

South Texas College  
 Board of Trustees  
 Facilities Committee  
 Ann Richards Administration Building, Board Room  
 Pecan Campus  
 Tuesday, June 28, 2016  
 @ 3:30 PM  
 McAllen, Texas

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

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## **Discussion and Action as Necessary on Design Space and Program for the 2013 Bond Construction Starr County Campus Projects**

The design space and program for the 2013 Bond Construction Starr County Campus Projects will be presented for discussion and action as necessary at the June 28, 2016 Board meeting.

### **Purpose**

The Board will be informed of the design space program and budget issues for the 2013 Bond Construction Starr County Campus Workforce Training Center Expansion, Student Services Building Expansion, Student Activities Building Expansion, Health Professions and Science Building, and the new Library projects.

### **Justification**

The current design space and program for each project exceeds the budget limitations. Discussion on these items is requested to provide options on how to proceed.

### **Background**

On April 25, 2016 as part of the budget confirmation update, Broaddus and Associates identified projects that were becoming budget challenged due to space program increases. These projects are the Starr County Campus Workforce Training Center Expansion, Student Services Building Expansion, Student Activities Building Expansion, Health Professions and Science Building, and the new Library. An update will be provided on the current status of these projects in terms of space, costs, and options. Listed below are the original proposed and revised square footage for each building based on the design meetings with the project teams and college staff. The costs budgeted for the projects and preliminary construction estimates are provided by D. Wilson Construction based on the latest drawings from the architects.

### **Starr County Campus Workforce Training Space Comparison**

#### **Mid Valley Campus Workforce**

Outdoor Welding	1,330 SF
Construction Trades	1,000 SF
	<b>2,330 SF</b>

**Budget** **\$1,700,000**

#### **Starr County Campus Workforce**

Welding	3,771 SF
Construction Trades indoor	1,438 SF
Construction Trades outdoor	4,303 SF
	<b>9,512SF</b>

**Budget** **\$1,600,000**

**Starr County Campus Student Services**

**Space Comparison**

**Original Scope:**

Admissions	2,000 SF
Financial Aid	2,000
<u>Support Spaces</u>	<u>1,000</u>
Total	5,000 SF

**Current Scope:**

Orientation	1,151 SF
Student Enrollment/Admissions	1,927
Financial Aid	701
Lobby	415
<u>Support Spaces</u>	<u>1,616</u>
Total	5,810 SF

**Starr County Campus Student Activities**

**Space Comparison**

**Original Scope:**

Workout Studio	1,450 SF
Shower Locker Room	1,000
<u>Support Spaces</u>	<u>2,473</u>
Total	4,923 SF

**Current Scope:**

Student Activities Center	3,321 SF
Lobby (Pre-Function)	1,169
<u>Support Spaces</u>	<u>1,089</u>
Total	5,579 SF



**Current Estimated Costs**

<b>2013 Bond Construction Starr County Campus</b>				
<b>Building</b>	<b>Original SF</b>	<b>Revised SF</b>	<b>Construction Cost Limitation (CCL)</b>	<b>Preliminary Construction Estimates</b>
Workforce Training Center Expansion	16,525	16,525	\$1,600,000	3,094,000
Student Services Building Expansion	5,000	5,810	\$850,000	\$1,311,000
Student Activities Building Expansion	4,923	5,579	\$850,000	\$1,615,000
New Library	16,516	18,381	\$2,800,000	\$3,407,000
Health Professions and Science Building	48,690	51,789	\$8,500,000	\$9,067,012

**Options**

**Workforce Training**

- Remove outdoor construction trades at the Workforce Training Facility - \$388,922
  - Firestone roofing vs Garland - \$ 89,291
  - Change glazed CMU to Burnished block - \$ 64,702
  - Chain link fencing vs galvanized steel post - \$ 18,214
- \$561,129

**Student Services**

To be determined based on meetings with staff.

**Student Activities**

To be determined based on meetings with staff.

**Health Professions and Science Building**

To be discussed at the Facilities Committee Meeting.

**Library**

To be discussed at the Facilities Committee Meeting

The options below are provided by Broaddus and Associates.

1. Re-allocate funds from other campus contingencies
2. Group and bid building projects together for volume leverage
3. Redesign the building with square footage reduced to the original scope
4. Use local funds
5. Restroom renovations and decorative wall – Alternates as part of the Workforce Training Center Expansion

**Funding Source**

Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016. Broaddus and Associates has provided possible options for addressing the budget overages.

**Enclosed Documents**

Space programs, space diagrams, schematic floor plans, and cost estimates for each building are enclosed.

**Presenters**

Representatives from Broaddus & Associates, Mata Garcia Architects, EGV Architects, and D. Wilson Construction Company will be present at the Facilities Committee meeting to discuss the project costs and options.

**Recommended Action**

It is requested that the Facilities Committee recommend Board action as necessary regarding the design space and program for the 2013 Bond Construction Starr County Campus Projects at the June 28, 2016 Board meeting.

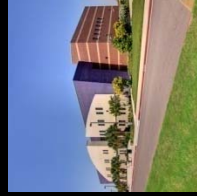
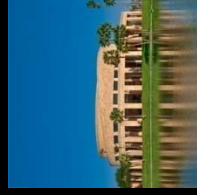
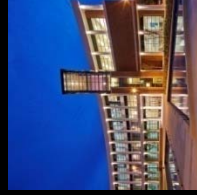
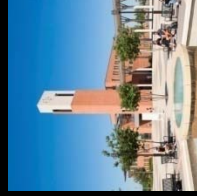
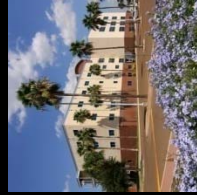


# 2013 BOND CONSTRUCTION PROJECTS PROGRAM CONFIRMATION

# STARR WORKFORCE TRAINING EXPANSION

JUNE 28, 2016

**BROADDUS  
& ASSOCIATES**



# ELEVATIONS

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NORTHEAST VIEW



SOUTHEAST VIEW

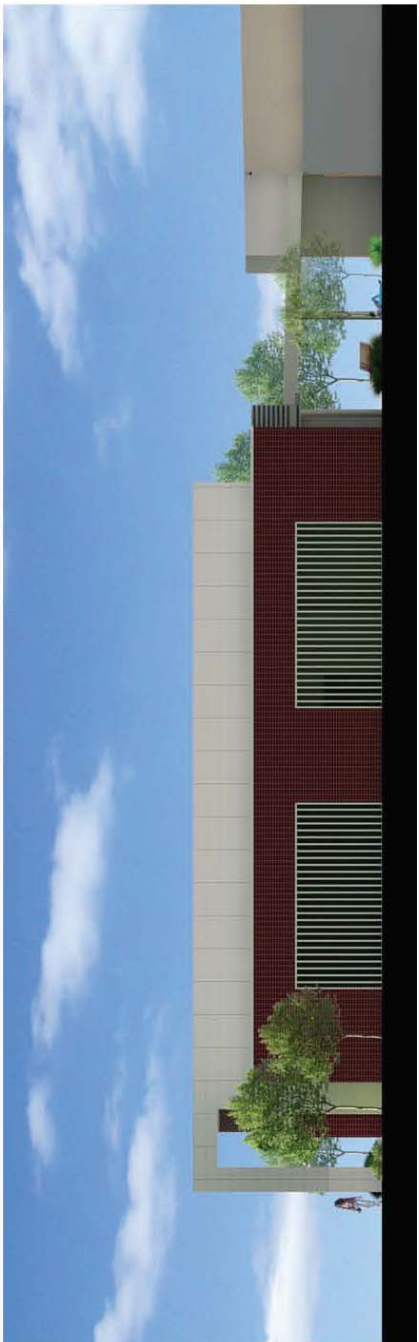
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# ELEVATIONS

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**NORTH ELEVATION**



**SOUTH ELEVATION**

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# STARR CAMPUS WORKFORCE TRAINING EXPANSION

## SQ FOOTAGE COMPARISONS

<u>MID VALLEY WORKFORCE</u>	
OUTDOOR WELDING	1330 SF
CONSTRUCTION TRADES	1000SF
<b>TOTAL</b>	<b>2,330 SF</b>

Current D Wilson Estimate	\$3,094,000
<u>Budget</u>	<u>\$1,600,000</u>
Difference	\$1,494,000

## STARR WORKFORCE

OUTDOOR WELDING	3771SF
CONSTRUCTION TRADES	
INDOOR	1438 SF
OUTDOOR	4303SF
<b>TOTAL</b>	<b>9512 SF</b>
SF ABOVE MID VALLEY	7,182 SF

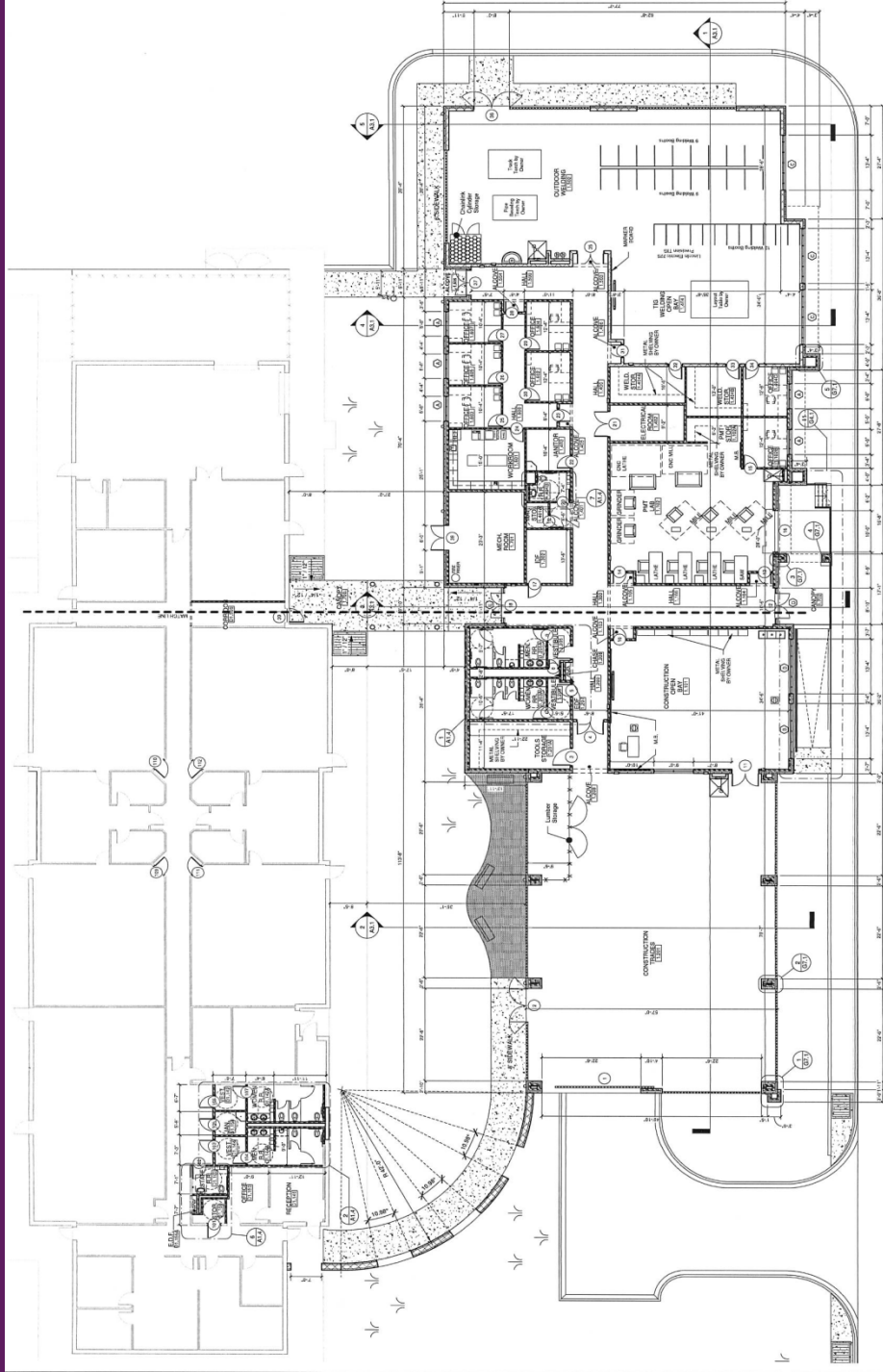
## STARR WORKFORCE RECOMMENDED

WELDING	1500SF
CONSTRUCTION TRADES	
INDOOR/OUTDOOR	1500SF
<b>TOTAL</b>	<b>3,000 SF</b>
CURRENT SQ FT	9,512SF
DIFF	6,612 SF

ESTIMATED COST SAVINGS \$879,000



# CURRENT PLAN



1 OVERALL FLOOR PLAN (N)  
SCALE: 3/32" = 1'-0"

NOTES TO CONTRACTOR:  
1. REMOVE BALANCE OF ALL EXISTING CONCRETE, BRICK, BLOCK, TILE AND GYP. WORK IN ALL VESTIBULES, RECEPTION, LOBBY AND ALL OFFICE AREAS. REMOVE ALL EXISTING PARTITION WALLS, GLAZING AND FLOORING.  
2. ALL NEW CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.

LEGEND  
 WIP ROOM NUMBER  
 WIP WINDOW NUMBER  
 ROOM NAME & NUMBER

EXISTENCE MARKS  
 (C) COLUMNS  
 (W) WALLS  
 (D) DOORS  
 (F) FLOOR FINISH

DETAIL NO.  
 SHEET NO.  
 SHEET NO.

BUILDING AREA	
TOTAL	16889 SF

KEYPLAN



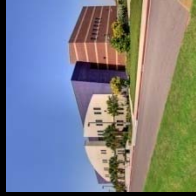
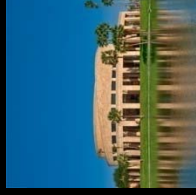
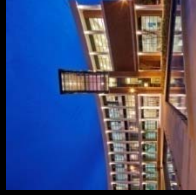
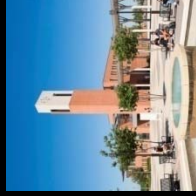
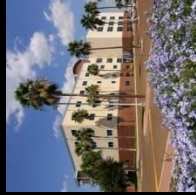




# 2013 BOND CONSTRUCTION PROJECTS PROGRAM CONFIRMATION

# STARR STUDENT ACTIVITIES EXPANSION

JUNE 28, 2016



**BROADDUS  
& ASSOCIATES**

# STARR CAMPUS STUDENT ACTIVITIES EXPANSION

## ORIGINAL SCOPE

WORKOUT STUDIO	1,450 SF
SHOWER/LOCKER ROOM	1,000 SF
SUPPORT SPACES	2,473 SF
<b>TOTAL</b>	<b>4,923 SF*</b>

CONSTRUCTION COST LIMITATION  
(CCL) \$850,000

## PREVIOUS SCOPE

STUDENT ACTIVITIES CTR	3,321 SF
LOBBY (PRE-FUNCTION)	1,169 SF
SUPPORT SPACES	1,089 SF
<b>TOTAL</b>	<b>5,579 SF</b>

## CURRENT SCOPE

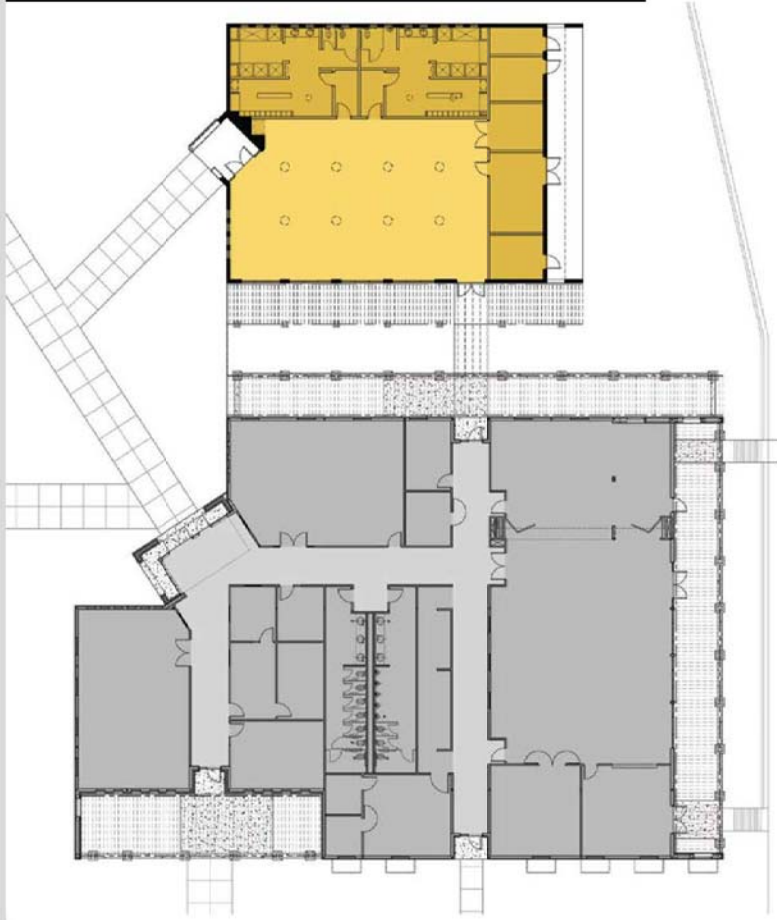
STUDENT ACTIVITIES CTR	3,321 SF
LOBBY	340 SF
SUPPORT SPACES	1,009 SF
<b>TOTAL</b>	<b>4,670 SF</b>

Initial D Wilson GMP Estimate: \$1,615,000  
 Previous D Wilson GMP Estimate: \$1,440,000  
 \*M+G met the original SF scope requirement

Current Estimated Cost / SF: \$1,167,702  
 (single bid estimate)

# ORIGINAL PLAN

## South Texas College – Starr County Campus Student Activities Building Expansion



### Overall Floor Plan

<u>Program Spaces</u>	
• Exercise Space	1989 Sq. ft
• Shower / Locker Area	1,145 Sq. ft
• Support Spaces	703 Sq. ft
• Actual Total Area	4,137Sq. ft
• Programmed Total Area	4,186 Sq. ft

# ORIGINAL PLAN



# PREVIOUS PLAN



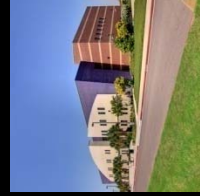
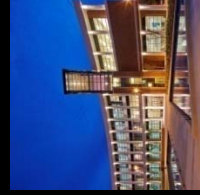
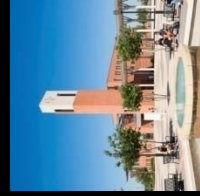
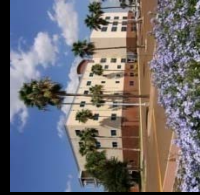




**2013 BOND CONSTRUCTION PROJECTS  
PROGRAM CONFIRMATION**

**STARR STUDENT SERVICES EXPANSION**

**JUNE 28, 2016**



**BROADDUS  
& ASSOCIATES**



**ORIGINAL SCOPE**

ADMISSIONS	2,000 SF
FINANCIAL AID	2,000 SF
SUPPORT SPACES	1,000 SF
<b>TOTAL</b>	<b>5,000SF*</b>

**PREVIOUS SCOPE**

ORIENTATION	0,151 SF
STUDENT ENROLLMENT/AD	1,927 SF
FINANCIAL AID	701 SF
LOBBY	415 SF
SUPPORT SPACES	1,616 SF
<b>TOTAL</b>	<b>5,810 SF</b>

Initial D Wilson GMP Estimate: \$1,311,000

Previous D Wilson Estimate: \$1,298,000

\*M+G met the original SF scope requirement

**CONSTRUCTION COST LIMITATION  
(CCL) \$850,000**

**CURRENT SCOPE**

ORIENTATION	382 SF
STUDENT ENROLLMENT/AD	1,927 SF
FINANCIAL AID	701 SF
LOBBY	415 SF
SUPPORT SPACES	1,362 SF
<b>TOTAL</b>	<b>4,787 SF</b>

**Current Estimated Cost / SF: \$1,069,453**  
(Single bid estimate)



# ORIGINAL PLAN

<u>Program Spaces</u>	
• Admissions/ Welcome Center/ Orientation	2,959 Sq. ft
• Financial Aid / Veteran's	1,100 Sq. ft
• Support Spaces	1,645 Sq. ft
• Actual Total Area	5,704 Sq. ft
• Programmed Total Area	5,736 Sq. ft

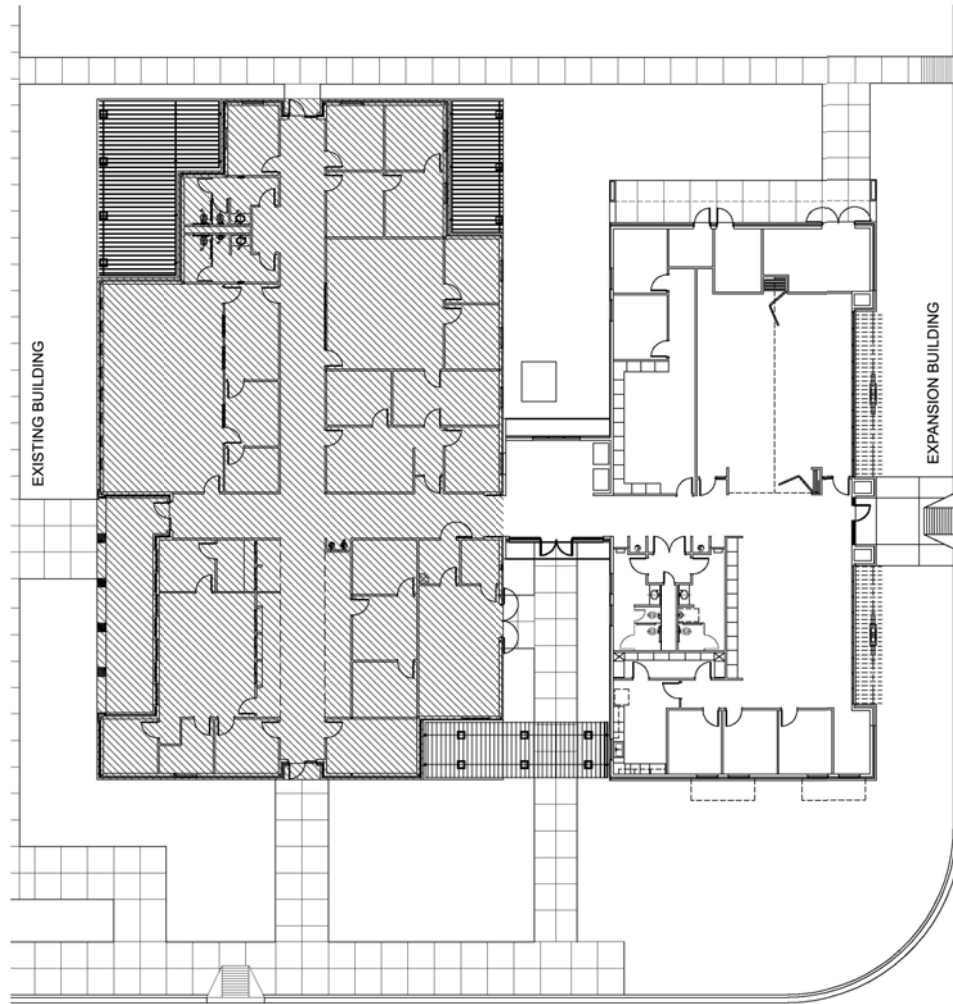


# ORIGINAL PLAN



SOUTH TEXAS  
COLLEGE

# PREVIOUS PLAN



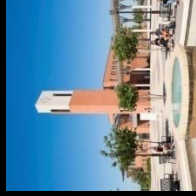
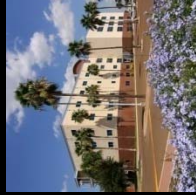






**2013 BOND CONSTRUCTION PROJECTS  
PROGRAM CONFIRMATION**

**STARR HEALTH PROFESSIONS & SCIENCE  
BUILDING  
JUNE 28, 2016**



**BROADDUS  
& ASSOCIATES**

**ORIGINAL SCOPE**

EDUCATIONAL SPACES	12,956 SF
HEALTH PROFESSIONS	16,344 SF
SHARED BUILDING SPACES	470 SF
SUPPORT SPACES	18,920 SF
<b>TOTAL</b>	<b>48,690SF*</b>

**CURRENT SCOPE**

EDUCATIONAL SPACES	12,956 SF
HEALTH PROFESSIONS	16,344 SF
SHARED BUILDING SPACES	470 SF
SUPPORT SPACES	22,019 SF
<b>TOTAL</b>	<b>51,789 SF</b>

**CONSTRUCTION COST LIMITATION  
(CCL) \$8,500,000**

D Wilson SD Estimate: \$9,067,012      Current Estimated Cost / SF basis: \$9,041,004

\*M+G met the original SF scope requirement

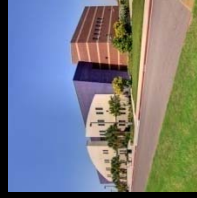
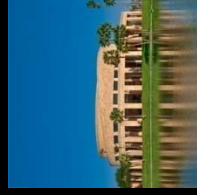
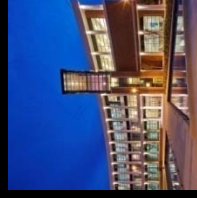
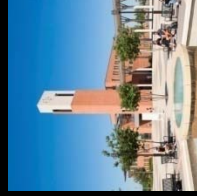
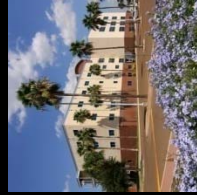


# 2013 BOND CONSTRUCTION PROJECTS PROGRAM CONFIRMATION

## STARR LIBRARY EXPANSION

JUNE 28, 2016

**BROADDUS  
& ASSOCIATES**



**ORIGINAL SCOPE**

SHELVING & SUPPORT	9,550 SF
LIBRARY ADMINISTRATION	2,000 SF
SUPPORT SPACES	4,833 SF
<b>TOTAL</b>	<b>16,516SF</b>

**CONSTRUCTION COST LIMITATION  
(CCL) \$2,800,000**

**CURRENT SCOPE**

LOBBY	1,320 SF
LEARNING COMMONS	5,714 SF
MULTI-PURPOSE	4,450 SF
CIRCULATION	540 SF
ADMINISTRATION	1,589 SF
COLLECTION	1,323 SF
SUPPORT SPACES	3,580 SF
<b>TOTAL</b>	<b>18,516 SF</b>

D. Wilson SD Estimate: \$3,470,000

Estimated Cost per SF basis: \$3,139,065



## **Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Health Profession and Science Building**

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Health Professions and Science Building will be requested at the June 28, 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. Mata + Garcia 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**

Mata Garcia 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 architect has provided the necessary construction documents to D. Wilson Construction Company which has provided the partial GMP in the amount of \$1,736,000. 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 Starr County Campus Health Professions and Science Building is \$8,500,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

### **Reviewers**

The Partial GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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, Mata + Garcia Architects, and D. Wilson Construction 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 June 28, 2016 Board meeting, the Partial Guaranteed Maximum Price (GMP) with D. Wilson Construction Company in the amount of \$1,736,000 for the 2013 Bond Construction Starr County Campus Health Professions and Science Building as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** June 28, 2016  
**Subject:** Starr County Campus, Rio Grande City, Texas  
**Re:** 2013 South Texas College Bond Construction Program –Health Professions & Science Building Partial GMP

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Broaddus & Associates is pleased to bring forward a Partial GMP for the STC Board of Trustees approval. This request is for the Starr County Campus Health Professions & Science building and is presented as a Partial GMP because of the need to procure the steel in anticipation of continuing steel price increases as well as an attempt to compress the schedule for completion of this project. The project has been advertised and competitively bid and the GMP for the balance of the building project will be presented in August.

As in any GMP this is a not-to-exceed amount. With the Board of Trustees approval this will allow for the building construction to begin for the building. This Partial GMP will be rolled into the final GMP for this project once it is approved.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted Partial GMP for the Starr County Campus Health Professions & Science building 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 this proposal for a Partial GMP.



**JOB: STC Starr Health + Science**  
**Est. Start Date: Tuesday, June 21, 2016**  
**Completion: Thursday, February 23, 2017**  
**Days: 247**  
**Months: 8**  
**PLAN SF: 51,557**

DWC Project No.: 15-709  
 Contract docs: AIA  
 Liquidated damages: \$1,000  
 Sub list required: Yes

**PRINTED: 6/23/16 10:38 AM**

### Schedule of Values

CSI Section	Starr Health + Science 100% CD GMP-1	COST
01 00 00	GENERAL REQUIREMENTS	82,194
03 00 00	CONCRETE	463,500
04 00 00	MASONRY	23,615
05 00 00	STRUCTURAL STEEL	718,417
06 00 00	CARPENTRY	—
07 00 00	MOISTURE PROTECTION	8,478
08 00 00	DOORS & WINDOWS	—
09 00 00	FINISHES	—
10 00 00	SPECIALTIES	—
12 00 00	FURNISHINGS	—
21 00 00	FIRE SUPPRESSION	16,300
22 00 00	PLUMBING	98,800
23 00 00	HVAC	19,000
26 00 00	ELECTRICAL	10,200
27 00 00	STRUCTURED CABLING	—
28 00 00	ELECTRONIC SAFETY AND SECURITY	—
31 00 00	EARTHWORK	167,878
	CONTRACTOR DESIGN CONTINGENCY	1.00% 18,000
	CONSTRUCTION PHASE FEE	3.60% 62,100
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	20,701
	<b>SUBTOTALS:</b>	<b>1,709,183</b>
	<b>PROPOSED GMP AMOUNT:</b>	<b>1,710,000</b>
	OWNER'S CONTINGENCY (NO INSURANCE, BOND, or FEE)	1.50% 26,000
	<b>SERVICES GMP TOTAL:</b>	<b>1,736,000</b>

## **Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Parking and Site Improvements**

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project will be requested at the June 28, 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 because it is a necessary part of the proposed Starr Campus Thermal Plant project. Melden & Hunt Engineering has submitted construction documents with enough information regarding the construction of the project. The proposed construction work for the Partial GMP is for the parking and roadway that will service the new Thermal Plant and includes the removal of an existing sewer line located under the proposed building as well as its realignment and relocation. The road will be utilized during construction for access to the new plant and will be paved and completed once the building is ready for use.

### **Background**

Melden & Hunt has provided sufficient information in their 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 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 \$119,800. The CM@R will submit the final building GMP for approval at a later date.

### **Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project is \$1,000,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

### **Reviewers**

The Partial GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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, Melden and Hunt, 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 June 28, 2016 Board meeting, the Partial Guaranteed Maximum Price (GMP) with D. Wilson Construction Company in the amount of \$119,800 for the 2013 Bond Construction Starr County Campus Parking and Site Improvements as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** June 28, 2016  
**Subject:** Starr County Campus, Rio Grande City, Texas  
**Re:** 2013 South Texas College Bond Construction Program – Parking and Site Improvements Partial GMP

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Broaddus & Associates is pleased to bring forward a Partial GMP for the STC Board of Trustees approval. This request is for the Starr County Campus Parking & Site Improvements and is presented as a Partial GMP because the requested road is a necessary part to the construction of the proposed new Thermal Plant. The road will provide a dual function, first as a service road during the construction and later as the permanent road once the building is completed..

As in any GMP this is a not-to-exceed amount. With the Board of Trustees approval this will allow for the inclusion of the road construction as part of the construction of the Thermal Plant. This Partial GMP will be rolled into the final GMP for this project later this year.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted Partial GMP for the Starr County Campus Parking and Site Improvements 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 this proposal for a Partial GMP.



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JOB: STC Starr Partial Parking and Site Improvements GMP  
 Est. Start Date: Tuesday, July 05, 2016  
 Completion: Friday, September 02, 2016  
 Days: 60  
 Months: 2  
 PLAN SF: 0

PRINTED: 6/20/16 2:27 PM  
 Addendum: n/a  
 Alternates: 0  
 Contract docs: DD  
 Liquidated damages: \$ 1,000.00  
 Yes

### Schedule of Values

CSI Section	Division Title	Base Bid
01 00 00	GENERAL REQUIREMENTS	10,600
03 00 00	CONCRETE	14,985
04 00 00	MASONRY	—
05 00 00	STRUCTURAL STEEL	—
06 00 00	CARPENTRY	—
07 00 00	MOISTURE PROTECTION	—
08 00 00	DOORS & WINDOWS	—
09 00 00	FINISHES	—
10 00 00	SPECIALTIES	—
12 00 00	FURNISHINGS	—
14 00 00	CONVEYANCE SYSTEMS	—
21 00 00	FIRE SUPPRESSION	—
22 00 00	PLUMBING	—
23 00 00	HVAC	—
26 00 00	ELECTRICAL	—
27 00 00	STRUCTURED CABLING	—
28 00 00	ELECTRONIC SAFETY AND SECURITY	—
31 00 00	EARTHWORK/PAVING/SEWER	85,367
	CONTRACTOR DESIGN CONTINGENCY	3,600
	CONSTRUCTION PHASE FEE 3.60%	4,250
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	2,745
	<b>SUBTOTALS:</b>	<b>117,947</b>
	<b>PROPOSED GMP AMOUNT:</b>	<b>118,000</b>
	<b>OWNER'S CONTINGENCY (NO FEE)</b>	<b>1,800</b>
	<b>GMP TOTAL:</b>	<b>119,800</b>



**Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria will be requested at the June 28, 2016 Board meeting.

**Purpose**

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

**Justification**

The GMP that is being submitted is necessary for the CM@R to begin with the work to meet their overall construction schedule. The Warren Group Architects, Inc. (TWG) has submitted construction documents with enough information regarding the construction work of the project.

**Background**

TWG has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to D. Wilson Construction Company which has provided a GMP in the amount of \$6,761,000.

**Project Scope**

31,219 Current Total SF  
 33,042 Original SF  
 (1,823) Net SF Difference

**CCL and GMP**

Cafeteria & Student Activities Building Target CCL	\$5,700,000
Fixed Kitchen Equipment	<u>585,000</u>
Total	<u>\$6,285,000</u>
Proposed Cafeteria & Student Activities Building GMP	<u>\$6,761,000</u>
Budget Variance	<u>(\$476,000)</u>

**Proposed Funding Source**

Utilize Pecan Campus Bond Construction Program Contingency Funds \$476,000

Alternate

Alternate #1 – Add a 1,747 s.f. second floor terrace with exterior stair access to the pre-function/multi-purpose rooms \$127,179  
 Proposed Funding Source – Project Buyout Savings

### **Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria is \$5,700,000. An amount of \$585,000 has been allocated for fixed Kitchen equipment for a total of \$6,285,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016. The balance of funds to be funded by the Pecan Campus Bond Program Contingency.

### **Reviewers**

The GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 GMP submitted by D. Wilson Construction is enclosed.

### **Presenters**

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

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the Guaranteed Maximum Price (GMP) with D. Wilson Construction in the amount of \$6,761,000 for the 2013 Bond Construction Pecan Campus Student Activities and Cafeteria as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** June 28, 2016  
**Subject:** Pecan Campus, McAllen, Texas  
**Re:** 2013 South Texas College Bond Construction Program –Student Activities Building & Cafeteria GMP

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Broaddus & Associates is pleased to bring forward a GMP for the STC Board of Trustees approval. This request is for the Pecan Campus Student Activities Building & Cafeteria. The GMP is based on 60% Construction Documents from the Design Team of The Warren Group Architects and includes all of the labor and materials for the project scope. The GMP provided is a not-to-exceed amount and with the Board of Trustee's approval will allow for the Construction Manager-at-Risk, D. Wilson Construction Company, to begin their construction work.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted GMP for the Pecan Campus Student Activities Building & Cafeteria 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 this proposal for a GMP.



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JOB: STC Student Activities and Cafeteria 60% CD GMP  
 Est. Start Date: Tuesday, June 21, 2016  
 Completion: Tuesday, June 20, 2017  
 Days: 364  
 Months: 12  
 PLAN SF: 31,219

PRINTED: 10:09:33 AM

Addendum: n/a  
 Alternates: 0  
 Contract docs: 60% CD  
 Liquidated damages: 1000  
 Sub list required: Yes

Schedule of Values

CSI Section	Division Title	Base Bid	Alt. #1
01 00 00	GENERAL REQUIREMENTS	425,014	
03 00 00	CONCRETE	246,367	12,522
04 00 00	MASONRY	448,627	42,887
05 00 00	STRUCTURAL STEEL	786,706	35,723
06 00 00	CARPENTRY	51,650	
07 00 00	MOISTURE PROTECTION	309,751	
08 00 00	DOORS & WINDOWS	584,225	12,340
09 00 00	FINISHES	808,829	
10 00 00	SPECIALTIES	117,644	
12 00 00	FURNISHINGS	383,300	
1 40 00	CONVEYING SYSTEMS	132,600	
21 00 00	FIRE SUPPRESSION	58,280	
22 00 00	PLUMBING	290,000	
23 00 00	HVAC	807,907	8,000
26 00 00	ELECTRICAL	789,500	10,000
27 00 00	STRUCTURED CABLING	inc	
28 00 00	ELECTRONIC SAFETY AND SECURITY	inc	
31 00 00	EARTHWORK	121,305	
	CONTRACTOR DESIGN CONTINGENCY	70,000	
	CONSTRUCTION PHASE FEE	3.60% 239,800	4,590
	INSURANCE SUBTOTAL	-	
	BOND SUBTOTAL	58,923	1,117
	SUBTOTALS:	—	127,179
	PROPOSED GMP AMOUNT:	<u>6,661,000</u>	
	OWNER'S CONTINGENCY (NO FEE)	100,000	
	GMP TOTAL:	6,761,000	127,179

**Review and Recommend Action on Amendment of Partial Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Southwest Building Renovation and Partial Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Parking and Site Improvements**

Approval to amend the partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Southwest Building Renovation and the partial GMP for the 2013 Bond Construction Technology Campus Parking and Site Improvements will be requested at the June 28, 2016 Board Meeting.

**Purpose**

The purpose is to amend the previous approved Partial GMP for the 2013 Bond Construction Technology Campus Southwest Building Renovation and to approve the partial GMP for the 2013 Bond Construction Technology Campus Parking and Site Improvements.

**Justification**

The partial GMP for the 2013 Bond Construction Technology Campus Southwest Building Renovation previously submitted included costs associated with the Parking and Site Improvements for this campus and needs to be corrected to reflect the appropriate costs separately for each project.

**Background**

At the March 29, 2016 Board meeting, the Board approved a partial GMP for the 2013 Bond Construction Technology Campus Southwest Building Renovation in the amount of \$550,710 with E-Con Group. This partial GMP amount included the partial GMP of \$358,106 for the building renovation and \$192,604 for the parking and site improvements. It was presented to the Board as the amount only for the building renovation; therefore, the GMP needs to be amended to reflect the appropriate costs associated with each project.

**Partial GMPs**

Technology Campus Southwest Building Renovation \$358,106  
Technology Campus Parking and Site Improvements \$192,604

**Funding Source**

The current Construction Cost Limitation (CCL) for the Technology Campus Southwest Building Renovations project is \$12,000,000 and \$650,000 for the Technology Campus Parking and Site Improvements. The CM@R has submitted the balance of the GMPs which will include these partial GMPs. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

**Reviewers**

The partial GMPs have been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who concurs with the pricing as presented in the Construction Manager-at-Risk's proposal.

**Enclosed Documents**

Memorandums from Broaddus and Associates and descriptions of the partial GMPs submitted by E-Con Group are enclosed.

**Presenters**

Representatives from Broaddus & Associates, EGV Architects, Hinojosa Engineering, and E-Con Group will be present at the Facilities Committee meeting to present the proposed partial GMPs.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the amended partial guaranteed maximum price (GMP) in the amount of \$358,106 for the 2013 Bond Construction Technology Campus Southwest Building Renovation and the partial guaranteed maximum price (GMP) in the amount of \$192,604 for the 2013 Bond Construction Technology Campus Parking and Site Improvements with E-Con Group as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** June 28, 2016  
**Subject:** Technology Campus, McAllen, Texas  
**Re:** 2013 South Texas College Bond Construction Program – Technology Campus Expansion Demolition - Partial GMP AMENDMENT

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At the March 26, 2016 STC Board Meeting a partial GMP for the STC Technology Campus Expansion for the demolition work was approved. The request for the Technology Campus Expansion Demolition was presented as a Partial GMP for \$550,710. Within the GMP of \$550,710 the following costs should be allocated and separated for each respective project:

Building Demolition	\$358,106
<u>Site Demolition</u>	<u>\$192,604</u>
Total Demolition GMP	\$550,710

**STC Technology Renovations- GMP-Demolition  
Package I**



DESCRIPTION		Interior Demolition	Site Demolition
<b>General Conditions</b>			
General conditions	0	46,875	51,470
Design contingency	0	5,141	5,141
Contractor's construction contingency	0	9,105	9,105
Allowance field engineering/surveying	0		-
	0		-
<b>GENERAL CONDITIONS SUBTOTAL</b>	<b>0</b>	<b>61,121</b>	<b>65,716</b>
<b>Building Demo</b>			
Selective Demolition - Interior	0	230,000	-
Selective Demolition - Site	0	0	95,000
Hauling of Site Debris	0	0	25,000
Equipment Rental	0	0	-
<b>BUILDING DEMO SUBTOTAL</b>	<b>0</b>	<b>230,000</b>	<b>120,000</b>
<b>Mechanical &amp; Plumbing</b>			
Plumbing demo	0	10,000	-
Fire sprinkler demo	0	3,000	-
HVAC demo (disconnect chiller)	0	1,500	-
<b>MECHANICAL &amp; PLUMBING SUBTOTAL</b>	<b>0</b>	<b>14,500</b>	<b>-</b>
<b>Electrical</b>			
Electrical demo	0	20,000	-
temporary power & lighting	0	15,000	-
<b>Communications</b>			
MDF	0	2,500	-
<b>Electronic Safety &amp; Security</b>			
Fire alarm & security alarm	0	2,500	-
<b>ELECTRICAL SUBTOTAL</b>	<b>0</b>	<b>40,000</b>	<b>-</b>
<b>DIV TOTALS</b>	<b>0</b>	<b>345,621</b>	<b>185,716</b>
Building Permit	0	375	375
Subcontractor's Bonds			-
<b>SUBTOTAL</b>	<b>0</b>	<b>375</b>	<b>375</b>
Contractor's Fee 3.5%	0	12,110	6,513
<b>TOTAL BUDGET</b>	<b>0</b>	<b>358,106</b>	<b>192,604</b>



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

Approval of the balance of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Southwest Building Renovation will be requested at the June 28, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for E-Con (CM@R) to begin with the work to meet their overall construction schedule. EGV Architects has submitted construction documents with enough information regarding the construction work of the project. The balance of the GMP for this project was previously presented to the Facilities Committee on June 14,, 2016 but it has since been revised to account for the Partial GMP amendment requested.

### **Background**

On March 29, 2016, the Board approved the partial GMP for the Technology Campus Southwest Building Renovation in the amount of \$550,710. The approval of the partial GMP was necessary at that time so E-Con could begin with the work to meet their overall construction schedule.

The committee has been requested to amend the previously approved partial GMP of \$550,710 for the Technology Campus Southwest Building Renovation to a revised amount of \$358,106 and to approve a partial GMP for the Technology Campus Parking and Site Improvements in the amount of \$192,604 in order to separate the costs for each project.

E-Con has received the necessary construction documents from EGV Architects to develop the balance of the GMP in the amount of \$10,175,481. The total GMP for this project is \$10,533,587 which includes the initial partial GMP. Additional funds are available from the buyout savings in the amount of \$120,730 from the GMP for the Technology Campus Southwest Building Renovation.

CCL and GMP	
Technology Campus Southwest Building Renovation Current CCL	\$12,000,000
Less	
Technology Campus Southwest Building Renovation Partial GMP	358,106
Technology Campus Southwest Building Renovation Balance of GMP	<u>10,175,481</u>
Total GMP	<u>\$10,533,587</u>
Budget Variance	<u>\$1,466,413</u>
Buyout Savings	
Technology Campus Southwest Building Renovation Partial GMP	\$358,106
Partial GMP Buyout Amount	<u>237,376</u>
Partial GMP Buyout Savings	<u>\$120,730</u>

### Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Technology Campus Southwest Building Renovation project is \$12,000,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

Funds remaining in Program Contingency in this project are as follows:

• GMP savings amount under the CCL	\$1,466,413
• Buyout savings from the partial GMP	<u>120,730</u>
Total Remaining Program Contingency	<u>\$1,587,143</u>

Broaddus & Associates is recommending to transfer \$1,313,574 from the remaining funds available in this budget to cover the budget shortfall in the 2013 Bond Construction Technology Campus Parking and Site Improvements project.

### Reviewers

The GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 balance of the GMP submitted by E-Con is enclosed.

### Presenters

Representatives from Broaddus & Associates, EGV Architects, and E-Con will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

### Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the Balance of the Guaranteed Maximum Price (GMP) in the amount of \$10,175,481 for a total GMP in the amount of \$10,533,587 which includes the initial partial GMP with E-Con for the 2013 Bond Construction Technology Campus Southwest Building Renovation.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** June 28, 2016  
**Subject:** Technology Campus - Building Maximum Price (GMP) from ECON Enriquez Construction  
**Re:** 2013 South Texas College Bond Construction Program – Technology Campus Building Renovations - GMP

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Broaddus & Associates is pleased to request approval of partial Guaranteed Maximum Price (GMP) for the STC Technology Campus Building Renovations. Previously, a partial GMP was approved in March 2016 for Demolition which is currently in progress. The GMP includes all interior finish out for the various STC programs that will be housed in this facilities and a new exterior facade to the building, new roof, and all new mechanical, electrical and plumbing systems are included in this scope.

The GMP for Technology Campus Building Renovations Project includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by EGV Architects, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Technology Campus Building Renovations Project 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 approval of this proposal as presented and transfer the remaining balance to the Technology Campus Parking and Site budget to fully fund this scope of work.

**STC Technology Building Improvements**  
**60% CD / Guaranteed Maximum Price**



June 23, 2016

SPEC DIVISIONS	DESCRIPTION	BASE BID
01 00 00	General Requirements	443,300
02 00 00	Existing Conditions	75,000
03 00 00	Concrete	192,835
04 00 00	Masonry	282,500
05 00 00	Metals	689,789
06 00 00	Wood, Plastics, Composites	182,000
07 00 00	Thermal & Moisture Protection	1,459,635
08 00 00	Openings	744,476
09 00 00	Finishes	1,072,640
10 00 00	Specialties	131,100
11 00 00	Equipment	49,500
12 00 00	Furnishings	20,000
13 00 00	Special Construction	7,500
21 00 00	Fire Suppression	195,000
22 00 00	Plumbing	373,250
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	1,210,000
26 00 00	Electrical	1,927,068
28 00 00	Communications, Electronic Safety and Security	416,000
31 00 00	Earthwork	NIC
32 00 00	Utilities	NIC

<b>CONSTRUCTION COST SUBTOTAL</b>	<b>\$9,471,593</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Contractor's Design Contingency (1%)	94,716	0	0	0
Contractor's Construction Contingency (Owner's) (1.5%)	142,074	0	0	0
<b>CONTINGENCY SUBTOTAL</b>	<b>\$236,790</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
P&P Bond	88,000			
Subcontractor's P&P Bonds	0			
Permits - Building	15,000			
Insurances (Auto & WC)	20,000			
CMAR Fee (3.5%)	344,098	0	0	0
<b>SUBTOTAL</b>	<b>467,098</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GUARANTEED MAXIMUM PRICE</b>	<b>\$10,175,481</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

Approval of the balance of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Technology Campus Parking and Site Improvements will be requested at the June 28, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Hinojosa Engineering has submitted construction documents with enough information regarding the construction work of the project. The GMP for this project was previously presented to the Facilities Committee on June 14, 2016 but it has since been revised to account for the Partial GMP amendment requested.

### **Background**

Hinojosa Engineering has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

The committee has been requested to amend the previously approved partial GMP of \$550,710 for the Technology Campus Southwest Building Renovation to a revised amount of \$358,106 and to approve a partial GMP for the Technology Campus Parking and Site Improvements in the amount of \$192,604 in order to separate the costs for each project.

Approval of the Balance of the 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 E-Con which has provided the balance of the GMP in the amount of \$1,134,319. The total GMP is \$1,326,923 which includes the partial GMP for the site demolition.

CCL and GMP	
Parking and Site Improvements Current CCL	\$650,000
Less	
Partial GMP	\$192,604
Balance of GMP for Parking and Site Improvements	1,134,319
Total GMP	<u>\$ 1,326,923</u>
Budget Variance	(\$676,923)
Buyout Savings	
Parking and Site Improvements Partial GMP	\$192,604
Partial GMP Buyout Amount	170,358
Partial GMP Buyout Savings	<u>\$22,246</u>
Proposed Funding Source	
Budget Transfer from Technology Campus Building Renovation	\$676,923
Alternates	
Alternate #1 Revised Truck Driving Training Area (not in original scope)	\$231,555
Alternate #2 East Parking Lot	427,342
Total Alternates	<u><u>\$658,897</u></u>
Proposed Funding Source	
Budget Transfer from Technology Campus Building Renovation	\$658,897

At the Facilities Committee meeting on June 14, 2016, Broaddus & Associates indicated that the Truck Driving Training in Alternate #1 currently used another paved area at that campus, and that the existing paved area could be renovated at a significantly lower cost than the Alternate proposed. Broaddus & Associates would confirm with the Program Chair and the Shipping and Receiving Department if this area was adequate for their need and report back to the board. Dr. Reed confirmed that the existing area also had access to a shipping dock, which allowed students to practice docking maneuvers.

Broaddus and Associates has since met with college staff, faculty and the engineers to evaluate the long term use of the existing area for truck driving training. It has been determined that the program needs to have a separate training area to avoid delivery traffic and restroom facility concerns. The project team has proposed the reduction of scope for the truck driving training area by square footage and a reduction in the site lighting. This has reduced the cost from \$417,658 to \$231,555. A savings of \$186,103 for Alternate #1.

The project team stated that the parking lot in Alternate #2 would be needed in the near future to accommodate enrollment growth and access to the new building, and the Committee determined that it should be included within the scope of the bond expansion site improvement project.

### **Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Technology Campus Parking and Site Improvements project is \$650,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

Broaddus and Associates is recommending to transfer \$1,335,820 from the Technology Campus Building Renovation project budget to fund the overage for this project. The total remaining Program Contingency budget in the Technology Campus Building Renovation project is \$1,587,143.

### **Reviewers**

The GMP has been reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 GMP submitted by E-Con is enclosed.

### **Presenters**

Representatives from Broaddus & Associates, Hinojosa Engineering, and E-Con will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the balance of the Guaranteed Maximum Price (GMP) in the amount of \$1,793,216 with E-Con for a total GMP of \$1,985,820 which includes Alternates 1 and 2, and approval to transfer \$1,335,820 from the 2013 Bond Construction Technology Campus Southwest Building Renovation Program Contingency to the 2013 Bond Construction Technology Campus Parking and Site Improvements project as presented.





## MEMORANDUM

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

**From:** Gilbert Gallegos AIA, Senior Vice President

**Date:** June 28, 2016

**Subject:** Technology Campus Parking and Site Improvements Maximum Price (GMP) from ECON Enriquez Construction

**Re:** 2013 South Texas College Bond Construction Program – Technology Campus Parking and Site Improvements - GMP

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Broaddus & Associates is pleased to request approval of partial Guaranteed Maximum Price (GMP) for the STC Technology Campus Parking and Site improvements. Previously, a partial GMP was approved in March 2016 for Demolition which is currently in progress. This request is for the Technology Campus Parking and Site Improvements Project. This GMP Includes all new site utilities and storm drainage, parking, lighting, landscaping and Irrigation and a new truck driving area, as well as, 55 parking spaces at the front of the building and 195 parking spaces at the rear of the campus.

Due to budgetary restriction only the site work related to the building including the utilities, storm drainage, landscaping, irrigation and 55 parking spaces are presented in the Base GMP. The Truck driving area and the East parking lot at the rear of the campus (195 parking spaces) are presented as alternates for consideration.

The GMP's for Technology Campus Parking and Site Improvement Project includes all the materials and labor for the project scope.

The pricing is based on 60% drawings for the site improvements designed by the Civil Engineering firm of Hinojosa Engineering, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Technology Campus Building Project 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.

**STC Technology Campus Site and Parking  
Lot Improvements 60% CD GMP**



June 23, 2016

SPEC DIVISIONS	DESCRIPTION	BASE BID	ALTERNATE #1	ALTERNATE #2
01 00 00	General Requirements	62,255		
02 00 00	Existing Conditions	0		
03 00 00	Concrete	0		
04 00 00	Masonry	0		
05 00 00	Metals	0		
06 00 00	Wood, Plastics, Composites	0		
07 00 00	Thermal & Moisture Protection	0		
08 00 00	Openings	0		
09 00 00	Finishes	0		
10 00 00	Specialties	0		
11 00 00	Equipment	0		
12 00 00	Furnishings	0		
13 00 00	Special Construction	0		
21 00 00	Fire Suppression	0		
22 00 00	Plumbing	0		
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	0		
26 00 00	Electrical	295,371	incl'd in Base	83,500
28 00 00	Electronic Safety and Security	0		
31 00 00	Earthwork	439,706	209,000	271,693
32 00 00	Utilities	235,800		38,310

<b>CONSTRUCTION COST SUBTOTAL</b>	<b>\$1,033,132</b>	<b>\$209,000</b>	<b>\$393,503</b>
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Contractor's Design Contingency (1%)	10,331	2,090	3,935
Contractor's Const. Contingency (Owner's) (1.5%)	15,497	3,135	5,903
<b>CONTINGENCY SUBTOTAL</b>	<b>\$25,828</b>	<b>\$5,225</b>	<b>\$9,838</b>

P&P Bond	23,000	7,000	7,050
Subcontractor's P&P Bonds	0	0	0
Permits - Building & Demolition	7,500	0	0
Insurances (Auto & W/C)	6,500	2,500	2,500
CMAR Fee (3.5%)	38,359	7,830	14,451

<b>SUBTOTAL</b>	<b>75,359</b>	<b>17,330</b>	<b>24,001</b>
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<b>GUARANTEED MAXIMUM PRICE</b>	<b>\$1,134,319</b>	<b>\$231,555</b>	<b>\$427,342</b>
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## **Review and Recommend Action on Contracting Construction Services for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2**

Approval to contract construction services for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2 project will be requested at the June 28, 2016 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the resurfacing of Parking Lot 2 at the Nursing and Allied Health Campus.

### **Justification**

The existing parking lot is 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 have scheduled the replacement of the asphalt resurfacing.

### **Background**

The college contracted with Perez Consulting Engineers to prepare plans and specifications for the resurfacing of parking lot 2 at the Nursing and Allied Health Campus. The design team at Perez Consulting 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 May 10, 2016. A total of fifteen (15) sets of construction documents were issued to general contractors and sub-contractors, and a total of eight (8) proposals were received on May 26, 2016.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
May 10, 2016	Solicitation of competitive sealed proposals began.
May 26, 2016	Eight (8) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend Mid Valley Paving, Inc. as the highest ranked in the amount of \$98,367.30. This amount includes two alternates that staff recommends for approval:

- 1.) Alternate 1: Additional Parking Lot Paving to repair the northwest drive
- 2.) Alternate 2: 6 foot Concrete Valley Gutter to provide proper drainage

### **Funding Source**

As part of the FY 2015 - 2016 Non-Bond Renewals and Replacements budget, funds in the amount of \$250,000 are budgeted for this project.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Highest Ranked Proposal Mid Valley Paving, Inc.</b>
Non-Bond Renewals and Replacements	\$250,000	\$98,367.30

**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 June 28, 2016 Board meeting, to contract construction services with Mid Valley Paving, Inc. in the amount of \$98,367.30 for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2 project as presented.

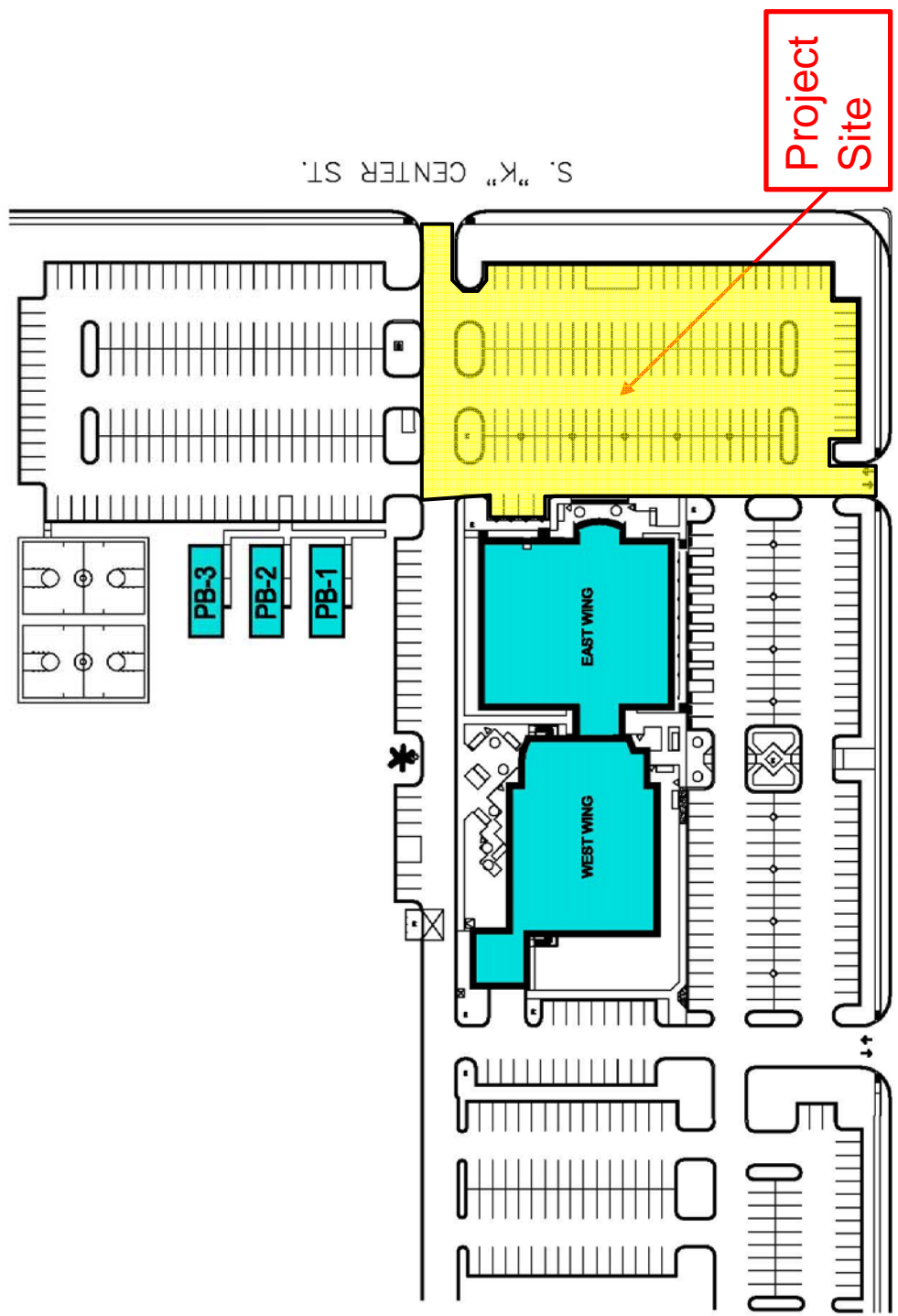
**SOUTH TEXAS COLLEGE  
NURSING AND ALLIED HEALTH CAMPUS - RESURFACING OF PARKING LOT #2  
PROJECT NO. 15-16-1085**

<b>VENDOR</b>	Bearkat Construction, LLC.	2 GS, LLC./dba Earthworks Enterprise	G & T Paving, LLC.	Mid Valley Paving, Inc.	NM Contracting, LLC.	RDH Site and Concrete, LLC.	Rhyner Construction Services, Inc.	Rocha Construction Services, LLC.	
<b>ADDRESS</b>	3317 W Alberta Rd	1307 Highway 83 Ste C	2005 Mercedes Rd P O Box 5136	306 S Illinois	2022 Orchid Ave	3809 Clavel St Ste D	201 N Robertson Rd P O Box 309	819 Rio Grande Dr	
<b>CITY/STATE/ZIP</b>	Edinburg, TX 78539	Peñitas, TX 78576	Brownsville, TX 78520	Mercedes, TX 78570	McAllen, TX 78504	Palmview, TX 78572	Rio Hondo, TX 78583	Mission, TX 78572	
<b>PHONE</b>	956-627-3480	956-424-3414	956-546-3633	956-565-4892	956-631-5667	956-502-5426	956-748-3100	956-867-7620	
<b>FAX</b>	956-800-4813	956-683-6149	956-546-5333	956-565-3385	956-627-3959	956-475-3917	956-748-3103	956-584-0450	
<b>CONTACT</b>	Oscar Cancino	Humberto Garcia, Jr.	Abel Gonzales	William R. Mize	Noel Munoz, Jr.	Diandly De Hoyos	Stephanie Rhyner	Juan S. Rodriguez	
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	
A	<b>Base Bid:</b> Nursing and Allied Health Campus - Resurfacing of Parking Lot #2	\$ 147,160.00	\$ 121,700.00	\$ 130,917.70	\$ 81,091.30	\$ 177,864.10	\$ 205,333.00	\$ 198,190.00	\$122,000.00
<b>Alternate 1</b>									
1	Additional Parking Lot Paving Improvements	\$ 27,584.00	\$ 14,915.00	\$ 15,877.16	\$ 9,878.00	\$ 19,675.50	\$ 22,495.00	\$ 27,181.50	\$17,070.00
<b>Alternate 2</b>									
2	6 Foot Concrete Valley Gutter Alternate 2	\$ 14,796.00	\$ 5,856.75	\$ 6,781.50	\$ 7,398.00	\$ 7,718.58	\$ 9,864.00	\$ 9,247.50	\$5,000.00
B	Begin Work Within	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days
C	Completion of Work Within	No Response	60 Calendar Days	21 Calendar Days	30 Calendar Days	90 Calendar Days	No Response	No Response	No Response
<b>TOTAL PROPOSAL AMOUNT</b>		\$189,540.00	\$142,471.75	\$153,576.36	\$98,367.30	\$205,258.18	\$237,692.00	\$234,619.00	\$144,070.00
<b>TOTAL EVALUATION POINTS</b>		****	70.6	74.4	91.1	59.8	36.2	50.1	39.4
<b>RANKING</b>		****	3	2	1	4	7	5	6

\*\*\*\* Vendor did not submit the required documents therefore not evaluated.

**SOUTH TEXAS COLLEGE  
NURSING AND ALLIED HEALTH CAMPUS - REFURFACE PARKING LOT #2  
PROJECT NO. 15-16-1085**

VENDOR ADDRESS/CITY/STATE/ZIP/PHONE/FAX/CONTACT	2 GS, LLC./dba Earthworks Enterprise 1307 Highway 83 Ste C Pettitas, TX 78576 956-424-3414 956-683-6149 Humberto Garcia, Jr.	G & T Paving, LLC. 2005 Mercedes Rd Brownsville, TX 78520 956-546-3633 956-546-5333 Abel Gonzales	Mid Valley Paving, Inc. 306 S Illinois Mercedes, TX 78570 956-565-4892 956-565-3357 William R. Mize	NM Contracting, LLC. 2022 Orchid Ave McAllen, TX 78504 956-631-5667 956-627-3959 Noel Munoz, Jr.	RDH Site and Concrete, LLC. 3809 Clavel St Ste D Palmview, TX 78572 956-502-5426 956-475-3917 Diandy De Hoyos	Rhyner Construction Services, Inc. 201 N Robertson Rd Rio Hondo, TX 78583 956-748-3100 956-748-3103 Stephanie Rhyner	Rocha Construction Services, LLC. 819 Rio Grande Dr Mission, TX 78572 956-867-7620 956-584-0450 Juan S. Rodriguez
1 The Respondent's price proposal. (up to 45 points)	31 31 31 31 31	28.8 28.8 28.8 28.8 28.8	45 45 45 45 45	21.6 21.6 21.6 21.6 21.6	18.5 18.5 18.5 18.5 18.5	18.9 18.9 18.9 18.9 18.9	30.6 30.6 30.6 30.6 30.6
2 The Respondent's experience and reputation. (up to 10 points)	6 8 8 7 8.5	8 9 9 8.5 9	9 10 9 9 9.5	8 7 8 7 9	3 3 6 6 5	8 5.5 8 6 8.5	5 5 6 5 8
3 The quality of the Respondent's goods or services. (up to 10 points)	6 7 9 8 9	7 8 6 8 8.5	9 9 8 9 9	8 8 6 8 8	4 4 6 7 5	7 5 5 5 6	3 3 3 3 3
4 The Respondent's safety record (up to 5 points)	5 4 4 4 4	4 4 4 3.5 4	5 4 4 4 4.5	2 3.5 4 3.5 3.5	0 1 2 2.5 2	5 4.5 4 4 4.5	0 0 0 0 0
5 The Respondent's proposed personnel. (up to 8 points)	5 5.5 6 6 6	4 7 6.5 6.5 5	6 7 6 7 7	7 5 6.5 7 6.5	2 2 4 4 4	6 5 6 6 6	0 0 0 0 0
6 The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	6 8 7.5 7 7	6 8 7 8 7	6 8 7.5 7.5 8	6 7 7 7.5 8	2 1 2 2 3	5 4 7 7 7	0 0 0 0 0
7 The Respondent's organization and approach to the project. (up to 6 points)	5 4 5 4.5 5.5	5 5 5 4.5 5	5 5 4 4.5 5.5	5 4 4.5 4.5 4	3 0 1 0 2	4 1 3 1 2	0 0 0 0 0
8 The Respondent's time frame for completing the project. (up to 7 points)	2.5 2.5 2.5 2.5 2.5	7 7 7 7 7	4.9 4.9 4.9 4.9 4.9	1.6 1.6 1.6 1.6 1.6	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
<b>TOTAL EVALUATION POINTS</b>	70.6	74.4	91.1	59.8	36.2	50.1	39.4
<b>RANKING</b>	3	2	1	4	7	5	6



**NURSING & ALLIED  
HEALTH CAMPUS**



**Review and Recommend Action on Substantial and Final Completion for the Non-Bond Pecan Campus Resurfacing of East Loop Road**

Approval of substantial and final completion for the Non-Bond Pecan Campus Resurfacing of East Loop Road project will be requested at the June 28, 2016 Board Meeting.

**Purpose**

The purpose is to request approval of substantial and final completion for this project.

**Background**

Melden and Hunt and college staff visited the site and concluded that there were no punch list items to be noted. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on June 1, 2016. Melden and Hunt also recommends that final completion and release of final payment in the amount of \$1,355.38 to Mid Valley Paving, Inc. be approved. The original cost approved for this project was in the amount of \$28,942.40.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$75,000	\$28,942.40	(\$1,834.80)	\$27,107.60	\$25,752.22	\$1,355.38

**Enclosed Documents**

A Certificate of Substantial Completion and a letter of recommendation for Final Completion from Melden and Hunt is enclosed.

**Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, substantial completion, final completion, and release of final payment to Mid Valley Paving, Inc. in the amount of \$1,355.38 for the Non-Bond Resurfacing of East Loop Road project as presented.

# Substantial Completion Acceptance

JUN 7 2016 AM 11:12

**Project Name:** Pecan Campus Resurfacing of East Loop Road  
**Project No.:** 15-16-1061  
**Owner:** South Texas College  
**Contractor:** Mid-Valley Paving, Inc.  
**A/E Firm:** Melden and Hunt, Inc.

## Scope of Work Covered by This Acceptance:

This Certificate serves to inform you that the Pecan Campus Resurfacing of East Loop Road project has been inspected by the OWNER and ENGINEER and is determined to be Substantial Complete as of 06/01/2016.

Effective Date of Acceptance: 6/1/2016

This constitutes the Owner's acceptance for Beneficial Occupancy: Yes  No

In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued under separate cover. It is expressly understood that the failure to include any items on such list (s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the Contract, the Date of Substantial Completion is that Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.

The **Contractor** shall complete/correct the items identified on the punch list(s) within Calendar days from the Effective Date of this Acceptance.  
William R. Mize - Owner *William R. Mize* 6/6/2016  
Printed Name and Title Signature Date

The **Architect/Engineer** agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.  
Mario A. Reyna - Vice-President *Mario Reyna* 6/6/2016  
Printed Name and Title Signature Date

With the exception of those items noted on the attached "punch list(s)", the **Owner** accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.  
Shirley Reed - President \_\_\_\_\_  
Printed Name and Title Signature Date



fpc - 3/25/2010



TBPE Firm # F-1435  
TBPLS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS  
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

JUN 7 2016 AM 11:11

June 6, 2016

Mr. De La Garza  
South Texas College - Facilities Department  
3200 West Pecan Blvd  
McAllen, TX 78501

RE: Pecan Campus Resurfacing of East Loop Road  
Project No. 15-16-1061

Dear Mr. De La Garza

A final inspection for the above referenced project was conducted on June 1, 2016 and finds that the referenced project has been completed by Mid-Valley Paving, Inc. in accordance with the plans and specifications. There were not punch list items for this project. Therefore, Melden and Hunt, Inc. recommends final acceptance and release of final payment. The warranty on this project begins June 1, 2016 and ends May 31, 2017.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Mario Reyna, P.E.  
Vice-President

## **Review and Recommend Action on Annual Facility Usage Agreements**

Approval of the FY 2016 – 2017 annual facility usage agreements for use by the kinesiology program will be requested at the June 28, 2016 Board meeting.

### **Purpose**

Approval of annual facility usage agreements for various locations that host student instruction will be requested for FY 2016 – 2017.

### **Justification**

Various locations are needed to accommodate the kinesiology program courses offered at South Texas College. The facilities needed are course specific (ex. golf, swimming, tennis, weight training, etc.)

### **Background**

Below is a list of facilities which are leased on an annual basis and used for various instructional purposes. The facilities will provide for Fitness Walking, Weight Training, Bowling, Golf, Basketball, Volleyball, Swimming, and Tennis courses in the kinesiology program for the fall 2016, spring 2017 and summer 2017. In FY 2015 - 2016 a total of 1,569 students enrolled in kinesiology courses and a Physical Education Special Activity fee of \$55 was charged per student for each course taken. A total of \$86,295 was collected for building use fees during FY 2015 - 2016. The following are facilities that kinesiology courses may be offered.

- City of McAllen
  - Boys and Girls Club Othal Brand Center
  - Boys and Girls Club Roney Center
  - Boys and Girls Club Pool
  - Las Palmas Park
  - Los Encinos Park Tennis Courts
  - Municipal Baseball Complex
  - Municipal Pool
  - Palmview Golf Course
  - Parks and Recreation Bicentennial Soccer Field
  - Westside Park
- City of Mission
  - Parks & Recreation North Side Pool
- City of Weslaco
  - City Park Tennis Courts
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McHi Tennis Courts
- Ultimate Fitness Center (Weslaco, TX)

### **Funding Source**

Funds have been budgeted in the proposed FY 2016 - 2017 kinesiology budget.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the June 28, 2016 Board meeting, the annual facility usage agreements for use by the kinesiology program during the period beginning September 1, 2016 to August 31, 2017, at an estimated total cost of \$37,500 as presented.

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

Approval of the facility lease agreement for use by South Texas College for instructional use will be requested at the June 28, 2016 Board meeting.

### **Purpose**

Authorization is being requested to renew the current facility lease agreement with the City of Hidalgo to continue providing instructional facilities.

### **Justification**

The continuation of these leases are needed to accommodate programs with specific needs for continuing education and criminal justice.

### **Background**

At the April 26, 2016 Board meeting, the Board approved the renewal of the classroom lease agreement for one academic semester 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.

Staff recommends approval to renew this lease agreement as noted below.

<b>Facility</b>	<b>Renewals in Contract</b>	<b>Renewal Requested</b>	<b>Lease Cost</b>
City of Hidalgo	6 academic semesters	3rd September 1, 2016 to December 31, 2016	\$1,524.37 per month

### **Funding Source**

Funds for these expenditures are budgeted in the proposed facility lease budget for FY 2016 - 2017.

### **Recommended Action**

It is requested that the Facilities Committee recommend Board approval at the June 28, 2016 Board meeting, the renewal of the current facility lease agreement with the City of Hidalgo for use of instructional facilities for the period of September 1, 2016 to December 31, 2016 as presented.

## **Review and Recommend Action on District-Wide Building Names**

Approval to name buildings at all campuses will be requested at the July 26, 2016 Board meeting.

### **Purpose**

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

### **Justification**

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

Designating the campus wide building names and letters for each building is necessary at this time for the following reasons:

- The architects and engineers are requesting the names of the buildings in order to properly note them in the required BIM documents.
- Academic Affairs is requesting the names of the buildings for future class scheduling.
- Police Department is working on updating the campus maps and would like to have the building names noted on them for printing prior to the Fall 2016 semester.

### **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 July 26, 2016 Board meeting, to name buildings at all campuses as presented.



**SOUTH TEXAS COLLEGE  
Proposed Building Names**

**PECAN CAMPUS**

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

**PECAN PLAZA**

<b>Name</b>	
<b>A</b>	<b>HUMAN RESOURCES</b>
<b>B</b>	<b>EAST</b>
<b>C</b>	<b>WEST</b>

**TECHNOLOGY CAMPUS**

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

**DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS**

<b>Name</b>	
A	EAST
<b>B</b>	<b>WEST (2013 Bond-Nursing Allied Health Addition)</b>
<b>C</b>	<b>PHYSICAL PLANT</b>

  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
<b>Z</b>	<b>WORKFORCE CENTER (2013 Bond Workforce Center)</b>
E	SOUTH ACADEMIC
<b>F</b>	<b>CULTURAL ARTS CENTER (currently Library)</b>
G	STUDENT SERVICES
H	STUDENT ACTIVITIES CENTER
J	MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER
<b>K</b>	<b>LIBRARY (2013 Bond-Library)</b>
<b>L</b>	<b>HEALTH PROFESSIONS AND SCIENCES (2013 Bond-Health Prof. &amp; Science)</b>
M	FUTURE
N	FUTURE
<b>P</b>	<b>PHYSICAL PLANT (2013 Bond-Thermal Plant)</b>

#### MID VALLEY CAMPUS

**Name**

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

#### PHARR CENTER

**Name**

<b>A</b>	<b>REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE</b>
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	Revised or Proposed Name
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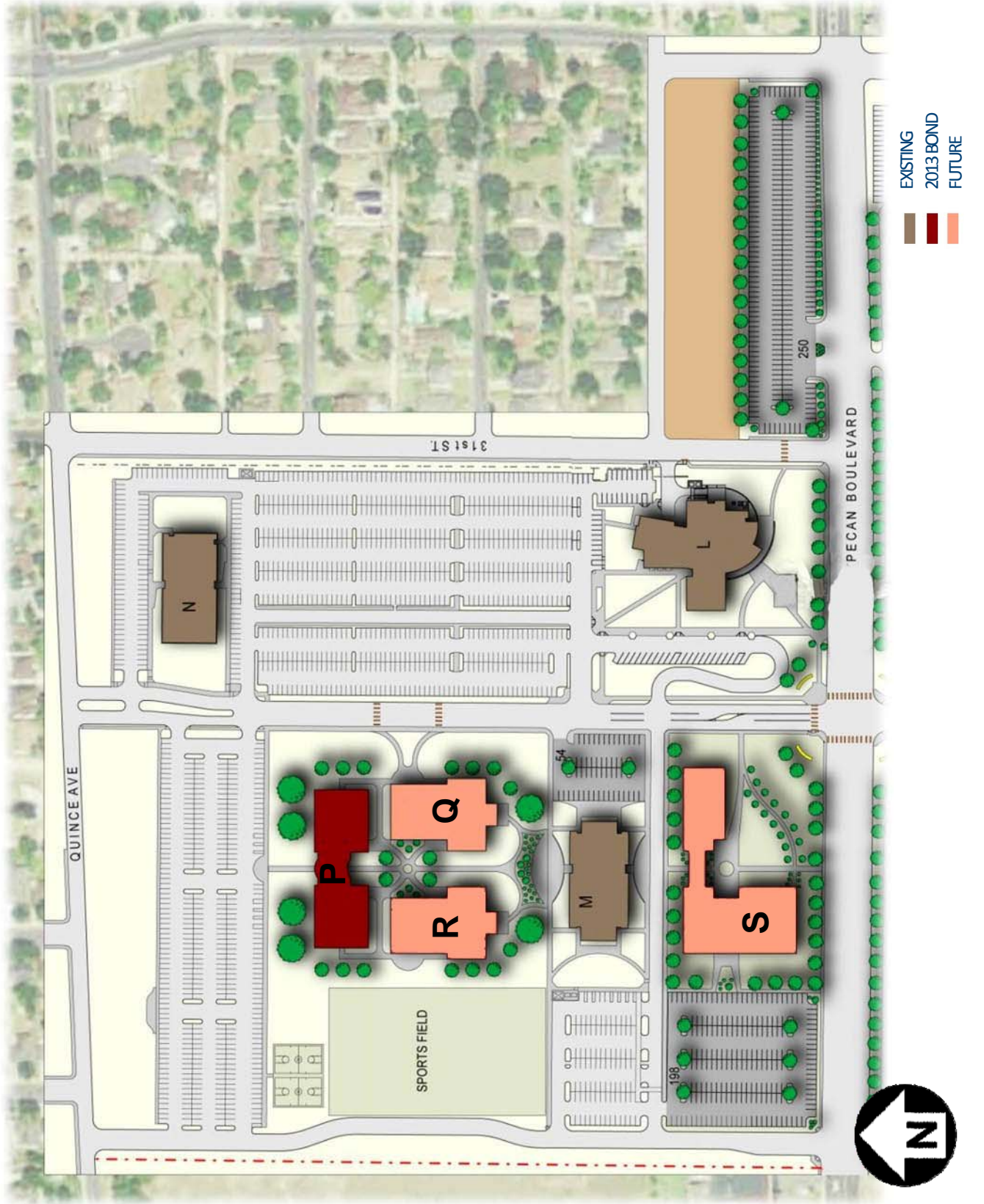
# **South Texas College**

## **District Wide – Building Identification**

**JUNE 14, 2016**

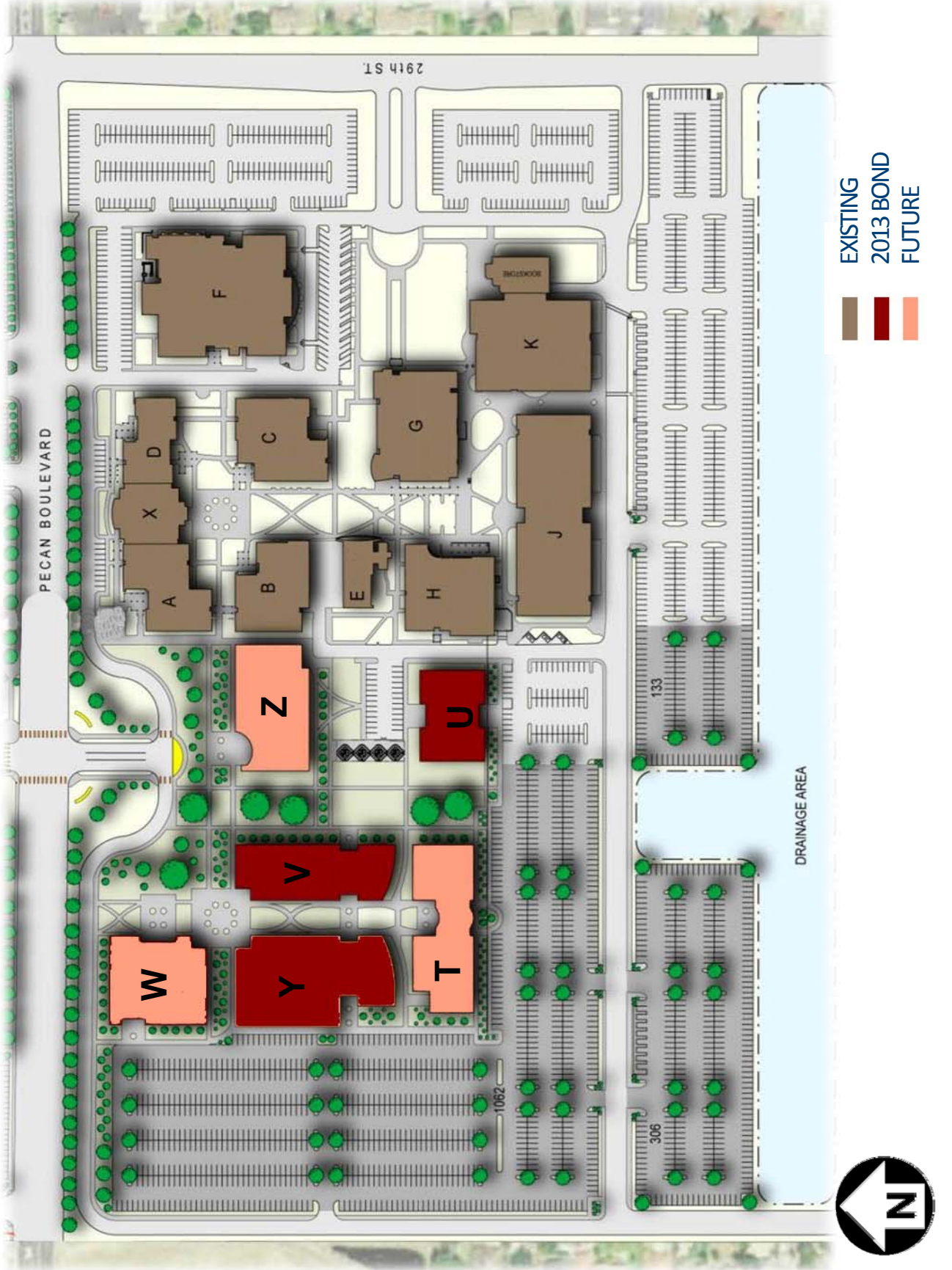
**South Texas College  
Facilities Planning and Construction**

# Pecan Campus - north

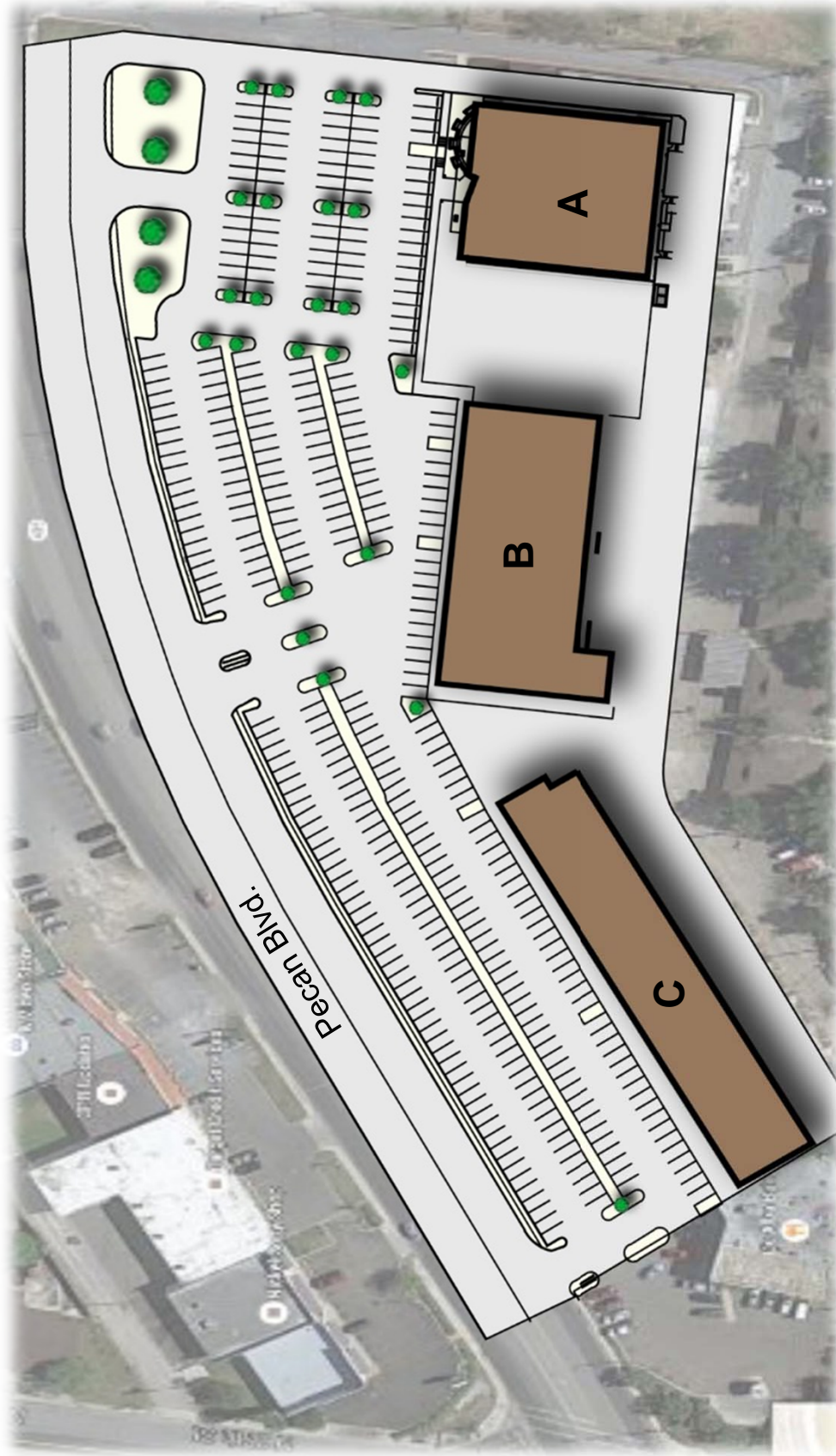




# Pecan Campus - south



# Pecan Plaza

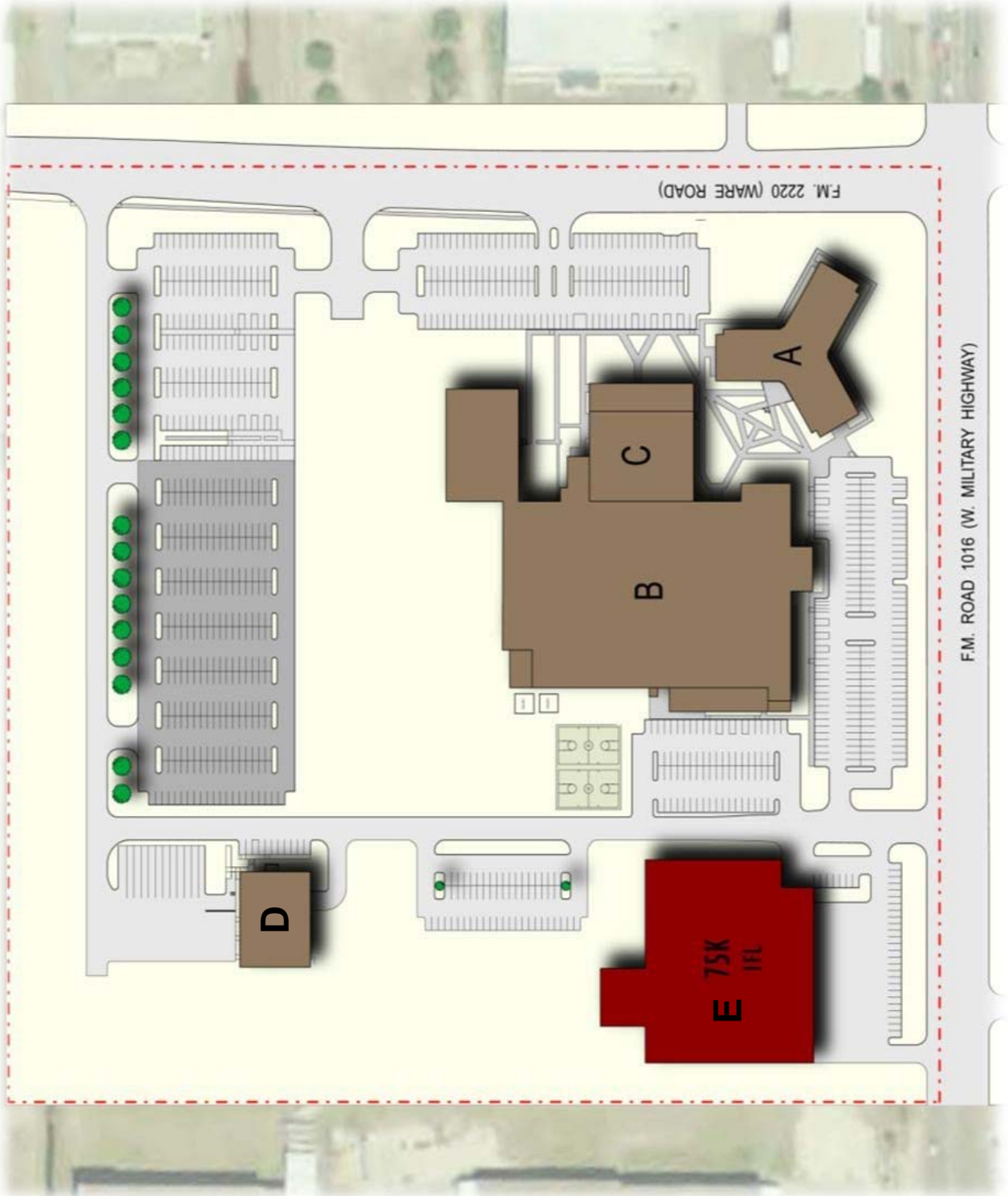


- EXISTING
- 2013 BOND
- FUTURE



# Technology Campus

- EXISTING
- 2013 BOND
- FUTURE



# Nursing and Allied Health





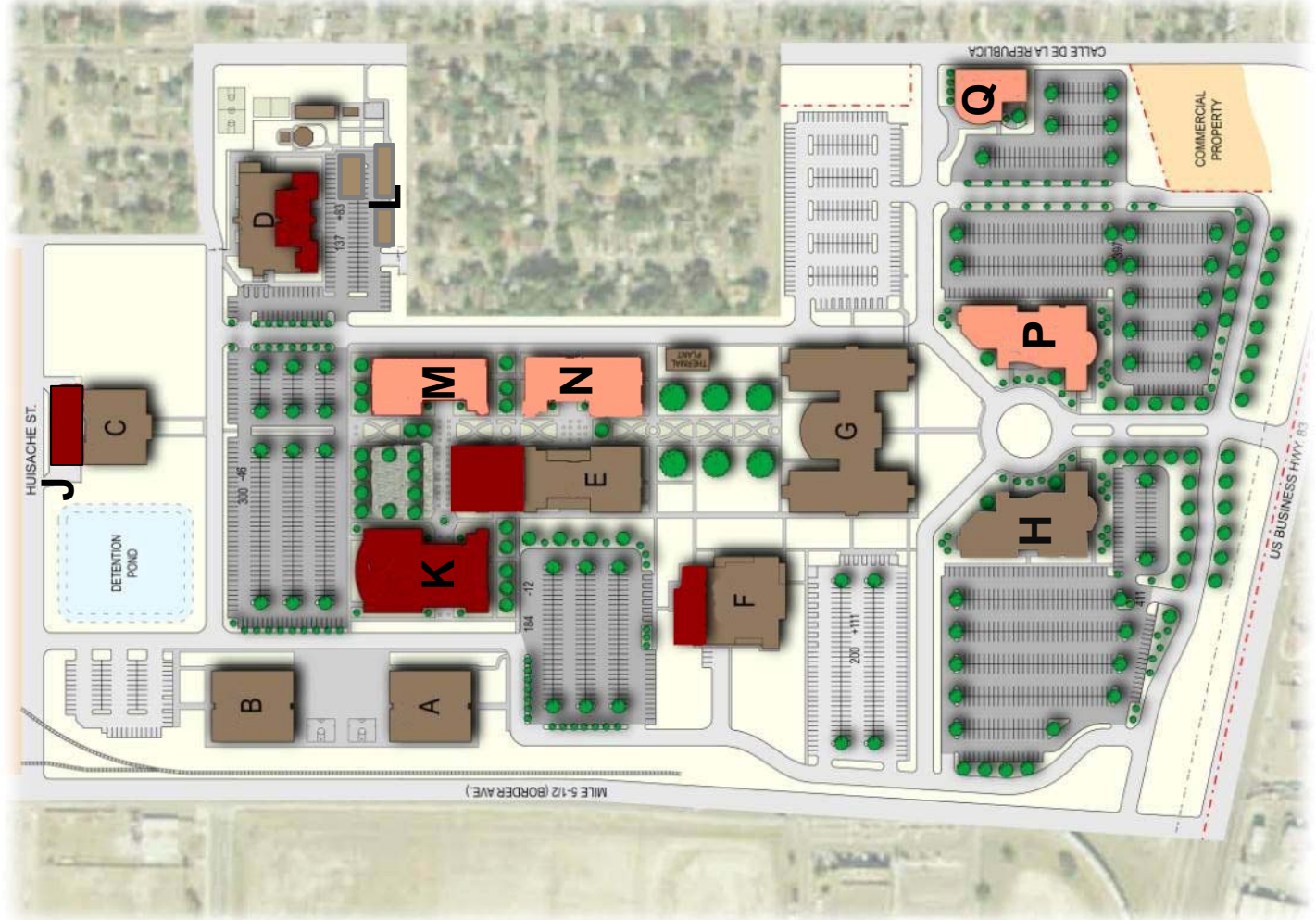
# Starr County Campus

- EXISTING
- 2013 BOND
- FUTURE



# Mid-Valley Campus

- EXISTING
- 2013 BOND
- FUTURE



**Discussion and Action as Necessary on the Acquisition of Real Property Adjacent to the Mid Valley Campus**

The College has been contacted regarding the possibility of acquiring real property adjacent to the Mid Valley Campus.

Dr. Reed will discuss this real property acquisition opportunity and recommended actions as necessary with the Facilities Committee in Executive Session.

Any action must be taken in Open Session.

The Facilities Committee will be asked to recommend Board approval and authorization as necessary regarding the acquisition of the real property adjacent to the Mid Valley Campus, as presented.