

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, July 12, 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.”

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Approval of Facilities Committee Meetings Minutes

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

1. June 14, 2016 Facilities Committee Meeting
2. June 28, 2016 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
June 14, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, June 14, 2016 @ 3:45 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, June 14, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:51 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mrs. Wanda Garza, Dr. David Plummer, Dr. Anahid Petrosian, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Matthew Hebbard, Mr. Daniel Montez, Mr. Paul Hernandez, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Bill Wilson, Mr. Bill Wilson, Mr. Hector Garcia, Mr. Trey Murray, Mr. Robert Tijerina, Mr. Ramiro Gutierrez, Mr. Isidro Navarro, Mr. Alberto Trevino, Ms. Sarah Bustamante, Mr. Andrew DeMattos, and Mr. Andrew Fish

Approval of Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the following Minutes for the Facilities Committee meetings were considered for Committee approval.

1. May 10, 2016 Facilities Committee Meeting
2. May 24, 2016 Facilities Committee Meeting

Dr. Alejo Salinas, Jr. indicated that the May 24, 2016 Facilities Committee Meeting Minutes included a statement that mischaracterized events at that meeting, specifically in the statement:

“During deliberation, Dr. Alejo Salinas, Jr. and Mr. Paul R. Rodriguez argued that the cost for the arched roof-top structure should be saved entirely while other 2013 Bond Construction Program projects were still expected to come in over-budget.”

Rather than an argument, Dr. Salinas asked that the Minutes show this as a discussion, and that the Minutes also should also specifically indicate the value of the savings discussed, which were estimated at \$264,400 at project completion.

Dr. Salinas amended his motion that the Minutes presented for Committee approval be approved contingent upon the correction of the May 24, 2016 Minutes as discussed. Mr. Rodriguez amended his second, and the motion carried.

Introduction of New Director for Facilities Planning and Construction for South Texas College

Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, introduced Mr. Ricardo de la Garza, Director of Facilities Planning and Construction.

After two national searches, Mr. Ricardo de la Garza was selected as the Director of Facilities Planning and Construction.

A screening committee consisting of ten members reviewed the applications from a large pool of candidates interested in the position. After careful reviews of the applications and interviews, the committee chose three candidates for on-campus open forum sessions held at all STC campuses. The Search and Screening Committee unanimously agreed that Mr. de la Garza was the best candidate for the position.

Mr. de la Garza previously served as a Senior Project Manager at South Texas College for over twelve years where he supervised project managers and had responsibilities in the areas of master planning, space utilization, project design, capital improvement projects, project budgets, and procurement.

Mr. de la Garza possessed a Bachelor of Environmental Design from Texas A&M University and had over twenty-seven years of experience in the architectural and construction fields. He had work experience in private and state organizations performing project management, project design, drafting, and construction management.

Mr. de la Garza thanked Mrs. Elizondo and the Facilities Committee, and expressed his commitment to continue keeping the needs and best interests of the College at the forefront of his thoughts while leading the Facilities Construction and Planning team.

The Facilities Committee welcomed Mr. Rick de la Garza to his new role as Director of Facilities Planning and Construction.

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.

Review and Recommend Action on Additional Services with Broaddus and Associates for a Traffic Impact Analysis for the 2013 Bond Construction Mid Valley Campus

Approval of additional services with Broaddus & Associates for a Traffic Impact Analysis for the 2013 Bond Construction Mid Valley Campus will be requested at the June 28, 2016 Board meeting.

Purpose

A traffic impact analysis was needed to determine the vehicular impacts on existing road infrastructure in the vicinity of the Mid Valley Campus and would provide recommendations for improvements.

Justification

On May 16, 2016, the City of Weslaco requested for the College to conduct an updated traffic impact analysis in order to proceed with the permitting process for the 2013 Bond construction projects at the Mid Valley Campus.

Background

In 2003, a Traffic Impact Analysis was conducted at the Mid Valley Campus as part of the 2001 Bond Construction projects. The City of Weslaco requested an updated Traffic Impact Analysis due to the proposed 2013 Bond Construction projects at the Mid Valley Campus. This study would evaluate vehicular impacts on existing road infrastructure as well as ingress and egress locations. Recommendations would also be made for other improvements to enhance traffic safety.

Broaddus and Associates presented a proposal from Aldana Engineering & Traffic Design, LLC, in the amount of \$14,000 to conduct this analysis. Broaddus and Associates did not request additional fees for these services.

Funding Source

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

Enclosed Documents

A proposal dated June 14, 2016 from Broaddus and Associates in the amount of \$14,000 was included.

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to address any questions related to the traffic impact analysis.

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of additional services with Broaddus & Associates in the amount of \$14,000 for a Traffic Impact Analysis for the 2013 Bond Construction Mid Valley Campus as presented. The motion carried.

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

Broaddus and Associates attended the meeting to discuss the current status of the design space and program for the 2013 Bond Construction Starr County Campus Projects.

Broaddus and Associates, EGV Architects, Mata+Garcia Architects, and D. Wilson reviewed the current GMP cost estimates and it determined that these costs exceeded the Construction Cost Limitations (CCLs). Project teams continued to address cost issues and planned to present the current status of design space and programs at the June 28, 2016 Facilities Committee meeting.

The Committee indicated their concerns that there had been significant changes to the square footage, design space and programming for the 2013 Bond Construction Program, without Board oversight, and/or without proper explanation to the Board. The Committee clarified their expectations of the Construction Program Manager to provide them with adequate information, including impact on project scope and budget, whenever the Committee or Board is asked to review and approve any course of action related to the 2013 Bond Construction Program.

The Committee asked the project teams about their expected delivery of GMPs for Starr County Campus projects, and Broaddus & Associates stated that they were working to package the projects together to receive beneficial pricing on the smaller projects.

Broaddus & Associates planned to deliver a partial GMP for the Starr County Campus Health Professions and Science Building (*Package 1*) on June 28, 2016.

The balance of the GMP for Starr County Campus Health Professions and Science Building (*Package 2*) would be combined with the GMPs for the Starr County Campus Library, Student Activities Building Expansion, Student Services Building Expansion, and Workforce Training Center Expansion projects, and those would be submitted for Facilities Committee review on August 09, 2016, and for the Board's review and action on August 23, 2016.

With Board approval of the GMP for the Starr County Campus Thermal Plant project expected on June 28, 2016, the only remaining project at that campus would be the Starr County Campus Parking and Site Improvements project, which was scheduled for August 23, 2016, but which Bill Wilson advised may or may not be delayed beyond that date.

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

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Thermal Plant 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Sigma HN Engineers submitted construction documents with enough information regarding the construction work of the project.

Background

Sigma HN Engineers 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 was an effort for the CM@R to meet their overall construction schedule. The Engineer provided the necessary construction documents to D. Wilson Construction Company which has provided a GMP in the amount of \$3,911,000.

CCL and GMP

Starr Thermal Plant Current CCL	\$3,800,000
Starr Thermal Plant GMP	3,911,000
Budget Variance	<u>(\$111,000)</u>

Proposed Funding Source

Budget transfer from Pecan Campus Bond Construction Program	
Contingency Funds	<u>\$111,000</u>

Alternate

Alternate #1 Add hydronic site piping to existing buildings and retrofit existing HVAC (not in original scope)	<u>\$788,305</u>
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Proposed Funding Source

The Construction Program Manager did not identify a funding source for the proposed alternate. During deliberation, the Committee proposed the use of non-bond funds, as this project would tie bond-funded thermal plant services to previously constructed facilities.

Broaddus & Associates stated that the initial GMP was presented at \$4.3M, but through negotiations and value-engineering, the project team was able to bring the GMP down to \$3,911,000 as presented.

Funding Source

The established Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Thermal Plant project was \$3,800,000. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015 - 2016. Program contingency funds in the amount of \$111,000 were recommended to be transferred from the Pecan Campus Bond Construction Program Contingency.

Reviewers

The GMP was reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 D. Wilson Construction Company was enclosed.

Presenters

Representatives from Broaddus & Associates, Sigma HN Engineers, and D. Wilson Construction Company attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$3,911,000 with D. Wilson Construction Company, the funding source for the variance, and the transfer of \$111,000 from the Pecan Campus Bond Construction Program Contingency for the 2013 Bond Construction Starr County Campus Thermal Plant as presented, and with the inclusion of the construction Alternate #1, adding hydronic site piping and retrofitting existing HVAC for existing buildings, to be paid out of non-bond funds in the amount of \$788,305. The motion carried.

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 was necessary for E-Con (CM@R) to begin with the work to meet their overall construction schedule. EGV Architects submitted construction documents with enough information regarding the construction work of the project.

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 that E-Con could begin with the demolition work to meet their overall construction schedule. Since then, E-Con 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 was \$10,726,191 which included the initial partial GMP. Additional funds were available from the buyout savings in the

amount of \$107,983 from the partial 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	550,710
Technology Campus Southwest Building Renovation Balance of GMP	<u>10,175,481</u>
Total GMP	<u><u>\$10,726,191</u></u>
 Budget Variance	 <u><u>\$1,273,809</u></u>

Buyout Savings

Technology Campus Southwest Building Renovation Partial GMP	\$550,710
Partial GMP Buyout Amount	<u>442,727</u>
Partial GMP Buyout Savings	<u><u>107,983</u></u>

Broaddus & Associates stated that the initial balance of the GMP was presented at \$10.9M, but through negotiations and value-engineering, the project team was able to bring the GMP down to \$10,175,481 as presented.

Funding Source

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

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

• GMP savings amount under the CCL	\$1,273,809
• Buyout savings from the partial GMP	<u>107,983</u>
Total Remaining Program Contingency	<u><u>\$1,381,792</u></u>

Broaddus & Associates recommend the transfer of \$1,329,319 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 was reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 balance of the GMP submitted by E-Con was enclosed.

Presenters

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

Recommended Action

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the Balance of the Guaranteed Maximum Price (GMP) in the amount of \$10,175,481 for the 2013 Bond Construction Technology Campus Southwest Building Renovation. With this approval, the total GMP, including the initial partial GMP for this project, would be \$10,726,191. The motion carried.

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

Approval of a 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. Hinojosa Engineering submitted construction documents with enough information regarding the construction work of the project.

Background

Hinojosa Engineering 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 was an effort for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to E-Con, who provided a GMP in the amount of \$1,979,319 which included Alternate 1 for the Truck Driving Training Area in the amount of \$417,658 and Alternate 2 for the East Parking Lot in the amount of \$427,342.

CCL and GMP

Parking and Site Improvements Current CCL	\$650,000
Parking and Site Improvements GMP	<u>\$1,134,319</u>
Budget Variance	<u>(\$484,319)</u>

Proposed Funding Source

Budget Transfer from Technology Campus Building Renovation	<u>\$484,319</u>
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Alternates

Alternate #1 Truck Driving Training Area (not in original scope)	\$417,658
Alternate #2 East Parking Lot	<u>427,342</u>
<u>Total Alternates</u>	<u>\$845,000</u>

Proposed Funding Source

Budget Transfer from Technology Campus Building Renovation	\$845,000
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During deliberation, 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. Dr. Reed confirmed that the existing area also had access to a shipping dock, which allowed students to practice docking maneuvers, and the Truck Driving Training Area in proposed Alternate #1 would not include such a shipping dock.

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

Broaddus & Associates recommended the transfer of \$1,329,319 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 was \$1,381,792.

Broaddus & Associates proposed withholding a recommendation on Alternate #1 to allow the design team to look into the possibility of renovating the existing truck driving training area at a lower cost than the proposed construction of the new training area, designated Alternate #1.

With the Committee's recommendation to include Alternate 2, the GMP total would be \$1,561,661, and only \$911,661 was required from the Technology Campus Building Renovation project budget to fund the overage for this project.

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 E-Con was enclosed.

Presenters

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

Recommended Action

Upon a motion by Ms. Rose Benavidez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$1,561,661 with E-Con which included Alternate 2, and approval

to transfer \$911,661 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. The motion carried.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Pecan Campus North Academic Building

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus North Academic Building 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 was necessary for the CM@R to begin with the work to meet their overall construction schedule. PBK Architects submitted construction documents with enough information regarding the construction work of the project.

Background

PBK Architects 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 was an effort for the CM@R to meet their overall construction schedule. The Architect provided the necessary construction documents to D. Wilson Construction Company, who provided a GMP in the amount of \$10,951,000.

Project Scope

64,299 SF Current total SF
61,267 SF Original SF
3,032 SF Net Difference

Note: The additional square footage resulted from the addition of student collaborative spaces, all gender restrooms, and widening of hallways.

CCL and GMP

North Academic Building Current CCL	\$10,500,000
North Academic Building GMP	10,951,000
Budget Variance	<u><u>(\$451,000)</u></u>

Proposed Funding Source

Utilized Pecan Campus Bond Construction Program Contingency Funds	\$451,000
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Alternate

Alternate #1 Add Curved Roof Structure (not in original scope)	
No funding source identified.	\$226,000
Proposed Funding Source	
No funding source identified.	

Funding Source

The established Construction Cost Limitation (CCL) for the 2013 Bond Construction Pecan Campus North Academic Building project was \$10,500,000. Bond funds were budgeted in the Bond Construction budget for FY 2015 - 2016. Broaddus & Associates recommended the use of program contingency funds in the amount of \$451,000 to cover the budget shortfall.

Reviewers

The GMP was reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 D. Wilson Construction Company was enclosed.

Presenters

Representatives from Broaddus & Associates, PBK Architects, and D. Wilson Construction Company attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Recommended Action

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus North Academic Building in the amount of \$10,951,000 with D. Wilson Construction Company and approval to utilize \$451,000 from Pecan Campus North Academic Building Program Contingency, as presented. Mr. Rodriguez amended his motion to specifically exclude the proposed curved roof top structure identified as Alternate #1, and Dr. Salinas confirmed his second. The motion carried.

Review and Recommend Action on Schematic Design for the Non-Bond Nursing and Allied Health Campus Thermal Plant

Approval of schematic design by Halff Associates for the Non-Bond Nursing and Allied Health Campus Thermal Plant will be requested at the June 28, 2016 Board meeting.

Purpose

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

Justification

Once schematic design was approved, Halff Associates would proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using the College's design standards as well as all

applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) would then be developed and would be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Halff Associates began working with Broaddus & Associates, Facilities Planning & Construction, and College staff to develop plans and elevations. Although this was a non-bond project, Broaddus and Associates agreed to manage the project. As per the Owner/Consultant agreement with Broaddus and Associates, the scope of work can be increased in the aggregate with a not-to-exceed amount of five percent of the total amount of the original bond program with no additional fees paid to the consultant.

This project would be partially funded with bond funds. Bond funds totaling \$548,530 would be used to cover \$368,530 for the chillers and \$180,000 for the thermal energy distribution lines from the new building to the thermal plant. The proposed Non-Bond Nursing and Allied Health Campus Thermal Plant project included the following scope:

- **Engineer**
 - Halff Associates

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

- **Construction Cost Limitation (CCL)**
 - \$3,000,000

- **Program Scope**
 - SQ FT – 3,141
 - One Floor

- **Chillers and Mechanical Support**
 - Water cooled chillers (2 at 500 tons each)
- **Office Spaces**
 - Facility Manager
 - Office Pool
 - Inventory/Custodial
- **Building Support Spaces**
 - Restroom
 - Loading Areas

Funding Source

The established Construction Cost Limitation (CCL) was \$3,000,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the

Construction Manager-at-Risk to be presented to the Board for approval. Bond funds were budgeted in the Bond Construction budget for FY 2015 - 2016.

Reviewers

The proposed schematic design was reviewed by Broaddus & Associates and staff from Facilities Planning & Construction and Operations and Maintenance Departments.

Enclosed Documents

Halff Associates developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters

Halff Associates developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Halff Associates attended the Facilities Committee meeting to present the schematic design of the proposed expansion project.

Recommended Action

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design by Halff Associates for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented. The motion carried.

Review and Recommend Action on Schematic Design for the Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant

Approval of schematic design by R. Gutierrez Engineering for the Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant project will be requested at the June 28, 2016 Board meeting.

Purpose

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

Justification

Once schematic design was approved, R. Gutierrez Engineering would proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using college design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provided preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) would then be developed and presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, R. Gutierrez began working with Broaddus and Associates, Facilities Planning and Construction, and college staff to develop parking and site plans. Although this was a non-bond project, Broaddus and Associates agreed to manage this project, which would be funded with non-bond funds. As per the Owner/Consultant agreement with Broaddus and Associates, the scope of work could be increased in the aggregate with a not-to-exceed amount of five percent of the total amount of the original bond program with no additional fees paid to the consultant.

The proposed Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant included the following scope:

- **Engineer**
 - R. Gutierrez Engineering

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

- **Construction Cost Limitation (CCL)**
 - \$200,000

- **Program Scope**
 - 2 Parking Spaces
 - Drives, Sidewalks
 - Infrastructure Improvements
 - Grading and Drainage
 - Landscaping and Irrigation
 - Access drive to dumpsters

Funding Source

The established Construction Cost Limitation (CCL) was \$200,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds were budgeted in the Non-Bond Construction budget for FY 2015 - 2016.

Reviewers

The proposed schematic design was reviewed by Broaddus and Associates and staff from Facilities Planning and Construction and Operations and Maintenance Departments.

Enclosed Documents

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

Presenters

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

Recommended Action

Upon a motion by Mrs. Graciela Farias and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design by R. Gutierrez Engineering for the Non-Bond Parking and Site Improvements for the Nursing and Allied Health Campus Thermal Plant project as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Portable Building Infrastructure Phase II

Approval to contract construction services for the Non-Bond Pecan Campus Portable Building Infrastructure Phase II project will be requested at the June 28, 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.

Justification

The last two portable buildings needed to be relocated to allow for the construction of the 2013 Bond Construction STEM Building and South Academic Building at the Pecan Campus. These portable buildings would be used to accommodate new classes for the fall semester at the Pecan Campus.

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 May 2, 2016. A total of four (4) sets of construction documents were issued to general contractors and sub-contractors, and a total of two (2) proposals were received on May 18, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
May 2, 2016	Solicitation of competitive sealed proposals began.
May 18, 2016	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommended Zitro Electric, LLC as the highest ranked in the amount of \$39,500.

Funding Source

As part of the FY 2015 - 2016 Non-Bond Construction budget, funds in the amount of \$40,000 were available for this project.

Source of Funding	Amount Available	Highest Ranked Proposal Zitro Electric, LLC
Non-Bond Construction	\$40,000	\$39,500

Reviewers

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

Enclosed Documents

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

Recommended Action

Upon a motion by Mrs. Graciela Farias and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract construction services with Zitro Electric, LLC in the amount of \$39,500 for the Non-Bond Pecan Campus Portable Building 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:

- XIII. Review and Recommend Action on Contracting Construction Services for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2**
- XIV. Review and Recommend Action on Annual Facility Usage Agreements**
- XV. Update on Status of Non-Bond Construction Projects**
- XVI. Discussion and Action as Necessary on the Acquisition of Real Property Adjacent to the Mid Valley Campus**

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:48 p.m.

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

Mr. Gary Gurwitz, Chair

Meeting Minutes
Facilities Committee Meeting
June 28, 2016

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, June 28, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:35 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. Matthew Hebbard, Dr. Art Montiel, Mr. Mike Carranza, Mr. Paul Hernandez, Mr. Cody Gregg, Mr. Gilbert Gallegos, Ms. Diana Bravos Gonzalez, Mr. Rolando Garcia, Mr. Bill Wilson, Mr. Hector Garcia, Mr. Hugo Avila, Mr. Rene Gonzalez, Mrs. Laura Warren, Mr. Eddie Vela, Mr. Mario Reyna, and Mr. Andrew Fish

The Facilities Committee took the following item out of order:

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

Background

TWG 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 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.

Mr. Gurwitz confirmed that the architect had completed 95% of the construction documents by the time of the June 28, 2016 Facilities Committee meeting, whereas the submitted GMP was based on 60% construction documents.

Mr. Gurwitz asked why the GMP was submitted based on outdated information, when that would impact the likelihood of using the design contingency and the general accuracy of estimates contributing to the GMP.

Mr. Gilbert Gallegos stated that while the 60% set of construction documents were received in April 2016, the GMP was not submitted at that time as the CM@R was in the process of completing their estimates based off of that documentation, and had only submitted a GMP in early June 2016. During that estimate process, the architect had completed additional work, up to 95% of construction documents completed, which had not been considered as part of the GMP development.

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	585,000
Total	<u>\$6,285,000</u>
Proposed Cafeteria & Student Activities Building GMP	<u>\$6,761,000</u>
Budget Variance	(\$476,000)

Proposed Funding Source

Utilize Pecan Campus Bond Construction Program Contingency Funds	\$476,000
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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 Construction Cost Limitation (CCL) for the 2013 Bond Construction Pecan Campus Student Activities Building and Cafeteria was \$5,700,000. An amount of \$585,000 was allocated for fixed Kitchen equipment, which would be included within the GMP, for a total of \$6,285,000 budgeted for this project. Bond funds were budgeted in the Bond Construction budget for FY 2015 - 2016.

Broaddus & Associates asked that the balance of the GMP, in the amount of \$476,000, be funded by the Pecan Campus Bond Program Contingency.

The Facilities Committee asked what criteria Broaddus & Associates used in asking that the Bond Program Contingency fund be suggested for this particular project, when the same contingency had not been proposed for previous projects facing budget issues.

Gilbert Gallegos responded that the project architect had completed research on similar projects around the region and nation, and this research showed that the pricing was very advantageous to the owner for the project design and scope, and Broaddus recommended this as a good use of the contingency.

Laura Warren confirmed her research, and mentioned that she had expressed concerns about the project budget early on, considering the contract scope, and thought that the GMP was reasonable. She also indicated that the CM@R was seeking ways to bring about buyout savings, wherein the project would cost the College less than the approved GMP, through steps such as procurement of brickwork similar to that used throughout the campus, of the same color and manufacturer, but at a reduced cost.

The Facilities Committee asked why a significant feature of the approved design, a second-floor terrace and exterior stair, were included as a construction alternate, instead of being included within the proposed \$6,761,000 GMP.

Mr. Gallegos responded that the terrace and stairs were “not included in the original scope of the project.” Mr. Gurwitz disagreed, stating that the original scope did not specify specific rooms or features in general, aside from space programming. Mrs. Warren agreed that the terrace and stairs were necessary according to code, as a secondary egress from the second floor rooms.

Mr. Bill Wilson, with D Wilson Construction, the project CM@R, suggested that the terrace and stairs were necessary, and stated his opinion that they were a good use of contingency funds because they served necessary function, as opposed to curved roof structures at the Nursing & Allied Health Campus expansion project and the Pecan Campus North Academic Building project, both of which structures were purely cosmetic and served no structural or functional purpose.

Reviewers

The GMP was reviewed by Broaddus & Associates Cost Control Estimator Joseph Gonzalez who 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 D. Wilson Construction as provided in the packet.

Presenters

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

Recommended Action

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of 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, and including the terrace and stairs identified as Alternate #1. The motion carried.

The Facilities Committee returned to the posted agenda order:

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 was presented for discussion and action as necessary at the June 28, 2016 Board meeting.

Purpose

The Board was 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 exceeded the budget limitations. Discussion on these items was 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 were 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 was 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 were 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
	2,330 SF

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

Starr County Campus Workforce

Welding	3,771 SF
Construction Trades indoor	1,438 SF
Construction Trades outdoor	4,303 SF
	9,512SF

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

Broadus & Associates recommended the removal of the Construction Trades Outdoor expansion from the scope of the project. The Construction Manager@Risk estimated that this would reduce the project construction cost by \$338,000.

Starr County Campus Student Services

Space Comparison

Original Scope:

Admissions	2,000 SF
Financial Aid	2,000
Support Spaces	1,000
Total	5,000 SF

Current Scope:

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

Broaddus & Associates had included a substantial increase beyond the original scope of the Starr County Student Services Building, and presented a few design options for feedback from the Committee on how to proceed toward final design. At the Committee meeting, Broaddus & Associates presented another design, identified as Version 7. Broaddus & Associates. This version was designed in an effort to drop the total square footage from 5,810 S.F. to 5,111 S.F., and Broaddus & Associates stated that the most significant change was the reduction of an orientation area that was initially designed to accommodate 40+ participants and which was proposed at a reduced scope to accommodate 35 participants.

The architect had also reduced the width of the corridor that would connect the expansion to the existing building. Ms. Benavidez indicated that during the schematic design process the Board had given specific feedback that this corridor should be widened and designed to serve as an attractive entry way to the new building, including sufficient space for students and visitors to gather.

The Committee provided feedback that the corridor should be designed as originally stipulated by the Board of Trustees. In addition to the direction that this corridor should be redesigned to fit the Board's initial instruction, the Committee stated that they needed to have clear explanation of all changes and associated costs to be able to provide feedback, and instructed Broaddus & Associates to present this information again with accurate information.

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

2013 Bond Construction Starr County Campus				
Building	Original SF	Revised SF	Construction Cost Limitation (CCL)	Preliminary Construction Estimates
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 were budgeted in the Bond Construction budget for FY 2015 - 2016. Broaddus and Associates provided possible options for addressing the budget overages.

Enclosed Documents

Space programs, space diagrams, schematic floor plans, and cost estimates for each building were provided in the packet.

Presenters

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

The Committee provided feedback to Broaddus & Associates, and no action was taken.

Due to time constraints, the Facilities Committee ended its meeting without reviewing the following items, and asked that they be presented to the Board of Trustees without a Committee recommendation:

- II. **Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Health Profession and Science Building**
- III. **Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Parking and Site Improvements**
(Agenda Item IV was the first item reviewed at this meeting)
- V. **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**
- VI. **Review and Recommend Action on the Balance of the Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Southwest Building Renovation**
- VII. **Review and Recommend Action on the Balance of the Guaranteed Maximum Price for the 2013 Bond Construction Technology Campus Parking and Site Improvements**
- VIII. **Review and Recommend Action on Contracting Construction Services for the Non-Bond Nursing and Allied Health Campus Resurfacing of Parking Lot 2**

- IX. Review and Recommend Action on Substantial and Final Completion for the Non-Bond Pecan Campus Resurfacing of East Loop Road**
- X. Review and Recommend Action on Annual Facility Usage Agreements**
- XI. Review and Recommend Action on Facility Lease Agreement with the City of Hidalgo**
- XII. Review and Recommend Action on District-Wide Building Names**
- XIII. Discussion and Action as Necessary on the Acquisition of Real Property Adjacent to the Mid Valley Campus**

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:58 p.m.

I certify that the foregoing are the true and correct minutes of the June 28, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Review of Budget and Status of 2013 Bond Construction Program and Projects

Broaddus and Associates will be present to discuss the budget and status of 2013 Bond Construction Program and Projects. Gilbert Gallegos will be available to address concerns of the committee.

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 July 12, 2016 Board Facilities Committee meeting to provide the update.

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

July 12, 2016

**BROADDUS
& ASSOCIATES**



BOARD APPROVAL ITEMS

**South Texas College
2013 Bond Construction Program
Upcoming Timeline – 07/12/16**

June '16 July '16 August '16 September '16 October '16

Board Approval						
1	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
2	GMP Approvals	GMP Approvals – Two Meetings in July	GMP Approvals – STEM, S. Academic	GMP Approvals – STEM, S. Academic		
3	Pecan Campus North Academic GMP	Pecan Campus Student Services GMP (6/28)	GMP Approvals – Pecan Campus STEM, S. Academic			
4	Technology Building GMP	Starr County Health Professional Pkg. #1 GMP	GMP Approvals – Starr Campus Projects			
5	Technology Site GMP	Pharr RCPSE CM@R Selection				
6	Starr County Thermal Plant GMP	MVC GMP Approvals				

OPERATIONAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

June '16 July '16 August '16 September '16 October '16

	June '16	July '16	August '16	September '16	October '16
1	Building Standards	NTP's	NTP's		
2	Notice to Proceed Issuance (NTP)	Staff Increase			
3	Thermal Energy Plant Construction	Pecan Campus Chiller Delivery			
4	Mid-Valley Mobilization	Budget FY '17			
5	N&AH Mobilization				
6	Chiller Factory Test				
7					
8					
9					
10					
Operational					

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

June '16 July '16 August '16 September '16 October '16

	June '16	July '16	August '16	September '16	October '16
1	OCIP Credit - \$9.8M, \$204,500 CMR Credit, \$129K	Bond Program Contingency Reconciliation			
2					
3					
4					
5					
6					
7					
8					
9					
10					
Informational/Presentations					

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - July 12, 2016

Project Number	PROJECT DESCRIPTION	Project Development				Design Phase					Price Proposals			Construction Phase					Architect/Engineer	Contractor				
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	Design Development	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%	95% Substantial Comp	100%			Final Completion			
Pecan Campus																								
	North Academic Building																		100%	Final Completion	PBK Architects	D. Wilson Construction		
	South Academic Building																				100%	Final Completion	BSA Architects	D. Wilson Construction
	STEM Building																						BSA Architects	D. Wilson Construction
	Student Activities Building and Cafeteria																						Warren Group Architects	D. Wilson Construction
	Thermal Plant Expansion																						Half Associates	D. Wilson Construction
	Parking and Site Improvements																						PCE	D. Wilson Construction
Mid Valley Campus																								
	Health Professions and Science Building																						ROFA Architects	Skanska USA
	Workforce Training Center Expansion																						EGV Architects	Skanska USA
	Library Expansion																						Mata + Garcia Architects	Skanska USA
	Student Services Building Expansion																						ROFA Architects	Skanska USA
	Thermal Plant																						DBR Engineering	Skanska USA
	Parking and Site Improvements																						Half Associates	Skanska USA
Technology Campus																								
	Southwest Building Renovation																						EGV Architects	ECON Construction
	Parking and Site Improvements																						Hinojosa Engineering	ECON Construction
Nursing and Allied Health Campus																								
	Campus Expansion																						ERO Architects	D. Wilson Construction
	Parking and Site Improvements																						R. Gutierrez Engineers	D. Wilson Construction
Starr County Campus																								
	Health Professions and Science Building																						Mata + Garcia Architects	D. Wilson Construction
	Workforce Training Center Expansion																						EGV Architects	D. Wilson Construction
	Library																						Mata + Garcia Architects	D. Wilson Construction
	Student Services Building Expansion																						Mata + Garcia Architects	D. Wilson Construction
	Student Activities Building Expansion																						Mata + Garcia Architects	D. Wilson Construction
	Thermal Plant																						Sigma HN Engineers	D. Wilson Construction
	Parking and Site Improvements																						Melden & Hunt Engineering	D. Wilson Construction
Regional Center for Public Safety Excellence - Pharr																								
	Training Facility																						PBK Architects	TBD
	Parking and Site Improvements																						Dannenbaum Engineering	TBD
STC La Joya Teaching Site (Jimmy Carter ECHS)																								
	Training Labs Improvements																						EGV Architects	TBD

STC Bond Construction Program - Pecan Thermal Plant

Scorecard #14

Status: **Submitted**

07/05/2016



Scope

	Initial Program	Current Program
Building SF	3,462	3,182
Budget	\$4,300,000	\$4,300,000
GMP		\$4,194,000

Schedule



Activity

30 Day Look Ahead

- Deliver and set Chillers on 7-12-16.
- Complete installation of paint and texture at interior walls within Bldg. E expansion.
- Complete installation of high roof metal panels.
- Begin installation of CHW piping to new chillers within Bldg. E expansion.
- Continue installation of HVAC ductwork within Bldg. E expansion.
- Complete installation of fire supression branch piping within Bldg. E expansion.
- Complete rough-in of communications systems within Bldg. E expansion.
- Continue electrical rough-ins and pulling of wire to panels within Bldg. E expansion.
- Begin installation of suspended ceiling grid within Bldg. E expansion.
- Complete installatuion of VFD's.
- Complete relocation of cooling tower 1 and bring bring back online.
- Complete erection of new cooling towers.
- Complete installation CHW piping to new cooling towers as well as plumbing and electrical items.
- Begin structural framing for cooling tower enclosure.

Key Consultants/Contractors

- Architect: Half Associates
- Structural: Chanin Engineering
- MEP: Half Associates
- Civil: PCE Engineering
- AV/IT WJHW Consultants

Recent Photo



Nursing and Allied Health Building

Scorecard #16
07/07/2016

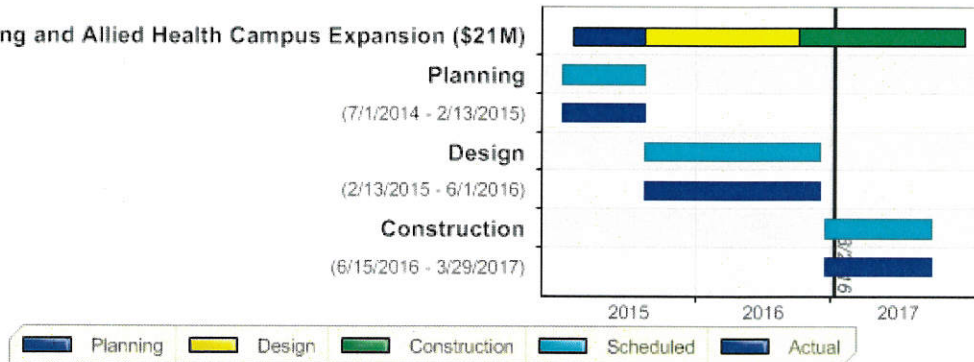


Scope

	Initial Program	Current Program
Building SF	87,232	95,923
Budget	\$16,600,000	\$16,975,000
GMP		\$4,142,000

Schedule

STC Nursing and Allied Health Campus Expansion (\$21M)



Activity

30 Day Look Ahead

- Complete installation of silt fencing and other SWPP requirements.
- Complete bldg. footprint scarification.
- Complete bldg. pad excavation as required.
- Complete proofrolling of bldg. pad subgrade.
- Begin delivery, installation and testing of bldg. pad select fill.

Key Consultants/Contractors

- ERO, Architects
- 720 Design -Library Consultants
- Gutierrez Engineering -Civil
- Wilson Contruction

Recent Photo



Discussion and Action as Necessary on Design Space and Program for the 2013 Bond Construction Mid Valley Campus Projects

The design space and program for the 2013 Bond Construction Mid Valley Campus Projects will be presented for discussion and action as necessary at the July 26, 2016 Board meeting.

Purpose

The Board will be informed of the design space program and budget issues for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building, Student Services Building Expansion, Workforce Training Center Expansion, and Library Expansion 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 2013 Bond Construction Mid Valley Campus Health Professions and Science Building, Student Services Building Expansion, Workforce Training Center Expansion, and Library Expansion. 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 Skanska USA Building based on the latest drawings from the architects.

Mid Valley Campus Health Professions and Science Building

Space Comparison in Square Footage

Original Program	76,069
Current Indoor Space	<u>77,084</u>
Difference	<u>(1,015)</u>

Outdoor Space

Tower Porches	942
North Canopy	1,149
South Canopy	<u>1,039</u>
Total Outdoor Space	<u>3,130</u>

Total Current Space	<u><u>80,214</u></u>
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Mid Valley Campus Student Services Building Expansion

Space Comparison in Square Footage

Original Program	14,262
New Building Addition	13,798
Remodeled Area-Kitchen	3,420
Total Current Space	<u>17,218</u>
Difference	<u>(2,956)</u>

Mid Valley Campus Workforce Training Center Expansion

Space Comparison in Square Footage

Original Program	10,438
New Building Addition	11,810
Difference	<u>(1,373)</u>

Mid Valley Campus Library (currently at 30% CD Phase)

Space Comparison in Square Footage

Original Program	10,369
New Building Addition	10,950
Difference	<u>(581)</u>

Value Management Options

Mid Valley Campus Health Professions and Science Building

Deduct Alternates

Remove South Entry	(\$136,521)
Firestone – 2 ply SBS “Ultra White” 20-year warranty roof	(232,311)
Total Deduct	<u>(\$368,832)</u>

Mid Valley Campus Student Services Building Expansion

Deduct Alternates

Remove Covered Breezeway	(\$108,262)
Remove Student Admissions	(340,407)
Firestone – 2 ply SBS “Ultra White” 20-year warranty roof	(103,394)
Total Deduct	<u>(\$552,063)</u>

Mid Valley Campus Workforce Training Center Expansion

Deduct Alternates

Remove 1,850 sq ft @ \$170	(\$314,500)
Firestone – 2 ply SBS “Ultra White” 20-year warranty roof	(63,566)
Total Deduct	<u>(\$378,066)</u>

**Current GMP Costs – Health Professions and Science, Workforce & Student Services
 Current Schematic Cost- Library**

2013 Bond Construction Mid Valley Campus										
Building	Original SF	Revised SF	Outdoor Covered Area (½)	Total SF	Construction Cost Limitation (CCL)	Skanska GMP 60% CD	Skanska Estimate Schematic	VE Items	Revised GMP*	Diff
Health Professions and Science Building	76,069	77,084	1,565	78,649	\$13,500,000	\$14,586,159		\$368,832	\$14,217,327	(\$717,327)
Student Services Building Expansion	14,262	17,218	874	18,092	\$2,825,000 Includes Fixed Equipment	\$3,887,038		\$552,063	\$3,334,975	(\$509,975)
Workforce Training Center Expansion	10,438	11,810		11,810	\$1,750,000	\$3,327,213		\$378,066	\$2,949,147	(\$1,199,147)
Total	100,769	106,112	2,439	108,551	\$18,075,000	\$21,800,410		\$1,298,961	\$20,501,449	(\$2,426,449)
Library	10,369	10,950		10,950	\$1,750,000		\$2,364,405			

Possible Funding Options

The options below are provided by Broaddus and Associates.

1. Re-allocate funds from other campus contingencies
2. Group and bid projects together for volume leverage
3. Use local funds
4. Cease the GMP process and consider using the Competitive Sealed Proposal delivery method

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, ROFA Architects, EGV Architects, and Skanska USA Building 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 at the July 26, 2016 Board meeting regarding the design space and program for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building, Student Services Building Expansion, Workforce Training Center Expansion, and Library Expansion projects as presented.

Broadus & Associates did not provide the PowerPoint Presentation for this project by the publication deadline, and will present this information at the Facilities Committee Meeting on Tuesday, July 12, 2016.

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

- 1. Mid Valley Campus Health Professions and Science Building**
- 2. Mid Valley Campus Student Services Building Expansion**
- 3. Mid Valley Campus Workforce Training Expansion**
- 4. Mid Valley Campus Library**

Broaddus and Associates will be present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building, Student Services Building Expansion, Workforce Training Center Expansion, and Library Expansion projects.

Review and Recommend Action on Contracting Mechanical Electrical and Plumbing (MEP) Engineering Services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System Upgrades

Approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System Upgrades will be requested at the July 26, 2016 Board meeting.

Purpose

The procurement of a MEP engineer will provide for design services necessary for the upgrade of the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project.

Justification

The procurement of a MEP engineer will allow for the engineer to work with staff to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using college design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

The science department has requested the upgrade of the existing system for the Pecan Campus Building G due to it not functioning efficiently. The fume hoods and exhaust system are over fifteen years old and in need of replacing and upgrading. This project was not budgeted through the normal Capital Improvement Process (CIP) but is needed for the demand of science classes currently scheduled.

Sigma HN Engineers was previously contracted to perform a study to review the existing conditions and determined that the existing fume hoods and exhaust system are not functioning properly. They have provided a report describing the items of the existing system that need to be upgraded and repaired. They have estimated the construction costs to be just under \$200,000.

In order to proceed with the design of the upgrade to the fume hoods and exhaust system, staff recommends contracting MEP engineering services for preparation of plans and specifications. This work will be scheduled to be constructed during the fall of 2016.

Three MEP engineering firms listed below were previously approved by the Board for to provide professional on-call services as needed for projects under \$300,000.

1. DBR Engineering
2. Half Associates
3. Sigma HN Engineers

Based on the following criteria, Sigma HN Engineers is recommended to provide MEP engineering services for this project.

- Previous experience with science exhaust systems and this system
- Experience with similar projects
- Familiarity with the College's standards
- Previously performed study to review existing conditions

Funding Source

Funds are available in the FY 2015 – 2016 renewals and renewals budget for design and construction of these upgrades.

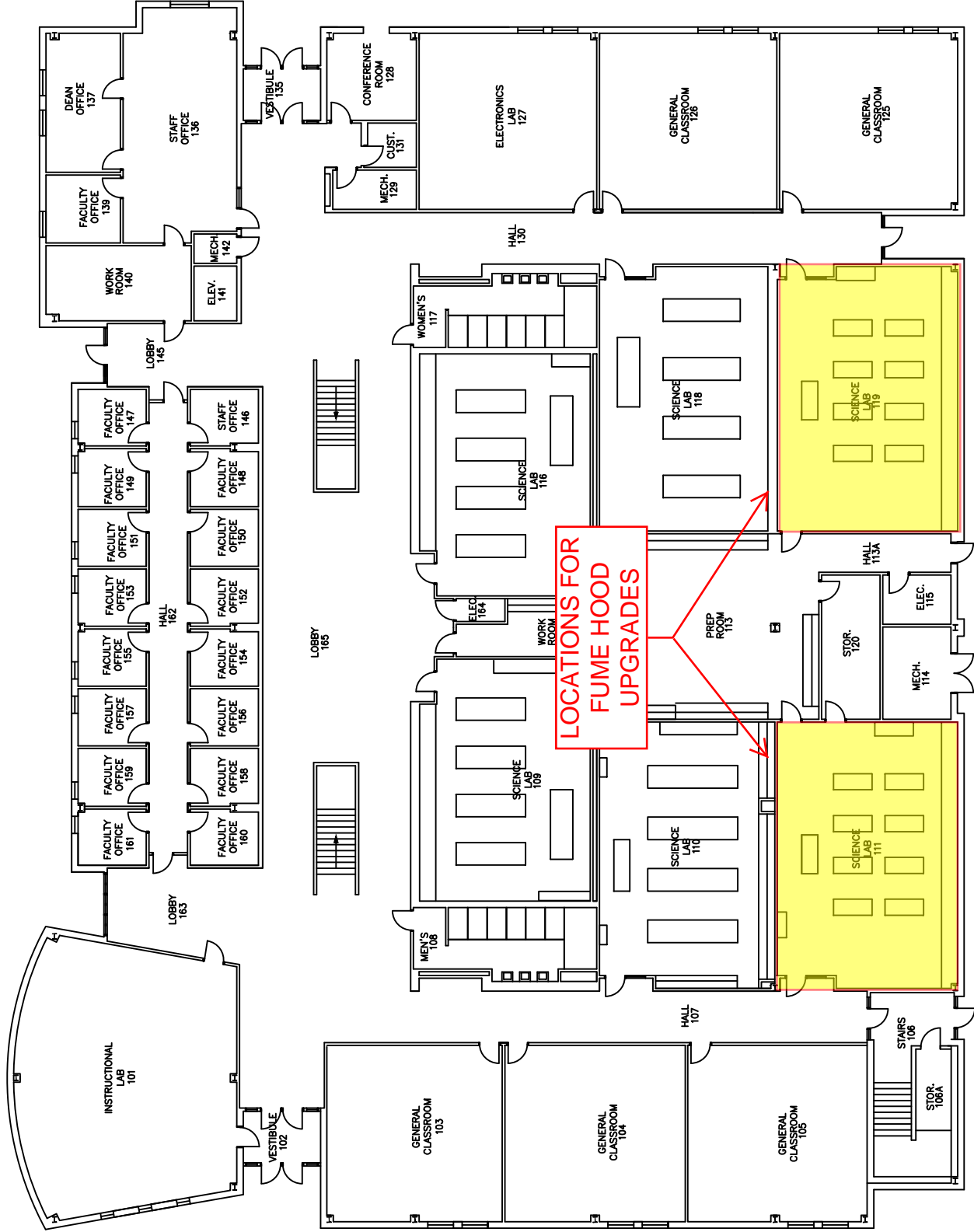
Proposed Project Budget		
Budget Components	Amount Available	Proposed Costs
Design	\$20,000	Design fees are proposed at 10%.
Construction	\$200,000	Actual cost will be determined after the solicitation of construction proposals.

Enclosed Documents

Enclosed is a floor plan indicating the proposed room locations in need of the upgrades.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 26, 2016 Board meeting, the contracting of MEP engineering services with Sigma HN Engineers for the Non-Bond Pecan Campus Building G Science Lab Fume Hood and Exhaust System Upgrades project as presented.



PECAN CAMPUS
BLDG. G FIRST FLOOR

Review and Recommend Action on Contracting Mechanical Electrical and Plumbing (MEP) Engineering Services for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator

Approval to contract Mechanical, Electrical, and Plumbing (MEP) Engineering design services to prepare plans for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects will be requested at the July 26, 2016 Board meeting.

Purpose

MEP engineering design services are necessary for the design and construction administration services for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The proposed the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects are needed in response to the following:

- Pecan Plaza Police Department
 - Provide emergency electrical service when a power failure occurs
- Starr County Campus Building
 - Building E – provide emergency power in IT rooms
 - Building J – provide emergency power for the future Crisis Management Center

Background

On May 31, 2016, South Texas College began soliciting for MEP design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects. A total of eight (8) firms received a copy of the RFQ and a total of three (3) firms submitted their responses on June 16, 2016.

Funding Source

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

Reviewers

The Requests for Qualifications have been reviewed by college staff.

Enclosed Documents

The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 26, 2016 Board meeting, the contracting of Mechanical, Electrical, Plumbing (MEP) design services with DBR Engineering Consultants, Inc. for preparation of plans and specifications for the Non-Bond Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E and J Crisis Management Center Generator projects as presented.

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PECAN PLAZA AND STARR COUNTY CAMPUS
PROJECT NO. 15-16-1088**

VENDOR	DBR Engineering Consultants, Inc.	Half Associates, Inc.	Sigma HN Engineers, PLLC.
ADDRESS	200 S 10th St Ste 901	5000 W Military Ste 100	701 S 15th St
CITY/SSTATE/ZIP	McAllen, TX 78501	McAllen, TX 78503	McAllen, TX 78501
PHONE	956-683-1640	956-664-0286	956-332-3206
FAX	956-683-1903	956-664-0282	956-687-5561
CONTACT	Edward Puentes	Thomas E. Dearmin	Jesus Gabriel Hinojosa
3.1 Statement of Interest			
3.1.1 Statement of Interest for Project	Pointed out the work the firm has provided for STC recently, including services for a thermal plant at Mid-Valley Campus. Indicated their understanding of STC's need for quick response and attention to detail.	Stated that firm has provided a number of electrical design for the college and the staff for this project would be the same that has served STC on previous projects.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
3.1.2 History and Statistics of Firm	- Providing services since 1972 - 120 staff member in 5 offices in Texas - 8 Managing Partners	- Founded in Dallas in 1950 - Has 13 offices in Texas - McAllen office since 1994 - About 560 total staff	Established in 2012. Indicated a combined 15 years experience of the two principals. Stated that they have completed over 100 projects with 45 of these for higher education.
3.1.3 Narrative on qualifications and specialized experience	The firm emphasized their hands-on approach to construction administration and their ability to provide commissioning and operator training on the equipment to be installed related to the project.	Firm stated their familiarity with the existing STC electrical and HVAC systems since they designed these for STC. Stated that this knowledge would enable them to finish the project more rapidly and efficiently than anyone else.	Indicated that their size allows them to be more flexible and better able to meet client's need in a cost-effective manner. Pointed out previous work involving the type equipment involved in the design services requested.
3.1.4 Statement of Availability and Commitment	Indicated that the firm's design team meets each week to discuss project schedules and allocate staff to meet needs to project. Stated that they will be available "as often as needed by the college."	Indicated that the staff identified will be ready and available for the project. They pointed to the depth of staff at their McAllen office and the support from other offices.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of seven, including the principals. Stated that they will ensure the necessary resources for the project.
3.2 Prime Firm			
3.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Edward Puentes, PE, Partner/Project Manager - Antonio Salazar, Jr., Mechanical Designer - T. Joey Beltz, EIT, Electrical Designer - Maritza Garza, EIT, Plumbing Designer	Included resumes for the following staff: - Menton "Trey" Murray III, PE, LEED AP - Jose Delgado, PE, LEED AP BD+C, Electrical Engineer - Gabriel Benavides Jr., PE, Electrical Engineer - Robert Tijerina, EIT, HVAC/Plumbing - Hugo H. Avila, PE, HVAC/Plumbing - Tom Dearmin, PE, LEED AP	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP - Jose Antonio Nicanor, PE, LEED AP
3.2.2 Project Assignments and Lines of Authority	Listed the assignments for the above named staff and the time commitment each will devote to the project. The project manager will commit 75% of his time to project. The others are indicated at 50% time commitment.	Showed percentage time assignments for ten named staff members who would be involved in the project.	Indicated a 100% time commitment from both principles for the project and provided the time commitments from the five other staff.

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PECAN PLAZA AND STARR COUNTY CAMPUS
PROJECT NO. 15-16-1088**

VENDOR	DBR Engineering Consultants, Inc.	Half Associates, Inc.	Sigma HN Engineers, PLLC.
3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Pointed to their McAllen location and that they are only 10 minutes away from the Pecan Plaza and 1 hour away from the Starr County Campus.	Located in McAllen. Stated that they are 6 miles away from the STC Pecan Plaza and 40 miles away from Starr County Campus.	Location is in McAllen. Indicated that their office is 2.5 miles from the campus and this means they are five minutes away from the Pecan Plaza and one hour away from the Starr County Campus.
3.2.4 Litigation that could affect firm's ability provide services	Indicated that there is no past or pending litigation that would affect ability to provide services to STC.	Stated that the limited litigation they are involved with is unrelated to STC and will have no impact in their performance for STC.	Indicated that they are not currently involved in litigation that would affect ability to provide services to STC.
3.3 Project Team			
3.3.1 Organization chart with Role of Prime Firm and basic Services consultants	Included organization chart with the staff who will be assigned to project.	Included organization chart with the staff who will be assigned to the project and their roles.	Organization chart was included showing the primary roll of the two principals and which included two subconsultants. The subconsultants are: - Mata Garcia Architects - CLH Engineering
3.4 Representative Projects			
3.4.1 Minimum of 5 projects firm has worked on	- South Texas College - Mid Valley Campus - Health Profession and Science Building (\$12.5 million) -PSJA ISD -Audie Leon Murphy Middle School (\$20.1 million) -City of McAllen-McAllen Fire Station No.6- Emergency Generator (1000,000) -Point Isabel ISD - Administration Building- Backup Generator (\$95,000) - Brownsville ISD - IT Building - Backup Generator (\$150,000)	-McAllen ISD -Central Kitchen Generator & Emergency System Renovations (\$106,000) -Donna ISD Network Operating Center Improvements (\$731,478) -Edinburg CISD Network Operating Center HVAC and Generator Addition (\$500,000) -PSJA ISD Child Nutrition Department Generator Addition (\$332,637) -Texas A&M University - South Texas Center for Rural Public Health (\$1,164,882)	- LRGVDC - 911 Call Center & City of Weslaco Public Works Relocation (\$800,000) - Linn-San Manuel - Emergency Services Facility (\$1.35 million) - La Joya ISD - Hidalgo County FEMA Safe Room (\$5.75 million) - San Carlos - Community Resource Center (\$1.21 million) - Enlighted Electric - Bestel Telecommunications Standby Generator at Bentsen Tower (\$121,000)
3.5 References			
3.5.1 References	- PSJA ISD - City of McAllen -Point Isabel ISD -Brownsville ISD - La Joya ISD	- Texas State Technical College - McAllen ISD - PSJA ISD - Laguna Madre Water District -McAllen Public Utility	- La Joya ISD - UT-RGV -Mata Garcia Architects - Negrete & Kolar Architects -Enlighten Electric
3.6 Project Execution			
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	Indicated their ability to expedite design services. Stated that they do not foresee and need to supplement production capability, but can do so by utilizing staff from other offices.	Indicated that their staff of 17 at the McAllen office provides a production capacity that no other local firm can match. Also added that staff from other offices is available if needed.	Indicated that meeting schedules and accelerated timelines is part of the firm's culture. Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.
TOTAL EVALUATION POINTS	566.6	564.6	566.2
RANKING	1	3	2

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PECAN PLAZA AND STARR COUNTY CAMPUS
PROJECT NO. 15-16-1047
EVALUATION FORM**

VENDOR	DBR Engineering Consultants, Inc.	Half Associates, Inc.	Sigma HN Engineers, PLLC.			
ADDRESS	200 S 10th St Ste 901	5000 W Military Ste 100	701 S 15th St			
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78503	McAllen, TX 78501			
PHONE	956-683-1640	956-664-0286	956-332-3206			
FAX	956-683-1903	956-664-0282	956-687-5561			
CONTACT	Edward Puentes	Thomas E. Dearmin	Jesus Gabriel Hinojosa			
CRITERIA						
3.1 Statement of Interest (up to 100 points)						
3.1.1 Statement of interest on projects	88	92	90	91.8	86	91.2
3.1.2 Firm History and credentials	92		90		91	
3.1.3 Narrative describing firm's qualifications and specialized design experience	89		90		89	
3.1.4 Availability and commitment of firm, consultants, and key professionals	96		94		95	
	95		95		95	
3.2 Prime Firm (up to 100 points)						
3.2.1 Experience and expertise of principles and key members, including resumes	94	94.8	91	93.2	95	93.6
3.2.2 Proposed project assignments, lines of authority, estimated time assignment of personnel	92		93		90	
3.2.3 Firm's proximity of college and ability to respond to project needs	99		93		97	
3.2.4 Litigation prime firm is involved in	95		95		93	
	94		94		93	
3.3 Project Team (up to 100 points)						
3.3.1 Organizational chart showing, the roles of the prime firm and basic services consultants	98	94.6	98	95	95	95
--Name Consultant and provide brief history	90		90		96	
--Consultant's proposed role in project	96		98		98	
--Projects Consultant and prime firm have worked together on in last 5 years	95		95		93	
--Statement of Consultant's availability for this project	94		94		93	
--Resumes showing experience and expertise of key individuals						
3.4 Representative Projects (up to 100 points)						
3.4.1 Specific data on 5 representative projects	99	96.2	99	96.6	99	95.2
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project engineer; and Project designer.	97		96		95	
	94		99		98	
	98		95		92	
	93		94		92	

**SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PECAN PLAZA AND STARR COUNTY CAMPUS
PROJECT NO. 15-16-1047
EVALUATION FORM**

VENDOR	DBR Engineering Consultants, Inc.	Half Associates, Inc.	Sigma HN Engineers, PLLC.			
3.5 Five References (up to 100 points)						
3.5.1 Name Owner and Owner's Representative and phone numbers.	95	93.6	90	91.6	99	95.8
	95		92		95	
	95		93		97	
	90		92		95	
	93		91		93	
3.6 Project Execution (up to 100 points)						
3.6.1 Willingness and ability to expedite design and construction administration for project.	95	95.4	95	96.4	94	95.4
	97		98		95	
	95		99		98	
	95		95		95	
	95		95		95	
TOTAL EVALUATION POINTS	566.6		564.6		566.2	
RANKING	1		3		2	

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Building K Enrollment Center

Approval to contract construction services for the Non-Bond Pecan Campus Building K Enrollment Center project will be requested at the July 26, 2016 Board meeting.

Purpose

Authorization is being requested to contract construction services in order to begin the modifications in Building K Enrollment Center at the Pecan Campus.

Justification

The procurement of a contractor will provide for construction services necessary for the Non-Bond Pecan Campus Building K Enrollment Center project.

Background

On March 29, 2016, the Board rejected the construction proposals submitted for this project due to the qualified construction proposals being over the \$500,000 construction cost limit when using the Architectural Services on Call process. The design team at Boultinghouse Simpson Architects worked with college staff to reduce the project scope in order to meet the budget. Boultinghouse Simpson Gates Architects prepared and issued the necessary revised plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on June 15, 2016. A total of five (5) sets of construction documents were issued to general contractors and sub-contractors, and a total of three (3) proposals were received on June 30, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
June 15, 2016	Solicitation of competitive sealed proposals began.
June 30, 2016	Three (3) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend NM Contracting, LLC as the highest ranked in the amount of \$408,600.

Funding Source

As part of the FY 2015 - 2016 Non-Bond Construction budget, funds in the amount of \$400,000 have been budget for this project. Additional funds are available in savings from other construction projects to fund the balance of the proposed construction amount.

Source of Funding	Amount Budgeted	Additional Funds Available	Highest Ranked Proposal NM Contracting, LLC
Non-Bond Construction	\$400,000	\$8,600	\$408,600

Reviewers

The proposals have been reviewed by Boultinghouse Simpson Gates Architects and staff from the Facilities Planning & Construction, Student Services, 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 July 26, 2016 Board meeting, to contract construction services with NM Contracting, LLC in the amount of \$408,600 for the Non-Bond Pecan Campus Building K Enrollment Center project as presented.

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS BUILDING K ENROLLMENT CENTER
 PROJECT NO. 15-16-1089**

VENDOR	5 Star Construction	Holchemont, Ltd.	NM Contracting, LLC.	
ADDRESS	3209 Melody Ln	900 N Main St	2022 Orchid Ave	
CITY/STATE/ZIP	Mission, TX 78574	McAllen, TX 78501	McAllen, TX 78504	
PHONE	956-867-5040	956-686-2901	956-631-5667	
FAX	956-599-9055	956-686-2925	956-627-3959	
CONTACT	Alan Oakley	Michael Che Montalvo	Noel Munoz	
#	Description	Proposed	Proposed	Proposed
1	Base Proposal: Pecan Campus Building K Enrollment Center	\$468,800.00	\$387,000.00	\$365,000.00
2	Alternate #1 Counter and Printer Lab Counters	\$19,900.00	\$88,700.00	\$34,100.00
3	Alternate #2 Computer Bars and Associated Clouds	\$13,900.00	\$11,300.00	\$9,500.00
4	Begin Work Within	150 Working Days	10 Working Days	5 Working Days
5	Completion of Work Within	15 Calendar Days	90 Calendar Days	120 Calendar Days
TOTAL PROPOSAL AMOUNT		\$502,600.00	\$487,000.00	\$408,600.00
TOTAL EVALUATION POINTS		78.93	81.19	87.01
RANKING		3	2	1

**SOUTH TEXAS COLLEGE
PECAN CAMPUS BUILDING K ENROLLMENT CENTER
PROJECT NO. 15-16-1089**

VENDOR		5 Star Construction	Holchemont, Ltd.	NM Contracting, LLC.			
ADDRESS		3209 Melody Ln	900 N Main St	2022 Orchid Ave			
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78501	McAllen, TX 78504			
PHONE		956-867-5040	956-686-2901	956-631-5667			
FAX		956-599-9055	956-686-2925	956-627-3959			
CONTACT		Alan Oakley	Michael Che Montalvo	Noel Munoz			
1	The Respondent's price proposal. (up to 45 points)	36.6	36.6	37.8	37.8	45	45
		36.6					
		36.6					
		36.6					
		36.6					
		36.6					
2	The Respondent's experience and reputation. (up to 10 points)	9	8.41	7	7.5	8	7.75
		8.5					
		9					
		9					
		7					
		8					
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.08	8	8.16	8	7.75
		8					
		8					
		9					
		9					
		7.5					
4	The Respondent's safety record (up to 5 points)	4	3.41	3	3.58	3	3.5
		3					
		3					
		3.5					
		4					
		3					
5	The Respondent's proposed personnel. (up to 8 points)	6	6.41	6	6.66	6	6.33
		6					
		6					
		6.5					
		7					
		7					
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	6	6.66	5	5.83	7	7
		8					
		6					
		7					
		6					
		7					
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.16	5	4.66	2	4.08
		5.5					
		5.5					
		5					
		5					
		5					
8	The Respondent's time frame for completing the project. (up to 7 points)	4.2	4.2	7	7	5.6	5.6
		4.2					
		4.2					
		4.2					
		4.2					
		4.2					
TOTAL EVALUATION POINTS		78.93		81.19		87.01	
RANKING		3		2		1	

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

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	
A	EAST
B	WEST (2013 Bond-Nursing Allied Health Addition)
C	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 (2013 Bond Workforce Center)
E	SOUTH ACADEMIC
F	CULTURAL ARTS CENTER (currently Library)
G	STUDENT SERVICES
H	STUDENT ACTIVITIES CENTER
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

A	REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
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	Revised or Proposed Name
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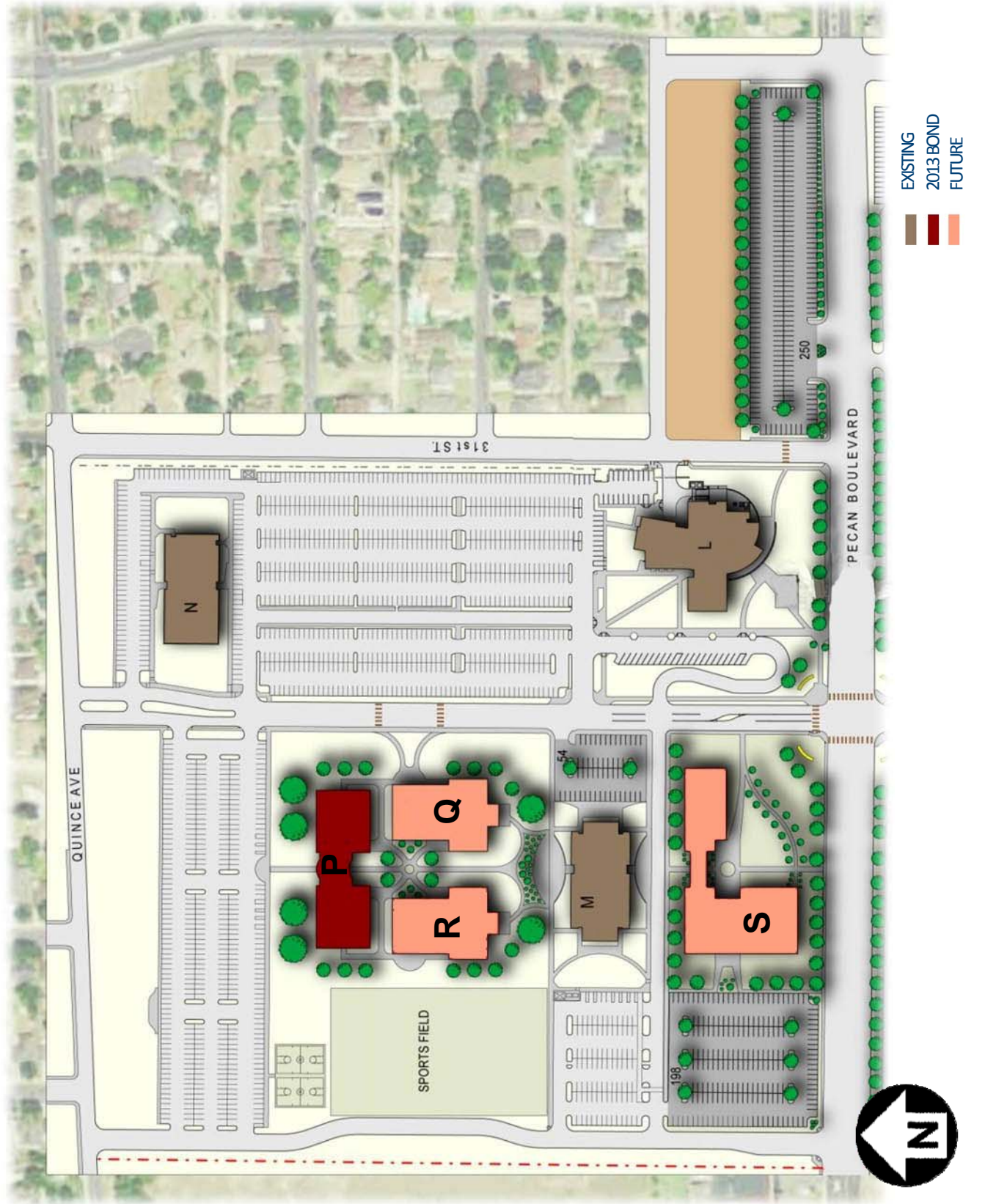
South Texas College

District Wide – Building Identification

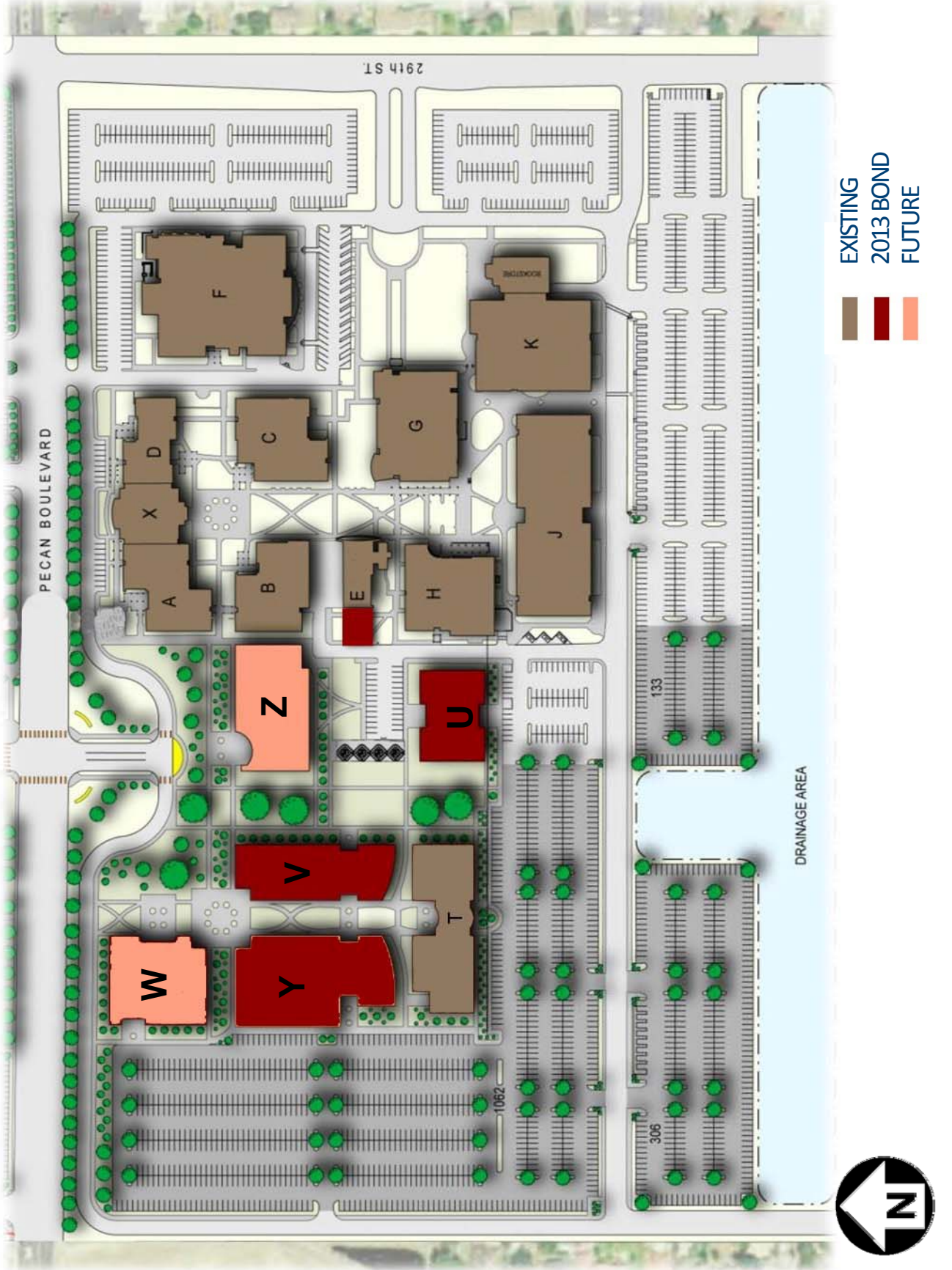
JULY 12, 2016

South Texas College
Facilities Planning and Construction

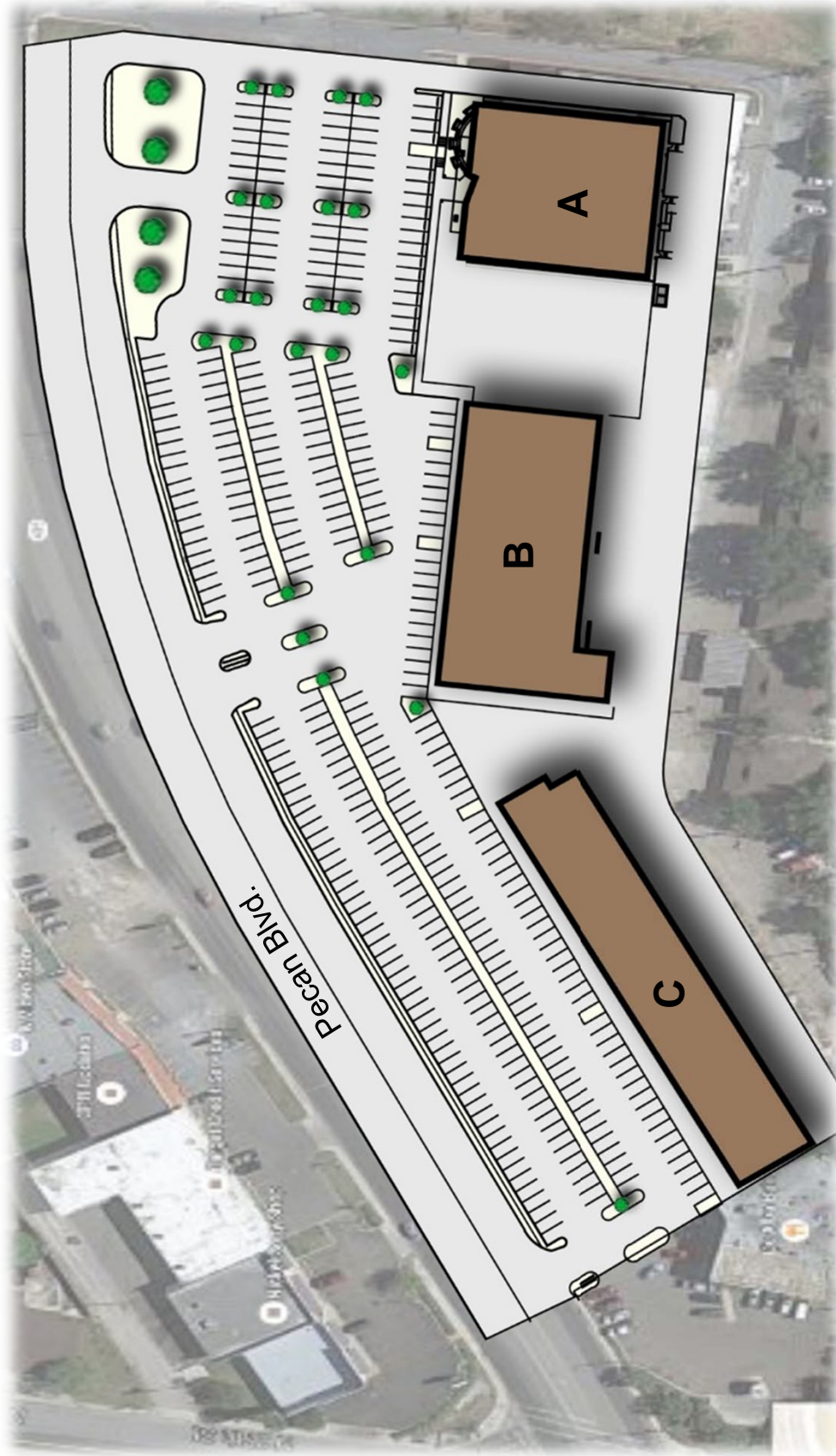
Pecan Campus - north



Pecan Campus - south



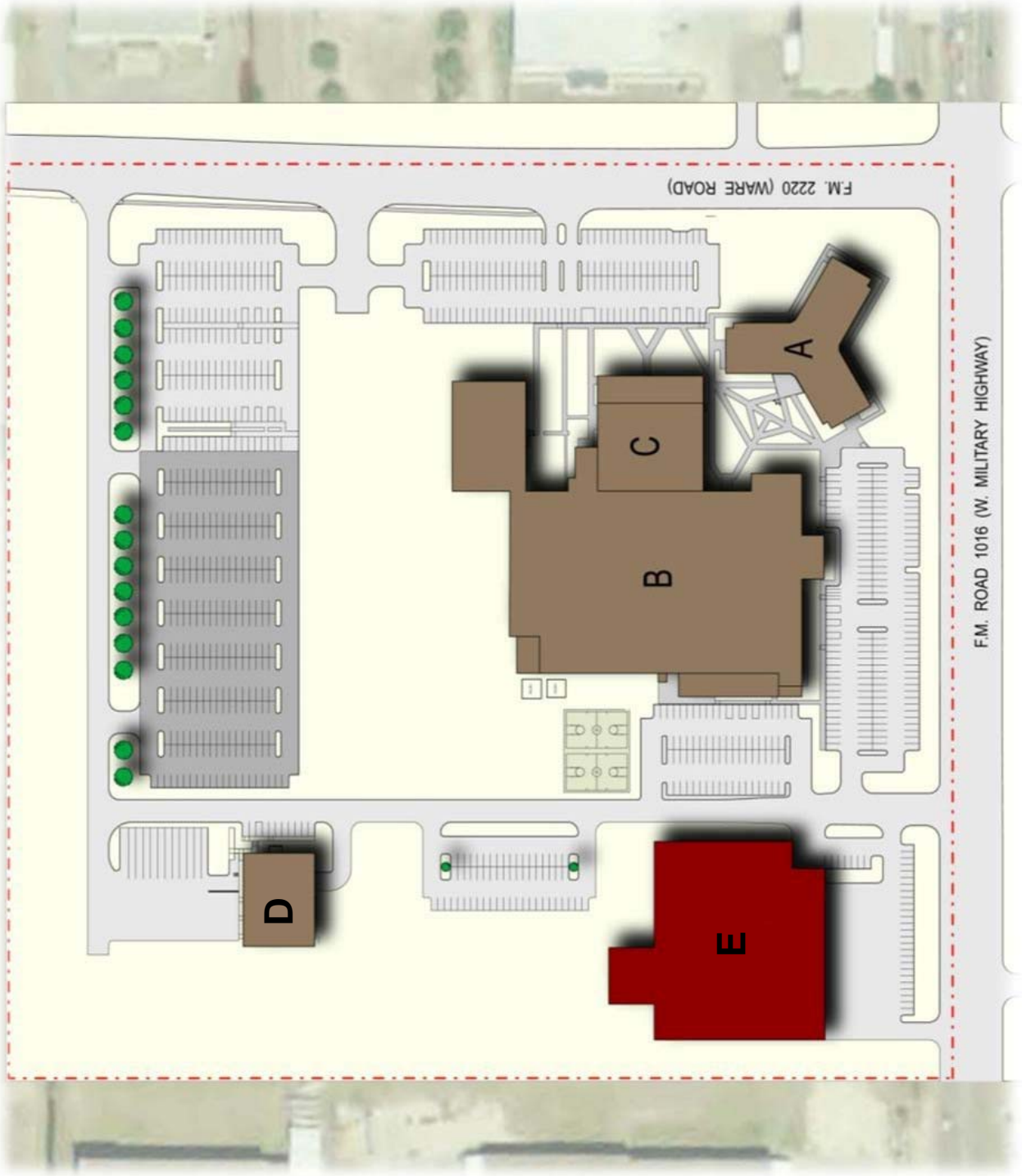
Pecan Plaza



- EXISTING
- 2013 BOND
- FUTURE

Technology Campus

- EXISTING
- 2013 BOND
- FUTURE

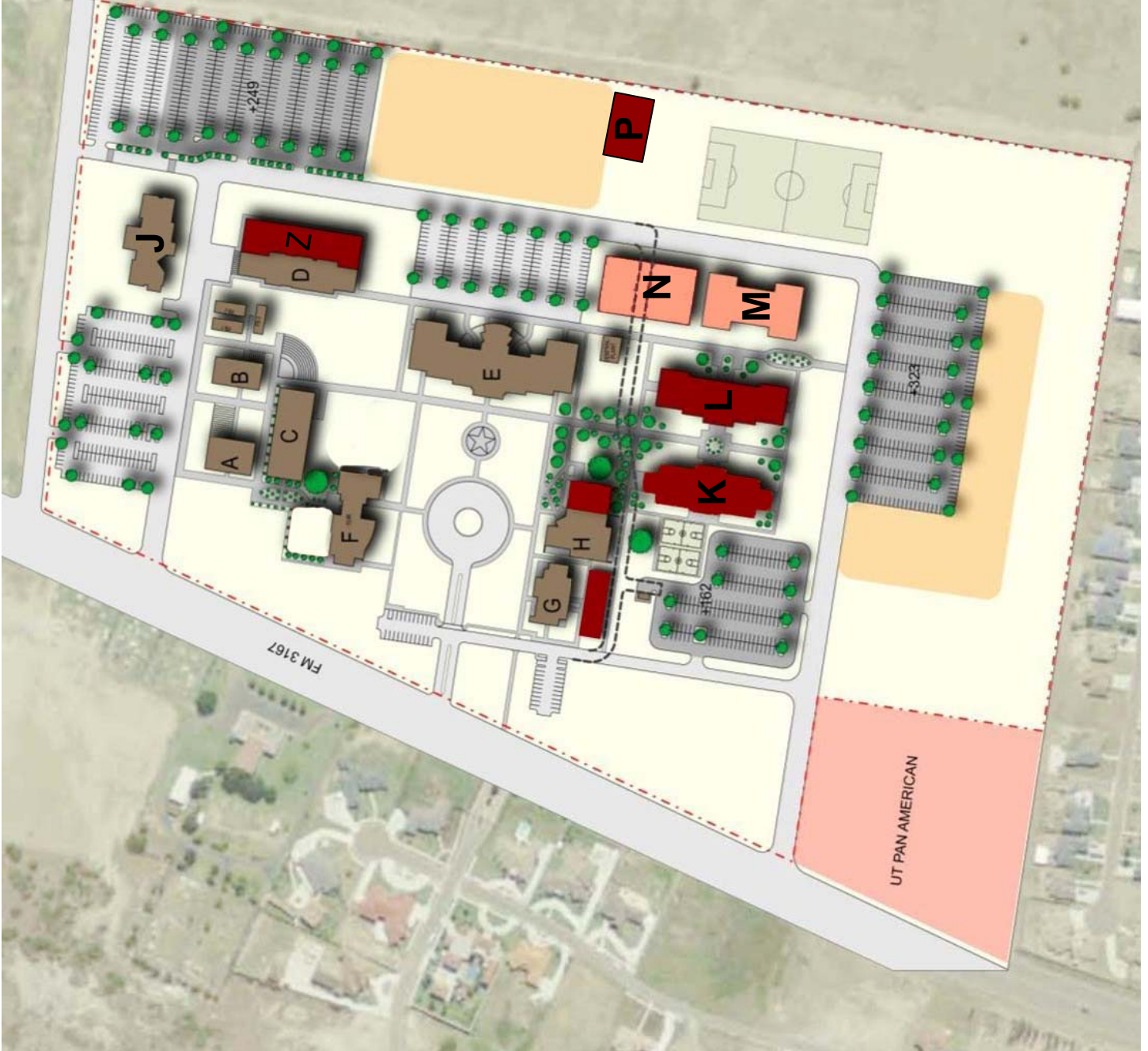


Nursing and Allied Health



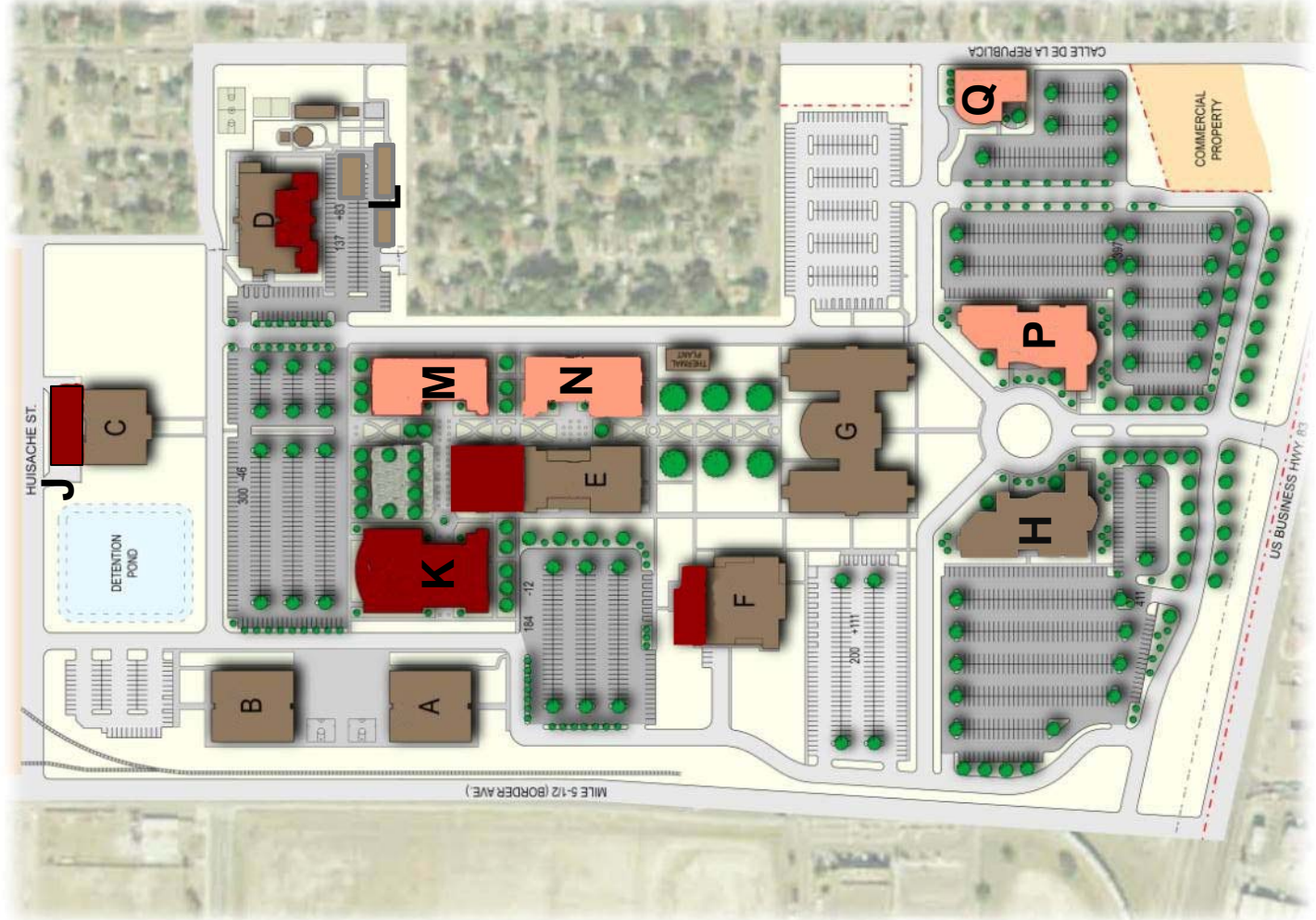
Starr County Campus

- EXISTING
- 2013 BOND
- FUTURE



Mid-Valley Campus

- EXISTING
- 2013 BOND
- FUTURE



Review and Recommend Action on FY 2016 – 2017 Committee Meeting Schedule

The Facilities Committee is asked to review the following schedule and recommend amendment or approval as appropriate. The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2016 - 2017 at the July 26, 2016 Regular Board Meeting.

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

<u>Weekday</u>	<u>Date</u>	<u>Meeting Time</u>
Tuesday	September 13, 2016	4:00 p.m.
Tuesday	October 11, 2016	4:00 p.m.
Tuesday	November 8, 2016	4:00 p.m.
Tuesday	December 6, 2016	4:00 p.m.
Tuesday	January 17, 2017	4:00 p.m.
Tuesday	February 14, 2017	4:00 p.m.
Tuesday	March 7, 2017	4:00 p.m.
Tuesday	April 11, 2017	4:00 p.m.
Tuesday	May 9, 2017	4:00 p.m.
Tuesday	June 13, 2017	4:00 p.m.
Tuesday	July 11, 2017	4:00 p.m.
Tuesday	August 8, 2017	4:00 p.m.
Tuesday	September 12, 2017	4:00 p.m.

Facilities Committee Meetings are generally scheduled for the second Tuesday of each month at 4:00 p.m. unless scheduling conflicts require a schedule adjustment.

The draft schedule includes such adjustments around scheduling conflicts as follows:
Tuesday, December 6, 2016 – scheduled one week early to accommodate Winter Break
Tuesday, January 17, 2017 – scheduled one week late to accommodate Winter Break
Tuesday, March 7, 2017 – scheduled one week early to accommodate Spring Break

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

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



Board Meeting Committee Meeting Calendar FY 2016 - 2017

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

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

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

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

January 2017						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2017						
S	M	T	W	TH	F	S
			2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2017						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2017						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2017						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2017						
S	M	T	W	TH	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 2017						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2017						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2017						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

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

- Committee Meetings -
 - Education & Workforce Development
 - Facilities
 - Finance, Audit, & Human Resources

- * Education & Workforce Development Committee: 2nd Tuesday of the month, 3:00 p.m.
- * Facilities Committee: 2nd Tuesday of the month, 4:00 p.m.
- * Finance, Audit, & Human Resources Committee: 2nd Tuesday of the month, 5:30 p.m.
- * Board Meetings: 4th Tuesday of the month, 5:30 p.m.

Board Approved: Pending

Revised: 7/8/2016

**Review and Recommend Action on Proposed Revision to Policy #1110:
*Board Committees***

The Facilities Committee is asked to review the role and responsibilities of the Facilities Committee and recommend Board action on the proposed revisions to existing Board Policy #1110: *Board Committees* and to recommend Board approval for action as necessary at the July 26, 2016 Regular Board Meeting.

The proposed revisions as recommended by staff are included in the packet, with additional text highlighted in yellow and italicized. The revisions to the policy are necessary for the following reasons:

- To change the name of the Finance & Human Resources Committee, to the Finance, Audit, & Human Resources Committee.
- To update the responsibility roles already held by the Finance & Human Resources Committee.
- To update the responsibility roles already held by the Facilities Committee.

The Facilities Committee is asked to discuss and recommend any further changes that might be appropriate at this time.

It is requested that the Facilities Committee recommend for Board approval of the proposed revision to Policy #1110: *Board Committees* as proposed and which supersedes any previously adopted Board policy.

MANUAL OF POLICY

Title	Board Committees	1110
Legal Authority	Approval by the Board of Trustees	Page 1 of 2
Date Approved by Board	Board Minute Order Dated July 27, 1995 As Amended by Board Minute Order Dated June 24, 2004 As Amended by Board Minute Order Dated September 15, 2004 As Amended by Board Minutes Order Dated December 11, 2012 As Amended by Board Minutes Order Dated July 29, 2014 <i>As Amended by Board Minutes Order Dated July 26, 2016</i>	

The Chair may, from time to time as the Chair deems necessary, create committees to advise the Board and facilitate the efficient operation of the Board. Their membership is to be established by action of the Chair. A committee that includes one or more Trustees is subject to the Open Meetings Act when it meets to discuss public business or policy. The following committees are designated by the Board:

1. Education and Workforce Development - This Committee supports the Board in its obligation to provide oversight for the academic, workforce training, and economic development programs of the College. The Committee's specific roles shall include reviewing and recommending action as necessary to the Board regarding:

- New academic and workforce programs for submittal to the Texas Higher Education Coordinating Board;
- Development of technical training programs to offer competitive, quality training to help promote the regions value to the global economy;
- Development of policies in the areas of academic affairs, student services, admissions requirements, academic advising, counseling, and instruction support services;
- Curricular and teaching innovation and the use of technology for program development and other educational initiatives;
- Quality and effectiveness of all instructional programs and monitoring their continued improvement;
- Inter-institutional cooperation with four-year institutions, public school districts, and workforce partners;
- Development of economic development opportunities to expand the College's capacity and impact on regional economic prosperity;

2. Finance, *Audit*, and Human Resources - This Committee supports the Board in its fiduciary responsibilities and in overseeing the investment and expenditure of public and grant funds to support the mission of the College. The Committee's specific roles shall include reviewing and recommending action as necessary to the Board regarding:

- Budgetary and fiscal matters of the College within the applicable state laws and rules and regulations of the Texas Higher Education Coordinating Board;
- Annual budget, staffing plan, and salary pay plan documents, including all substantive changes to those documents from preceding fiscal years;
- Establishment of tuition and fee requirements;
- Award of contracts, grants, and bids for the College;
- Activities relating to foundations, grants, and endowments in perpetuity;
- Financial condition and stability of the College;
- Development of personnel policies and procedures as necessary regarding employee compensation and benefits, adherence to equal employment opportunity regulations and, grievance and due process regulation.

MANUAL OF POLICY

Title	Board Committees	1110
Legal Authority	Approval by the Board of Trustees	Page 2 of 2
Date Approved by Board	Board Minute Order Dated July 27, 1995 As Amended by Board Minute Order Dated June 24, 2004 As Amended by Board Minute Order Dated September 15, 2004 As Amended by Board Minutes Order Dated December 11, 2012 As Amended by Board Minutes Order Dated July 29, 2014 As Amended by Board Minutes Order Dated July 26, 2016	

- *Selection of the independent external auditor of the annual financial statements of the College, and the external auditor process and reports;*
- *System of internal controls and the internal audit process and reports.*

3. Facilities - This Committee supports the Board in its oversight of facilities expansion and maintenance and advises the Board on matters related to design, construction, and occupancy of the College's facilities. The Committee's specific roles shall include reviewing and recommending action as necessary to the Board regarding:

- Current and long-term facilities needs of the College at all campuses and developing plans to meet projected needs;
- Development of the facilities master plan for the College;
- Capital improvement projects for the College;
- Development and adherence to facilities design guidelines and standards for projects district-wide; ~~and~~
- Selection of design professionals, engineering, and construction services firms;
- *Priorities for the renovation of existing space or addition of new space;*
- *Acquisition of real property;*
- *Naming of College buildings and other facilities; and*
- *Project status against contractual arrangements.*

Additional Committees

Additional committees may be created by the Chair as necessary or desirable. All committees shall consist of a minimum of 3 Trustees.

Quorum

A quorum for action by any committee shall be a majority of the committee. Upon failure of a quorum at a duly called committee meeting, those committee members present may deliberate and upon such deliberation make recommendations to the Board.

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 - July 05, 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 Boulinghouse-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 Meldren & 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 Boulinghouse-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 Meldren & Hunt	TBD				
16-1-001	Pecan - Removal of Existing Trees										Robert TBD	Maldonado Nursery				
16-1-001	Pecan - Building A Sign Replacement (RR)										Robert Public Relations	TBD				
16-1-002	Pecan - Upgrade Fence Along 31st Street (RR)										David	TBD				
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	5-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/BridgeNet				
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				
13-3-002	TC - West Academic Building Re-Roofing (RR)										Robert Amtech Building Sciences	Rio Roofing				
14-3-004	TC - Cooling Tower Replacement (RR)										Rick Half Associates	Pro-Tech				
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)										Robert CLH Engineering	TBD				
16-2-012	TC - Building B Flooring Replacement (RR)										Robert FPC	TBD				
Nursing and Allied Health Campus																
14-4-004	NAH - Irrigation System Upgrade (RR)										Rick SSP Design	Southern Landscapes				
16-4-004	NAH - Thermal Plant										Robert Half Associates					
16-4-016	NAH - Resurface Parking Lot #2 (RR)										Robert PCE					
Starr County Campus																
15-5-005	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				
14-6-013	DW - La Joya Monument Sign										David N/A	TBD				
14-6-002	DW - Lighting Upgrades for Parking Lots (RR)										Robert DBR Engineering	Metro Electric				
15-6-001	DW - Outdoor Furniture										Rick N/A	TBD				
15-6-002	DW - Directional Signage										David N/A	TBD				
16-6-017	DW - Surveillance Cameras & Poles Campus Entrances										David N/A	TBD				
16-6-019	DW - Walkway LED Lighting Upgrade Ph I (RR)										Rick N/A	TBD				
16-6-021	DW - Air Handler Blower Wheels (RR)										Rick N/A	TBD				
	DW - Active Learning Classrooms-Flooring Replacement										David N/A	TBD				

For FY 2015-2016, 23 non-bond projects are currently in progress, 15 have been completed and 36 pending start up - 74 Total

Status of Non-Bond Construction Projects in Progress June 2016

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Pecan Campus								
Covered Area for Ceramic Arts Kilns	100%	December 2015	1. Construction Phase 2. Construction Complete	\$ 325,000.00	\$ (18,792.85)	\$ 343,792.85	\$ 343,792.85	\$ -
Interior Renovation for Ceramic Arts	100%	November 2015	1. Construction Phase 2. Construction Complete	\$ 325,000.00	\$ 215,791.00	\$ 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. Construction Complete	\$ 350,000.00	\$ (22,337.93)	\$ 372,337.93	\$ 372,337.93	\$ -
Relocation of Electrical Power Lines	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 220,000.00	\$ 3,894.35	\$ 216,105.65	\$ 216,105.65	\$ -
Student Services Building K Enrollment Center	95%	July 2016	1. Construction Phase 2. Bidding Complete	\$ 400,000.00	TBD	TBD	\$ -	TBD
AECHS Service Drive and Sidewalk Relocation	100%	August 2015	1. Construction Phase 2. Construction Complete	\$ 60,000.00	\$ 10,528.00	\$ 49,472.00	\$ 49,472.00	\$ -
Resurfacing East Loop Road	100%	June 2016	1. Construction Phase 2. Construction Complete	\$ 75,000.00	\$ 46,057.60	\$ 28,942.40	\$ -	\$ 28,942.40
Removal of Trees for Bond Construction	100%	January 2016	1. Construction Phase 2. Construction Complete	\$ 21,000.00	\$ 13,850.00	\$ 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	75%	February 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 22,908.00	\$ 27,092.00	\$ -	\$ 27,092.00

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Pecan Plaza Police Department Emergency Generator	95%	July 2016	1. Design Phase 2. Solicitation of Engineering Qualifications	\$ 400,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza Asphalt Resurfacing on Alley Side	100%	November 2015	1. Construction Phase 2. Construction Complete	\$ 75,000.00	\$ (43,140.00)	\$ 118,140.00	\$ 118,140.00	\$ -
Pecan Plaza Parking Area for Police Vehicles	60%	July 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Pecan Campus Total				\$ 2,618,500.00	\$ 228,758.17	\$ 1,500,741.83	\$ 1,444,707.43	\$ 56,034.40
Mid Valley Campus								
Childcare Center Play Ground Flooring	100%	December 2015	1. Construction Phase 2. Construction Complete	\$ 31,000.00	\$ 1,310.00	\$ 29,690.00	\$ 29,690.00	\$ -
Building H Data Cabling Infrastructure	100%	March 2016	1. Construction Phase 2. Construction Complete	\$ 43,500.00	\$ 688.25	\$ 42,811.75	\$ 42,811.75	\$ -
Mid Valley Campus Total				\$ 74,500.00	\$ 1,998.25	\$ 72,501.75	\$ 72,501.75	\$ -
Technology Campus								
GM Car Storage Area Upgrade	60%	July 2016	1. Design Phase 2. Design in Progress	\$ 11,250.00	\$ (9.00)	\$ 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	\$ 423,200.00	\$ 1,275,700.00	\$ 1,275,700.00	\$ -
HVAC Cooling Tower Replacement	100%	May 2015	1. Construction Phase 2. Construction Complete	\$ 415,000.00	\$ 54,000.00	\$ 361,000.00	\$ 361,000.00	\$ -
Building B Main Door and Frame Replacement	10%	July 2016	1. Construction Phase 2. Bidding in Progress	\$ 7,500.00	\$ 3,750.00	\$ 3,750.00	\$ -	\$ 3,750.00
Building C Conference Room Addition	10%	July 2016	1. Construction Phase 2. Bidding in Progress	\$ 9,000.00	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Repair Concrete Floor Mechanical Room	5%	August 2016	1. Design Phase 2. Design in Progress	\$ 5,000.00	\$ 4,000.00	\$ 1,000.00	\$ -	\$ 1,000.00
Building B Concrete Floor Repairs	5%	August 2016	1. Design Phase 2. Design in Progress	\$ 50,000.00	\$ 45,250.00	\$ 4,750.00	\$ -	\$ 4,750.00
Building B Flooring Replacement	5%	July 2016	1. Construction Phase 2. Construction in Progress	\$ 44,200.00	\$ 9,192.00	\$ 35,008.00	\$ -	\$ 35,008.00
Technology Campus Total				\$ 2,240,850.00	\$ 543,883.00	\$ 1,696,967.00	\$ 1,642,779.86	\$ 54,187.14
Nursing and Allied Health Campus								
Irrigation System Upgrades	100%	October 2015	1. Construction Phase 2. Construction Complete	\$ 30,000.00	\$ (7,767.00)	\$ 37,767.00	\$ 37,767.00	\$ -
Thermal Plant	10%	September 2016	1. Design Phase 2. Design in Progress	\$ 260,000.00	\$ 53,300.00	\$ 206,700.00	\$ 31,005.00	\$ 175,695.00
Resurface Parking Lot 2	5%	July 2016	1. Construction Phase 2. Contract Negotiations	\$ 25,000.00	TBD	TBD	\$ -	TBD
Nursing and Allied Health Campus Total				\$	\$ 315,000.00	\$ 244,467.00	\$ 68,772.00	\$ 175,695.00
Starr County Campus								
Bldg E & J Crisis Management Center with Generator	95%	July 2016	1. Design Phase 2. Solicitation of Engineering Qualifications	\$ 400,000.00	TBD	TBD	\$ -	TBD
Starr County Campus Total				\$ 400,000.00		\$	\$ -	\$ -
District Wide								
Building to Building ADA Accessibility Improvements Phase II	85%	July 2016	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ (66,112.03)	\$ 466,112.03	\$ 362,730.41	\$ 103,381.62
Parking Lot Lighting Upgrades to LED	100%	August 2015	1. Construction Phase 2. Construction Complete	\$ 100,000.00	\$ 49,309.00	\$ 50,691.00	\$ 50,691.00	\$ -
Directional Signage Updates	40%	August 2016	1. Project Development 2. Work in Progress	\$ 50,000.00	\$ 46,914.98	\$ 3,085.02	\$ -	\$ 3,085.02
Outdoor Furniture	100%	January 2016	1. Construction Phase 2. Construction Complete	\$ 25,000.00	\$ 3,573.64	\$ 21,426.36	\$ 50,691.00	\$ (29,264.64)

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Air Handler Blower Wheels	90%	August 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 3,990.73	\$ 46,009.27	\$ 30,759.20	\$ 15,250.07
La Joya Monument Sign	90%	August 2016	1. Design Phase 2. Work in Progress	\$ 35,000.00	TBD	TBD	\$ -	TBD
Active Learning Classrooms- Flooring Replacement	75%	July 2016	1. Construction Phase 2. Construction in Progress	\$ 10,000.00	\$ 5,740.00	\$ 4,260.00	\$ -	\$ 4,260.00
District Wide Total				\$ 670,000.00	\$ 43,416.32	\$ 591,583.68	\$ 494,871.61	\$ 96,712.07
Non-Bond Construction Project Total				\$ 6,318,850.00	\$ 1,062,522.74	\$ 4,106,261.26	\$ 3,723,632.65	\$ 382,628.61
For FY 2015 - 2016, 23 non-bond projects are currently in progress, 15 have been completed and 36 pending start up - 74 Total								