\$ 9,000.00	\$ 4,500.00	\$ -	\$ 4,500.00
Repair Concrete Floor Mechanical Room	95%	May 2016	1. Design Phase 2. Contract Negotiations	\$ 5,000.00	TBD	\$ -	TBD
Building B Concrete Floor Repairs	95%	May 2016	1. Design Phase 2. Contract Negotiations	\$ 50,000.00	TBD	\$ -	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Building B Flooring Replacement	5%	July 2016	1. Construction Phase 2. Construction in Progress	\$ 44,200.00	\$ 35,008.00	\$ -	\$ 35,008.00
Technology Campus Total				\$ 2,240,850.00	\$ 1,691,217.00	\$ 1,642,779.86	\$ 48,437.14
Nursing and Allied Health Campus							
Irrigation System Upgrades	100%	October 2015	1. Construction Phase 2. Construction Complete	\$ 30,000.00	\$ 37,767.00	\$ 37,767.00	\$ -
Thermal Plant	10%	June 2016	1. Design Phase 2. Design in Progress	\$ 260,000.00	\$ 206,700.00	\$ -	\$ 206,700.00
Resurface Parking Lot 2	95%	May 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	\$ 23,450.00	\$ -	\$ 23,450.00
Nursing and Allied Health Campus Total				\$ 315,000.00	\$ 267,917.00	\$ 37,767.00	\$ 230,150.00
Starr County Campus							
Bldg E & J Crisis Management Center with Generator	0%	June 2016	1. Project Development 2. Work in Progress	\$ 400,000.00	TBD	\$ -	TBD
Starr County Campus Total				\$ 400,000.00	\$ -	\$ -	\$ -
District Wide							
Building to Building ADA Accessibility Improvements Phase II	85%	June 2016	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ 466,112.03	\$ -	\$ 466,112.03
Parking Lot Lighting Upgrades to LED	100%	August 2015	1. Construction Phase 2. Construction Complete	\$ 100,000.00	\$ 50,691.00	\$ 50,691.00	\$ -
Directional Signage Updates	10%	May 2016	1. Project Development 2. Work in Progress	\$ 50,000.00	TBD	\$ -	TBD
Outdoor Furniture	100%	January 2016	1. Construction Phase 2. Construction Complete	\$ 25,000.00	TBD	\$ -	TBD
Air Handler Blower Wheels	90%	June 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 17,359.87	\$ 12,582.95	\$ 4,776.92
La Joya Monument Sign	90%	May 2016	1. Project Development 2. Work in Progress	\$ 35,000.00	TBD	\$ -	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Active Learning Classrooms- Flooring Replacement	95%	June 2016	1. Construction Phase 2. Bidding Complete	\$ 10,000.00	TBD	\$ -	TBD
District Wide Total				\$ 670,000.00	\$ 534,162.90	\$ 63,273.95	\$ 470,888.95
Non-Bond Construction Project Total				\$ 5,961,675.00	\$ 4,067,304.08	\$ 3,283,436.99	\$ 783,867.09
For FY 2014-2015, 24 non-bond projects are currently in progress, 11 have been completed and 39 pending start up - 74 Total							