

South Texas College
 Board of Trustees
 Facilities Committee
 Ann Richards Administration Building, Board Room
 Pecan Campus
 Tuesday, July 26, 2016
 @ 4:00 PM
 McAllen, Texas

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

I.	Review of Budget and Status of 2013 Bond Construction Program and Projects ..	1-2
II.	Update on Status of 2013 Bond Construction Program	3-10
III.	Discussion and Action as Necessary on Design Space and Program for the 2013 Bond Construction Mid Valley Campus Projects	11-30
	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	
IV.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Projects Health Professions and Science Building.....	31-35
V.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Projects Student Services Building Expansion....	36-39
VI.	Review and Update on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Projects.....	40
	1. Mid Valley Campus Workforce Training Expansion	
	2. Mid Valley Campus Library	
VII.	Review and Recommend Action on Balance of Guaranteed Maximum Price for the 2013 Bond Construction Nursing and Allied Health Campus.....	41-45
VIII.	Review and Recommend Action on Partial GMP for the 2013 Bond Construction Starr County Campus Health Professions and Science Building	46-49
IX.	Review and Recommend Action on District-Wide Building Names	50-61

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.

Bond Construction Budget - Executive Summary
July Board Update

BUDGET IMPACT ITEMS		%	Original	Current	Difference	%	Remarks
Construction	Square Feet		573,988	611,923	(37,935)	\$ 6,637,352	Cost Impact, Does Not Include Thermal Plant Increase
	Construction Cost Limitation	73.54%	\$ 116,950,000	\$ 126,892,085	\$ (9,942,085)	77.76%	
	Fixed Equipment	0.00%	\$ -	\$ 1,285,000	\$ (1,285,000)	0.79%	
	IT Duct Bank	0.00%	\$ -	\$ 1,266,298	\$ (1,266,298)	0.78%	
	Preconstruction Services, Chillers, OCIP	0.00%	\$ -	\$ 3,799,382	\$ (3,799,382)	2.33%	
Soft Costs	Design Fees, CPM, Consultants, Additional Services	9.85%	\$ 15,670,000	\$ 13,848,076	\$ 1,821,924	8.49%	
	FFE	3.92%	\$ 6,231,186	\$ 6,165,000	\$ 66,186	3.78%	Difference Used to Cover Portion Cost of Consultant
	Technology	5.49%	\$ 8,723,657	\$ 8,020,235	\$ 703,422	4.91%	Difference Used to Cover Cost of Consultant
	Contingency	6.27%	\$ 9,978,348	\$ -	\$ 9,978,348	0.00%	
	Miscellaneous Cost Increase	0.93%	\$ 1,475,748	\$ 1,903,381	\$ (427,633)	1.17%	Increased 7/1/16
TOTAL ORIGINAL VS CURRENT		100.00%	\$ 159,028,939	\$ 163,179,457	\$ (4,150,518)	100.00%	

Allocation Analysis		
Starr	Mid Valley	
\$ 23,056,288	\$ 29,162,733	Current CCL
\$ 25,717,028	\$ 33,776,674	Bond Amount
89.65%	86.34%	Current Hard Cost %
77.76%	77.76%	Average Hard Cost %
11.89%	8.58%	Difference
\$ 3,058,138	\$ 2,897,217	Additional Cost to Equal Average

Additional Items

Mid Valley Campus Student Services SF Add	\$ -	\$ 347,158	\$ (3,803,360)	Student Admissions Recommended 7/6/16
Starr County Campus Workforce SF Add	\$ -	\$ 750,000	\$ (3,053,360)	Construction Trades Recommended 7/6/16

Bond Construction Budget - Original vs. Current Analysis

BREAKOUT COMPARISON HARD COST VS SOFT COST					
Hard Costs	73.54%	\$ 116,950,000	\$ 133,242,765	\$ (16,292,765)	81.65%
Soft Costs	26.46%	\$ 42,078,939	\$ 29,936,692	\$ 12,142,247	18.35%
Total Comparison Hard Cost vs Soft Cost		\$ 159,028,939	\$ 163,179,457	\$ (4,150,518)	

POTENTIAL DOLLARS TO OFFSET BUDGET SHORTFALLS

a. GMP Construction Contingency - Actual Percentage Dollars	\$ 1,735,097
b. GMP Design Contingency - Actual Percentage Dollars	\$ 1,414,735
c. Projected Buy Out Savings @ 3% - B&A Estimated Projection	\$ 3,806,763
Total Contingency & Buyout Savings	\$ 6,956,594

BUDGET ADJUSTMENTS TO DATE INCLUDING CONTINGENCY NOT IN PREVIOUS BUDGET

a. Construction Cost Limitation (CCL) Additional Costs	\$ 9,942,085	\$ 6,637,352	Includes Additional Square Footage
b. Fixed Equipment	\$ 1,285,000		
c. IT Duct Bank	\$ 1,266,298		
d. Preconstruction Services, Chillers, OCIP	\$ 3,799,382		
e. Deduct Design Fees, CPM, Consultants, Additiona Serv.	\$ (1,821,924)		
f. Fee	\$ (66,186)		
g. Technology	\$ (703,422)		
h. Misc. Cost Increase	\$ 427,633		
i. Total Included	\$ 14,128,866		

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 26, 2016 Board Facilities Committee meeting to provide the update.

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

July 26, 2016

**BROADDUS
&
ASSOCIATES**



BOARD APPROVAL ITEMS

**South Texas College
2013 Bond Construction Program
Upcoming Timeline – 07/26/16**

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	Pecan Campus Student Services GMP	GMP Approvals – Two Meetings in July	Pharr RCPSE CM@R Selection	GMP Approvals – Pecan Campus STEM, S. Academic		
3	Pecan Campus North Academic GMP	Starr County Health Professional Pkg. #1 GMP	Pharr RCPSE Master Plan	GMP Approvals – Starr Campus Projects		
4	Technology Building GMP	Pharr RCPSE CM@R Selection	Pecan Campus Parking & Site GMP	GMP Approvals – MVC Workforce & Library		
5	Technology Site GMP	MVC GMP Approvals	CM@R MVC Library Amendment			
6	Starr County Thermal Plant GMP		La Joya Program Update			

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	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
1	OCIP Credit - \$9.8M, \$204,500 CMR Credit, \$129K	Bond Program Contingency Reconciliation	Pecan Campus Thermal Plant Issue Presentation	Bond Program Budget Update	Bond Program Budget Update
2			Bond Program Budget Update		
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
Pecan Campus																			
	North Academic Building																	PBK Architects	D. Wilson Construction
	South Academic Building																	BSA Architects	D. Wilson Construction
	STEM Building																	BSA Architects	D. Wilson Construction
	Student Activities Building and Cafeteria																	Warren Group Architects	D. Wilson Construction
	Thermal Plant Expansion																	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

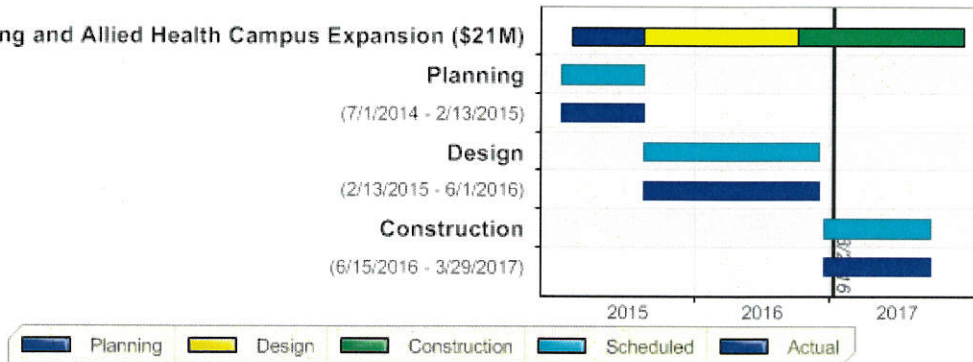


Scope

	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.

Current Program and GMP costs: Health Professions and Science, Workforce Training Center Expansion, Student Services Expansion, and Library

2013 Bond Construction Mid Valley Campus						
Building	Original SF	Revised SF	Diff SF	Construction Cost Limitation (CCL)	Skanska GMP 60% CD	Diff
Health Professions and Science Building	76,069	78,649	2,580	\$13,500,000	\$14,500,895	(\$1,000,895)
Student Services Building Expansion	14,262	18,515	4,253	\$2,825,000	\$3,850,923	(\$1,025,923)
Total	90,331	97,164	6,833	16,325,000	18,351,818	(\$2,026,818)
Workforce Training Center Expansion	10,438	11,810	1,372	\$1,750,000	\$2,997,098	(\$1,247,098)
Library	10,369	10,950	581	\$1,750,000	\$2,364,405	(\$614,405)
Total	20,807	22,760	1,953	3,500,000	5,361,503	(\$1,861,503)

*Library costs are based on Schematic design estimates

Value Management Options

2013 Bond Construction Mid Valley Campus		
Building	Value Management Options	Credit
Health Professions and Science Building	Remove south entry (partial)	(\$47,507)
	Siplast, 2 ply, SBS, Torch with "Bright White" cap sheet, 30 Year NDL Warranty	(\$204,879)
Student Services Building Expansion	Siplast, 2 ply, SBS, Torch with "Bright White" cap sheet, 30 Year NDL Warranty	(\$109,909)

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

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

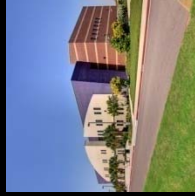
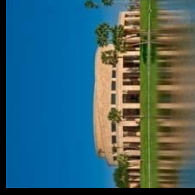
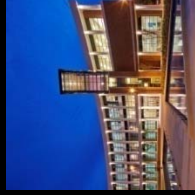
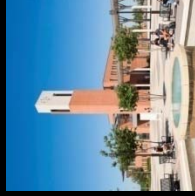
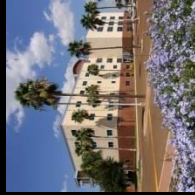
It is requested that the Facilities Committee recommend Board action as necessary at the July 26, 2016 Board meeting regarding the design space and program for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building, Student Services Building Expansion, Workforce Training Center Expansion, and Library Expansion projects as presented.



2013 BOND CONSTRUCTION PROJECTS PROGRAM CONFIRMATION & UPDATE

MID VALLEY HEALTH PROFESSIONS AND SCIENCE BUILDING

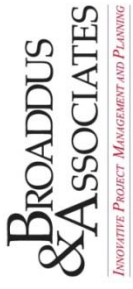
JULY 26, 2016



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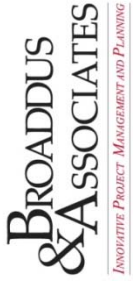


MID VALLEY CAMPUS HEALTH PROFESSIONS AND SCIENCE BUILDING





MID VALLEY CAMPUS HEALTH PROFESSIONS AND SCIENCE BUILDING



MID VALLEY CAMPUS HEALTH PROFESSIONS AND SCIENCE BUILDING

**PROGRAM SQUARE FOOTAGE
ORIGINAL SQ FT**

76,069 SF

CURRENT SQ FT

77,084SF

OUTDOOR SPACES @1/2

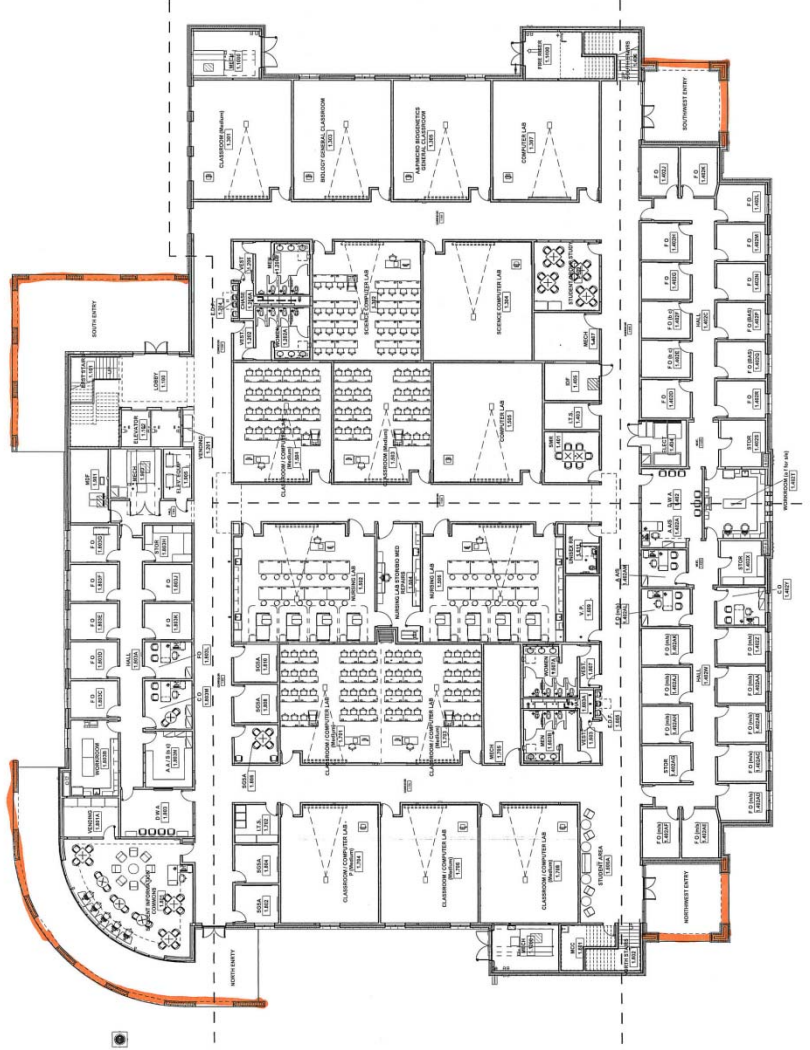
1565 SF

TOTAL CURRENT SF

78,649SF

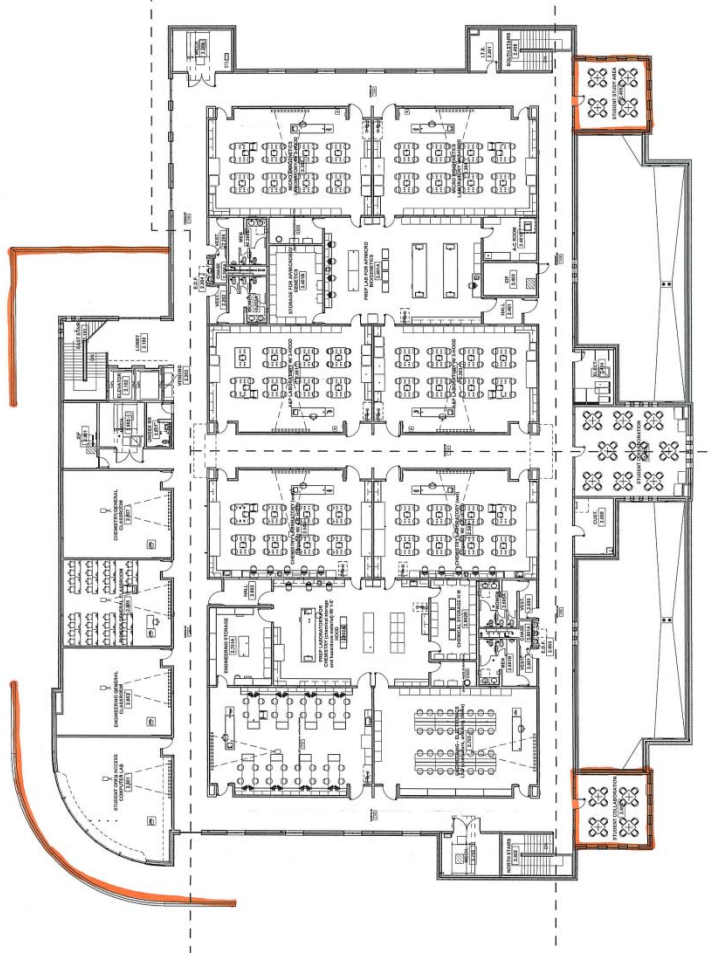
DIFFERENCE

2,580SF



MID VALLEY CAMPUS HEALTH PROFESSIONS AND SCIENCE BUILDING

BUDGET	
CURRENT GMP	\$14,500,895
<u>DEDUCT ALTERNATES</u>	
SOUTH ENTRY	(\$47,507)
SIPLAST 2PLY,TORCH,30YR NDL	(\$204,879)
<u>TOTAL DEDUCT</u>	<u>(\$252,386)</u>
REVISED GMP	\$14,248,509
<u>BUDGET CCL</u>	<u>\$13,500,000</u>
DIFFERENCE	\$ 748,509
COST IMPACT	
FOUNDATION	\$300,000
SQ.FT	\$385,000



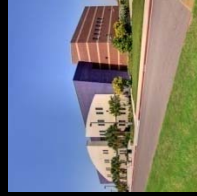
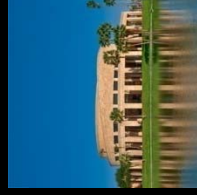
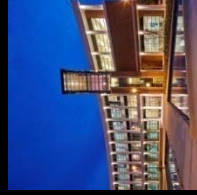
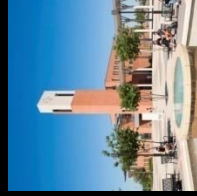
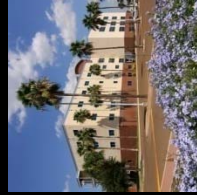


2013 BOND CONSTRUCTION PROJECTS PROGRAM CONFIRMATION & UPDATE

MID VALLEY STUDENT SERVICES EXPANSION

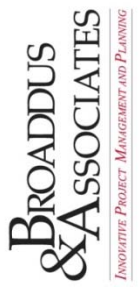
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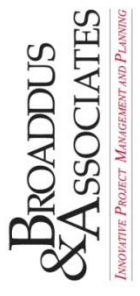


MID VALLEY CAMPUS STUDENT SERVICES EXPANSION



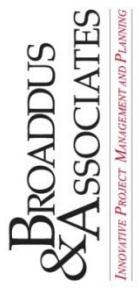


MID VALLEY CAMPUS STUDENT SERVICES EXPANSION





MID VALLEY CAMPUS STUDENT SERVICES EXPANSION



ORIGINAL PROGRAM
CAFETERIA (SERVERY VENDING ETC) 4,800 SF
STUDENT ACTIVITIES ,DINING 4,470SF
NET TO GROSS 4,992SF
14,262SF

REVISED PROGRAM
CAFETERIA (SERVERY VENDING ETC) 4,900SF
STUDENT ACTIVITIES, DINING 5145SF
NET TO GROSS 4,327SF
14,362SF
3,269SF
REVISD SF 17,641SF
OUTDOOR SPACE @1/2 874SF
TOTAL SQ FT 18,515SF

DIFFERENCE 4253SF



OVERALL FLOOR PLAN 1

MID VALLEY CAMPUS STUDENT SERVICES EXPANSION

CURRENT GMP

\$3,850,923

DEDUCT ALTERNATES

SIPLAST ,2PLY,SBS,TORCH,30 YR NDL(\$109,909)

REVISED GMP

\$3,741,014

BUDGET CCL

\$2,825,000

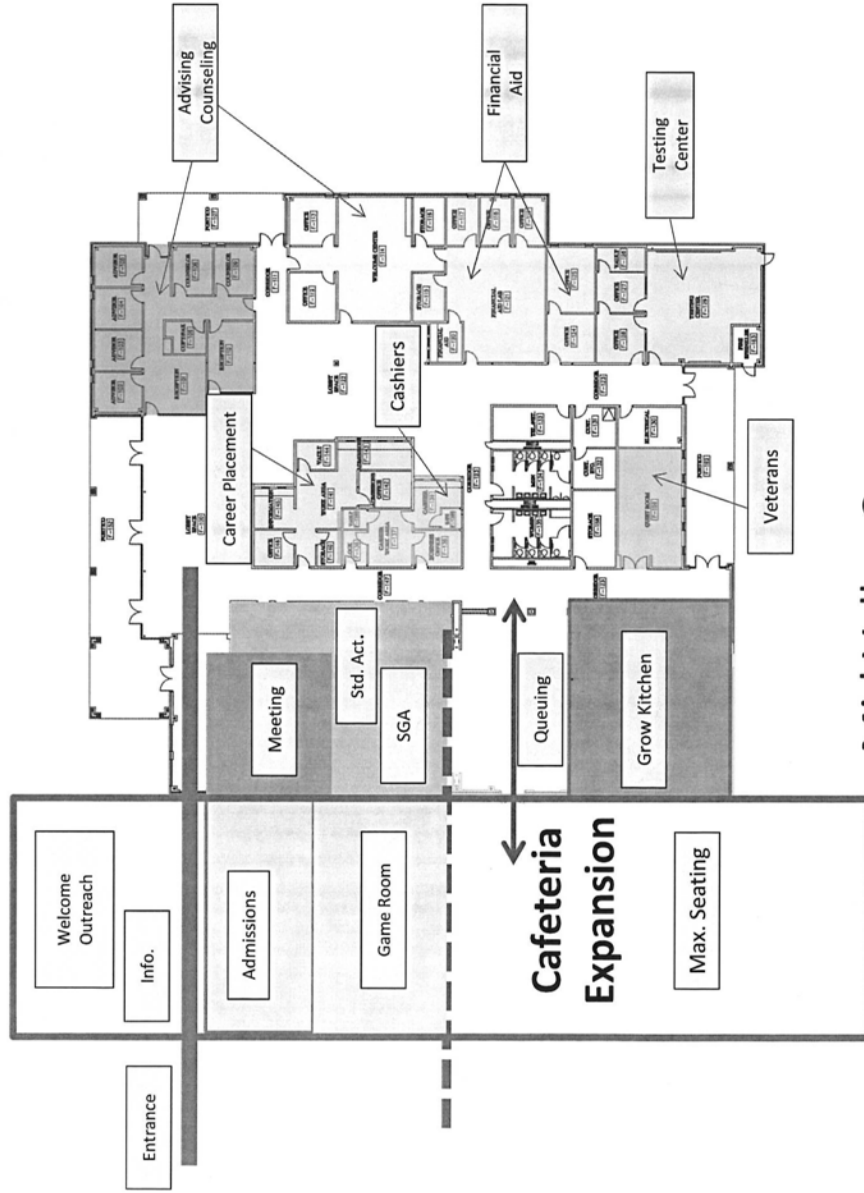
BUDGET VARIANCE

\$ 916,014



OVERALL FLOOR PLAN 1

MID VALLEY CAMPUS STUDENT SERVICES EXPANSION



Mid Valley Campus
Student Service Building Expansion

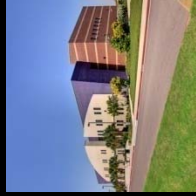
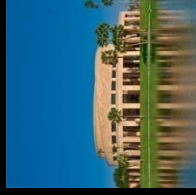
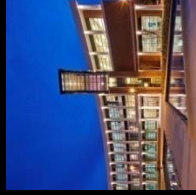
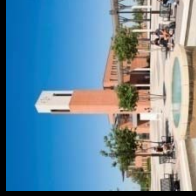
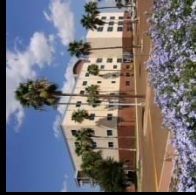


2013 BOND CONSTRUCTION PROJECTS PROGRAM CONFIRMATION & UPDATE

MID VALLEY WORKFORCE TRAINING EXPANSION

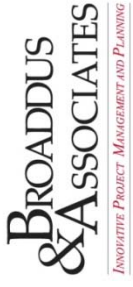
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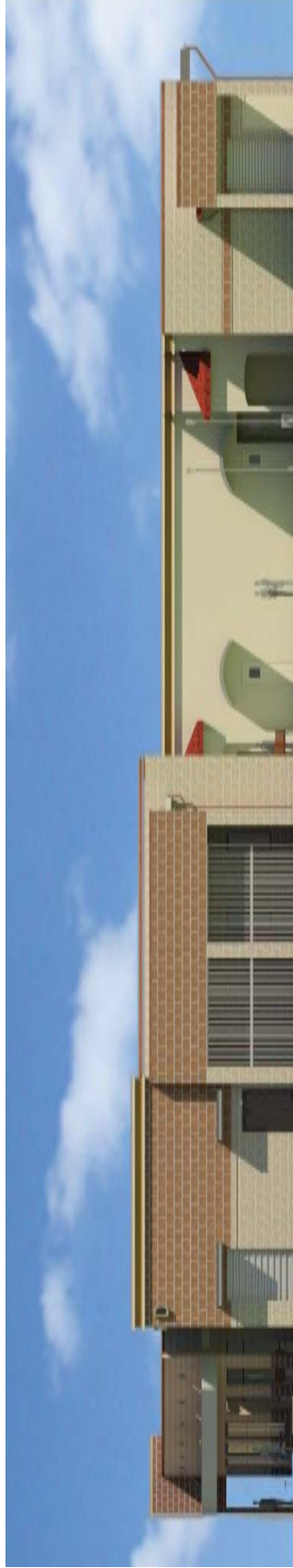
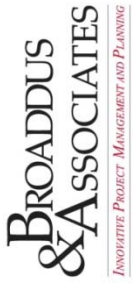


MID VALLEY CAMPUS WORKFORCE TRAINING EXPANSION





MID VALLEY CAMPUS WORKFORCE TRAINING EXPANSION

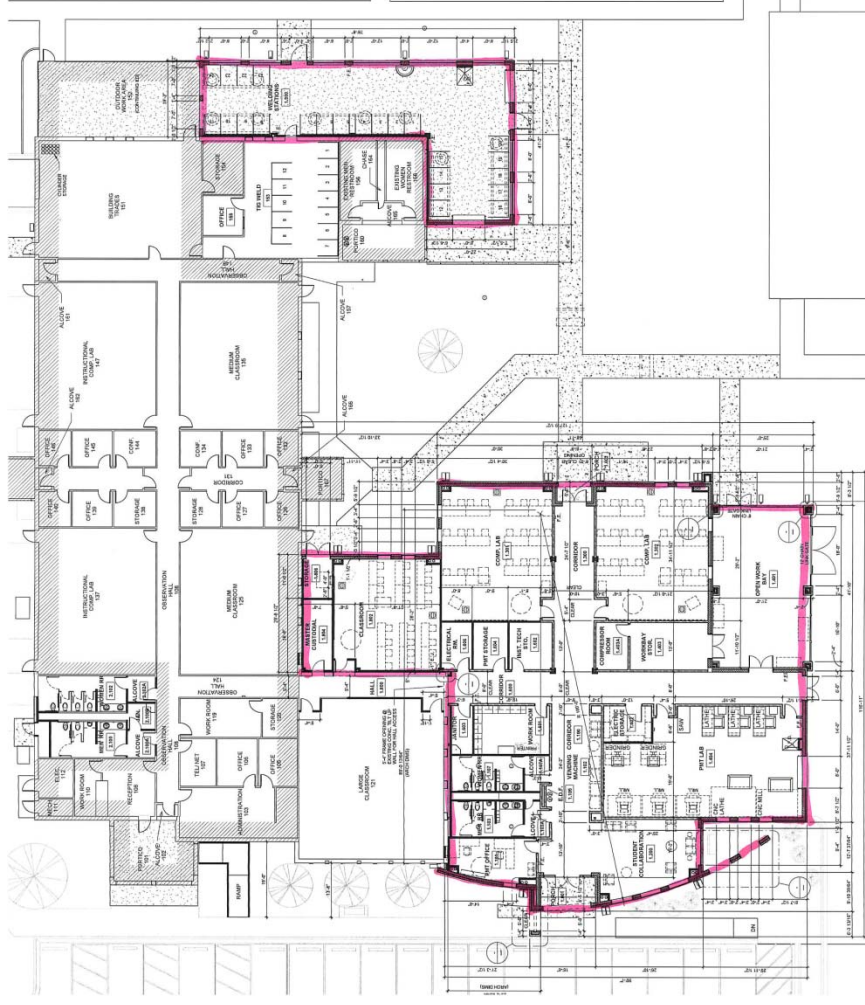


MID VALLEY CAMPUS WORKFORCE TRAINING EXPANSION

ORIGINAL PROGRAM	10,438
REVISED PROGRAM	11,810
DIFFERENCE	1,372 SF

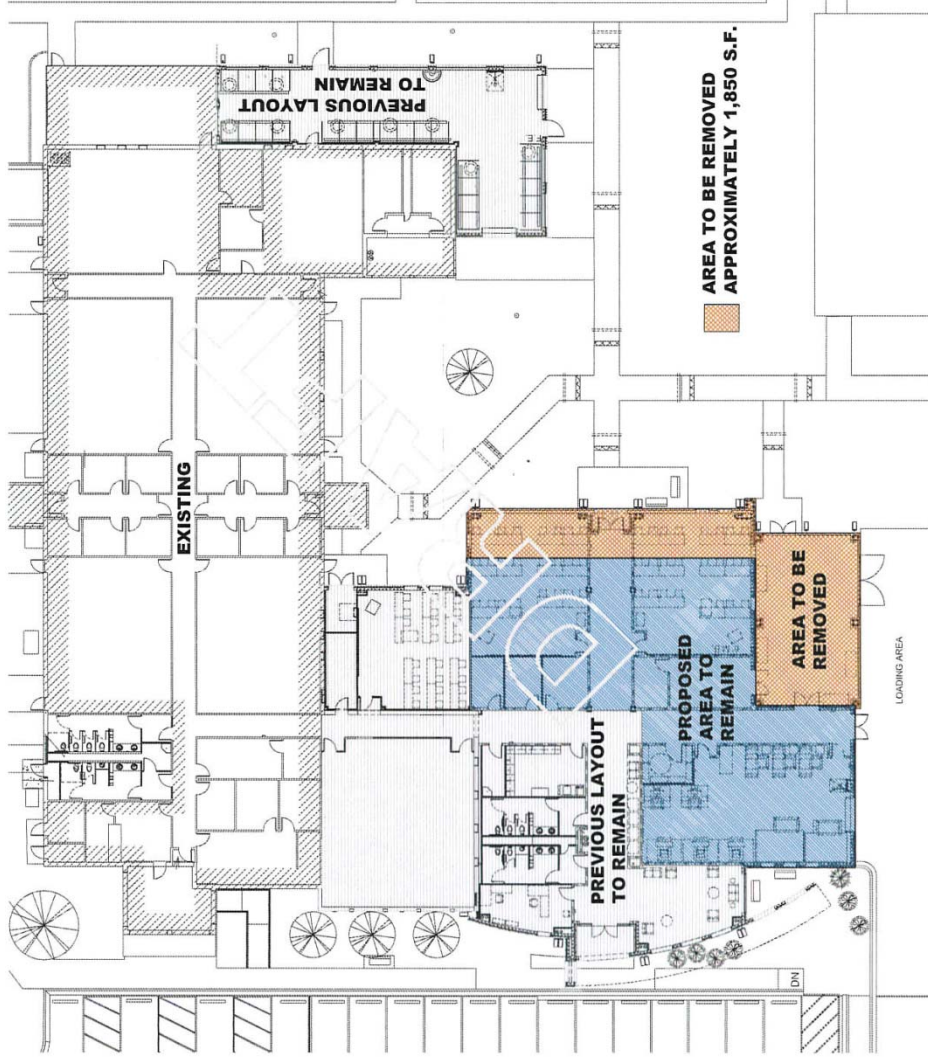
SPACES NOT IN ORIGINAL PROGRAM

**PMT 1,000 SF
RESTROOM RENOVATIONS**



MID VALLEY CAMPUS WORKFORCE TRAINING EXPANSION

CURRENT GMP	\$2,997,098
DEDUCT ALTERNATES	
SQ FOOTAGE REDUCTION	(\$108,181)
SIPLAST, 2PLY, TORCH 30YR NDL	(\$80,031)
	(\$188,212)
REVISED GMP	\$2,808,886
BUDGET CCL	\$1,750,000
BUDGET VARIANCE	\$1,058,886
NOT INCLUDED IN THIS GMP	
RESTROOM RENOVATIONS	\$97,914



Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building will be requested at the July 26, 2016 Board meeting.

Purpose

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

Justification

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. ROFA Architects has submitted construction documents with enough information regarding the construction work of the project.

Background

ROFA Architects has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College’s Board of Trustees. Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to Skanska USA Building, Inc. which has provided a GMP in the amount of \$14,500,895. Broaddus and Associates is recommending value management options using an alternate roof system and the reduction of the South Entry for a savings of \$252,386 with the final GMP of \$14,248,509.

CCL and GMP

Health Professions and Science Building Target CCL	\$13,500,000
Proposed Health Professions and Science Building GMP	\$14,500,895

Value Management Options

Siplast roofing system 2 ply SBS torch 30 year NDL	(\$204,879)
Reduction of South Entry	(47,507)
Total Value Management Options	<u>(\$252,386)</u>
Proposed Health Professions and Science Building GMP	\$14,500,895
Total Value Management Options	<u>(\$252,386)</u>
Revised GMP	\$14,248,509

Deficit Budget Variance	(\$748,509)
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Proposed Funding Source	
Utilize Bond Construction Program Contingency Funds	\$748,509

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Health Professions Building is \$13,500,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016. The balance of funds will be funded by the Bond Program Contingency.

Reviewers

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

Enclosed Documents

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

Presenters

Representatives from Broaddus & Associates, ROFA Architects, and Skanska USA Building, Inc. will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 26, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$14,248,509 and use of bond program contingency funds in the amount of \$748,509 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Campus Health Professions and Science Building as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director of Facilities Planning and Construction

From: Gilbert Gallegos AIA, Senior Vice President

Date: July 26, 2016

Subject: Mid Valley Campus: Health and Science Building GMP from Skanska USA Building, Inc.

Re: 2013 South Texas College Bond Construction Program – Mid Valley Campus: Health and Science Building GMP from Skanska USA Building, Inc

Broaddus & Associates is pleased to request approval of the Guaranteed Maximum Price (GMP) for the STC Mid Valley Campus: Health and Science Building from Skanska USA Building Inc. Currently two GMP's for the Mid Valley Campus have been approved and are under construction: Mid Valley Parking and Site Improvements and the Mid Valley Thermal Energy Plant Expansion which were approved in April 2016.

The Health Professions and Science Building is a new two story facility which encompasses science labs, classrooms, nursing teaching spaces, offices, student collaboration areas and related support areas.

We recommend the approval of the current GMP for the Health Professions and Science Building as presented incorporating the roofing alternate savings.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Mid Valley Campus: Health and Science Building from Skanska USA Building, Inc. and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of these proposals as presented.

Additionally, this memo serves to certify that the following spaces have been added to the original program and are included in the current designs as presented in the GMP. These spaces are inherent to the proper functioning of the academic programs. This design is consistent with the schematic designs which were approved by the Board of Trustees.

Health Professions and Science Building		
First floor		Requested by
Unisex restroom	111	STC Board
Additional IDF	146	Staff
Student area	193	Building Committee
Vending	99	Building Committee
Second Floor		
Student Collaboration	442	Building Committee
Student Collaboration	873	Building Committee
Student Collaboration	442	Building Committee
unisex restroom	92	STC board
Additional IDF	156	Staff
Vending	26	Building Committee
Total	2,580	

SKANSKA

SKANSKA USA BUILDING INC.

July 21, 2016

Project Name STC Mid Valley Campus Package II (Health Profession and Science Building)

Owner Name South Texas College

Location Weslaco, TX

Bid Package	Description	Total Cost GMP
1	General Requirements	\$ -
2	Existing Conditions	\$ -
3	Concrete	\$ 1,529,032
4	Masonry	\$ 560,808
5	Metals	\$ 1,170,967
6	Woods, Plastic, and Composites	\$ 695,850
7	Thermal and Moisture Protection	\$ 1,105,248
8	Openings	\$ 416,286
9	Finishes	\$ 1,722,272
10	Specialities	\$ 394,882
11	Equipment	\$ 104,223
12	Furnishings	\$ 8,356
13	Special Construction	\$ -
14	Conveying Systems	\$ 179,750
21	Fire Suppression	\$ 175,882
22	Plumbing	\$ 1,232,600
23	Heating, Ventilating, and Air Conditioning	\$ 1,902,390
25	Integrated Automation	\$ -
26	Electrical	\$ 879,000
27	Communications	\$ 448,600
28	Electronic Safety and Security	\$ -
31	Earthwork	\$ 368,500
32	Exterior Improvements	\$ -
33	Utilities	\$ -
34	Transportation	\$ -
35	Waterway and Marine Construction	\$ -
40	Process Integration	\$ -
41	Material Processing and Handling Equipment	\$ -
42	Process Heating, Cooling, Drying Equipment	\$ -
43	Process Gas and Liquid Handling, Purification, and Storage Equipment	\$ -
44	Pollution Control Equipment	\$ -
45	Industry-Specific Manufacturing Equipment	\$ -
48	Electrical Power Generation	\$ -
	Building Permit Fees	\$ 31,162
	SUBTOTAL	\$ 12,925,808
	Escalation	\$ -
	TOTAL COST OF WORK WITH ESCALATION	\$ 12,925,808
	Construction Contingency - 1.50%	\$ 193,887
	Design Contingency - 1.50%	\$ 193,887
	SUBTOTAL	\$ 13,313,582
	General Conditions	\$ 683,420
	CCIP	NA
	Fee - 3.60%	\$ 503,892
	TOTAL COST	\$ 14,500,895
	GRAND TOTAL COST	\$ 14,500,895
ALTERNATES		TOTAL
	<i>Breakout 1:</i> Reduction of South entry	\$ (47,507)
	<i>Alternate 1:</i> Provide Siplast roofing system, 2-Ply SBS Torch with "Bright White" cap sheet, 30 year NDL warranty in lieu of Garland roofing system.	\$ (204,879)

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

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion will be requested at the July 26, 2016 Board meeting.

Purpose

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

Justification

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. ROFA Architects has submitted construction documents with enough information regarding the construction work of the project.

Background

ROFA Architects has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to Skanska USA Building, Inc. which has provided an initial proposed GMP in the amount of \$3,850,923. Broaddus and Associates is recommending a value management option using an alternate roof system for a savings of \$109,909 with the final GMP of \$3,741,014.

CCL and GMP

Student Services Building Expansion Target CCL	\$2,500,000
Fixed Kitchen Equipment	325,000
Total	\$2,825,000

Proposed Student Services Expansion GMP	\$3,850,923
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Deficit Budget Variance	(\$1,025,923)
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Less: Value Management Option

Siplast 2 ply, SBS Torch, 30 year ND	\$109,909
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Deficit Budget Variance	(\$916,014)
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Revised GMP	\$3,741,014
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Proposed Funding Source	
Utilize Bond Construction Program Contingency Funds	\$916,014

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Student Services Building Expansion is \$2,500,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016. The balance of funds will be funded by the Bond Program Contingency.

Reviewers

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

Enclosed Documents

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

Presenters

Representatives from Broaddus & Associates, ROFA Architects, and Skanska USA Building, Inc. will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 26, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$3,741,014 and use of bond program contingency funds in the amount of \$916,014 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Student Services Building Expansion as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director of Facilities Planning and Construction

From: Gilbert Gallegos AIA, Senior Vice President

Date: July 26, 2016

Subject: Mid Valley Campus: Student Services Expansion, GMP from Skanska USA Building, Inc.

Re: 2013 South Texas College Bond Construction Program – Mid Valley Campus: Student Services Expansion GMP from Skanska USA Building, Inc

Broaddus & Associates is pleased to request approval of the Guaranteed Maximum Price (GMP) for the STC Mid Valley Campus: Student Services Expansion from Skanska USA Building Inc. Currently two GMP's for the Mid Valley Campus have been approved and are under construction: Mid Valley Parking and Site Improvements and the Mid Valley Thermal Energy Plant Expansion which were approved in April 2016.

The Student Services Expansion includes a complete new kitchen remodeling, new dining area, new student activities areas and a new student admissions area as well as related support spaces.

We recommend the approval of the current GMP for the Student Services Building as presented incorporating the roofing alternate savings.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Mid Valley Campus: Health and Science Building and the Student Services Expansion from Skanska USA Building, Inc. and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of these proposals as presented.

Additionally, this memo serves to certify that the following spaces have been added to the original program and are included in the current designs as presented in the GMP. These spaces are inherent to the proper functioning of the academic programs. This design is consistent with the schematic designs which were approved by the Board of Trustees.

Student Services Building Expansion		
Student Admissions	3,269	Building Committee
Unisex Restroom	110	STC Board
outdoor cover	874	STC Board
	4,253	



SKANSKA USA BUILDING INC.

July 21, 2016

Project Name STC Mid Valley Campus Package II (Student Services Expansion)
 Owner Name South Texas College
 Location Weslaco, TX

Bid Package	Description	Total Cost GMP
1	General Requirements	\$ -
2	Existing Conditions	\$ 15,000
3	Concrete	\$ 228,668
4	Masonry	\$ 212,666
5	Metals	\$ 238,727
6	Woods, Plastic, and Composites	\$ 20,980
7	Thermal and Moisture Protection	\$ 395,962
8	Openings	\$ 154,576
9	Finishes	\$ 454,131
10	Specialities	\$ 84,360
11	Equipment	\$ 162,208
12	Furnishings	\$ 4,106
13	Special Construction	\$ -
14	Conveying Systems	\$ -
21	Fire Suppression	\$ 52,532
22	Plumbing	\$ 303,000
23	Heating, Ventilating, and Air Conditioning	\$ 486,410
25	Integrated Automation	\$ -
26	Electrical	\$ 404,500
27	Communications	\$ 81,950
28	Electronic Safety and Security	\$ -
31	Earthwork	\$ 93,613
32	Exterior Improvements	\$ -
33	Utilities	\$ -
34	Transportation	\$ -
35	Waterway and Marine Construction	\$ -
40	Process Integration	\$ -
41	Material Processing and Handling Equipment	\$ -
42	Process Heating, Cooling, Drying Equipment	\$ -
43	Process Gas and Liquid Handling, Purification, and Storage Equipment	\$ -
44	Pollution Control Equipment	\$ -
45	Industry-Specific Manufacturing Equipment	\$ -
48	Electrical Power Generation	\$ -
	Building Permit Fees	\$ 9,862
	SUBTOTAL	\$ 3,403,250
	Escalation	\$ -
	TOTAL COST OF WORK WITH ESCALATION	\$ 3,403,250
	Construction Contingency - 1.50%	\$ 51,049
	Design Contingency - 1.50%	\$ 51,049
	SUBTOTAL	\$ 3,505,348
	General Conditions	\$ 211,759
	CCIP	NA
	Fee - 3.60%	\$ 133,816
	TOTAL COST	\$ 3,850,923
	GRAND TOTAL COST	\$ 3,850,923
	ALTERNATES/BREAKOUT PRICING	TOTAL
	Alternate 1: Provide Siplast roofing system, 2-Ply SBS Torch with "Bright White" cap sheet, 30 year NDL warranty in lieu of Garland roofing system.	\$ (109,909)

**Review and Update on Guaranteed Maximum Price for the 2013 Bond Construction
Mid Valley Campus Projects**

- 1. Mid Valley Campus Workforce Training Expansion**
- 2. 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 Workforce Training Center Expansion and Library Expansion projects.

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

Approval of the balance of the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Nursing and Allied Health Campus Expansion will be requested at the July 26, 2016 Board meeting.

Purpose

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

Justification

The submitted GMP is necessary for D. Wilson Construction (CM@R) to begin with the work to meet their overall construction schedule. ERO Architects has submitted construction documents with adequate information regarding the construction work of the project.

Background

On May 24, 2016, the Board approved the partial GMP for the Nursing and Allied Health Campus Expansion in the amount of \$4,142,000. The approval of the partial GMP was necessary at that time so that D. Wilson Construction could begin with the work to meet their overall construction schedule. Since then, D. Wilson has received the necessary construction documents from ERO Architects to develop the balance of the GMP in the amount of \$12,867,860. The total GMP for this project is \$17,009,860 which includes the initial partial GMP. Additional funds are available in the amount of \$34,860 to account for the deficit budget variance. Approval of the GMP will allow for construction to continue and meet the overall construction schedule.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Nursing and Allied Health Campus Expansion project is as follows:

Construction Cost Limitation	\$16,600,000
Fixed Equipment (Kitchen)	\$375,000
Total	<hr/> \$16,975,000
D. Wilson Construction GMP	\$12,867,860
Previous Partial GMP (Foundation and Steel)	\$ 4,142,000
Total GMP	<hr/> 17,009,860
Deficit Budget Variance	(\$34,860)

Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016. Additional funds for the deficit budget variance will be used from the Bond Construction Program Contingency.

Reviewers

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

Enclosed Documents

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

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 26, 2016 Board meeting, the Balance of the Guaranteed Maximum Price (GMP) in the amount of \$12,867,860 for a total GMP in the amount of \$17,009,860 which includes the initial partial GMP and use of bond program contingency funds in the amount of \$34,860 with D. Wilson Construction for the 2013 Bond Construction Nursing and Allied Health Campus Expansion as presented.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director of Facilities Planning and Construction

From: Gilbert Gallegos, AIA, Sr. Vice President

Date: July 26, 2016

Subject: Nursing and Allied Health Campus (GMP) - from D Wilson Construction

Re: 2013 South Texas College Bond Construction Program – Nursing and Allied Health GMP

Broaddus & Associates is pleased to request approval of the Guaranteed Maximum Price (GMP) for the STC Nursing and Allied Health Campus. Previously, a partial GMP was approved in May 2016 for the Steel and Foundation work which is currently in progress. The current GMP includes all the remaining work to complete the entire four story building which includes a hospital simulation teaching floor, classrooms, offices, library, kitchen ,dining facilities ,associated student collaboration areas and support areas.

The GMP for Nursing and Allied Health Campus Project includes all the materials and labor for the project scope. The pricing is based on construction plans produced by ERO Architects, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the Partial GMP for the Nursing and Allied Health Campus Project and concurs with the pricing submitted by the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of this proposal as presented.

Additionally, this memo serves to certify that the following spaces have been added and deleted from the original program and are included in the current designs as presented in the GMP. These spaces are inherent to the proper functioning of the academic programs. Recognizing that the Original space program total square footage would be exceeded, an attempt was made to reduce some of the program spaces originally identified by the stake holders. A functional space deviation from the original program also occurred with the change from a catering kitchen to a full service kitchen nevertheless the original square footage remained the same. This design is consistent with the schematic designs which were approved by the Board of Trustees.

Nursing and Allied Health Campus		
Library	2,157	Building Committee
Pharmacy Prep/Steril	211	Building Committee
Radiology Control room,training lab,storage	882	Building Committee
Ultrasound Demostration/control room	290	Building Committee
Emergency Room Simulation B&C	969	Building Committee
Pediatrics Simulation Lab	190	Building Committee
Unisex toilet rooms	370	Building Committee
Added MDF IDF	804	Staff
Exterior storage/can wash/water softener	126	Building Committee
TOTAL ADD	5,999	
Spaces Deleted		
MRI Training lab	-500	Building Committee
Adjuct Workspace	-200	Building Committee
Reception at Testing Center	-250	Building Committee
Storage at Dining	-200	Building Committee
Additional Storage	-150	Building Committee
TOTAL DEDUCT	-1,300	
NET	4,699	



McAllen • San Antonio

JOB: STC Nursing Allied & Health
 Est. Start Date: Thursday, July 14, 2016
 Completion: Tuesday, March 13, 2018
 Days: 607
 Months: 20
 PLAN SF: 94,382

PRINTED: 11:10:23 AM

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

Schedule of Values

CSI Section	Division Title	Base Bid
01 00 00	GENERAL REQUIREMENTS	746,244
03 00 00	CONCRETE	64,000
04 00 00	MASONRY	836,360
05 00 00	STRUCTURAL STEEL	259,420
06 00 00	CARPENTRY	274,119
07 00 00	MOISTURE PROTECTION	939,885
08 00 00	DOORS & WINDOWS	1,399,412
09 00 00	FINISHES	2,285,897
10 00 00	SPECIALTIES	249,421
12 00 00	FURNISHINGS	264,611
14 00 00	CONVEYING SYSTEMS	248,900
21 00 00	FIRE SUPPRESSION	302,650
22 00 00	PLUMBING	685,000
23 00 00	HVAC	1,459,875
26 00 00	ELECTRICAL	2,132,000
27 00 00	STRUCTURED CABLING	inc
28 00 00	ELECTRONIC SAFETY AND SECURITY	inc
31 00 00	EARTHWORK	58,624
	CONTRACTOR DESIGN CONTINGENCY	130,000
	CONSTRUCTION PHASE FEE	3.60% 439,500
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	106,942
	SUBTOTALS:	12,752,860
	OWNER'S CONTINGENCY (NO FEE)	115,000
	GMP TOTAL:	12,867,860

Review and Recommend Action on Partial GMP for the 2013 Bond Construction Starr County Campus Health Professions and Science Building

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Health Professions and Science Building will be requested at the July 26, 2016 Board meeting.

Purpose

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

Justification

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

Background

Mata Garcia Architects completed the 100% set of construction documents for the project necessary for the CM@R to provide a partial GMP for review by the project team and approval by the College's Board of Trustees. The 100% set of construction documents consist only of foundation and structural drawings necessary for the development of the partial GMP. Approval of the partial GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to D. Wilson Construction Company which has provided the partial GMP in the amount of \$1,736,000. The CM@R will submit the final GMP for approval at a later date.

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Health Professions and Science Building is \$8,500,000. Bond funds are budgeted in the Bond Construction budget for FY 2015 - 2016.

Reviewers

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

Enclosed Documents

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

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 26, 2016 Board meeting, the Partial Guaranteed Maximum Price (GMP) with D. Wilson Construction Company in the amount of \$1,736,000 for the 2013 Bond Construction Starr County Campus Health Professions and Science Building as presented.



MEMORANDUM

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

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

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

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted Partial GMP for the Starr County Campus Health Professions & Science building and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve this proposal for a Partial GMP.



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

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

PRINTED: 6/23/16 10:38 AM

Schedule of Values

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

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.

On July 12, 2016, the list of building names were presented to the Facilities Committee. The Facilities Committee requested other name options for the Workforce Center and the General Academic Buildings. Staff has provided a list of additional options for these buildings for the Board's review and recommendation.

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
Optional Building Names

Workforce:

- Center for Workforce and Development
- Workforce Development Center
- Workforce Solutions Center
- Workforce Development Building
- Commercial Workforce Center
- Education and Workforce Center
- Advanced Technology and Workforce Building
- Workforce Innovation Center
- Institute for Workforce Innovation
- Workforce Training Institute

Academic:

- Main Instructional Building
- Main Academic Building
- Academic Instructional Center
- General Academic Building
- Central Academic Building
- Central Academic Center
- Central Instructional Building

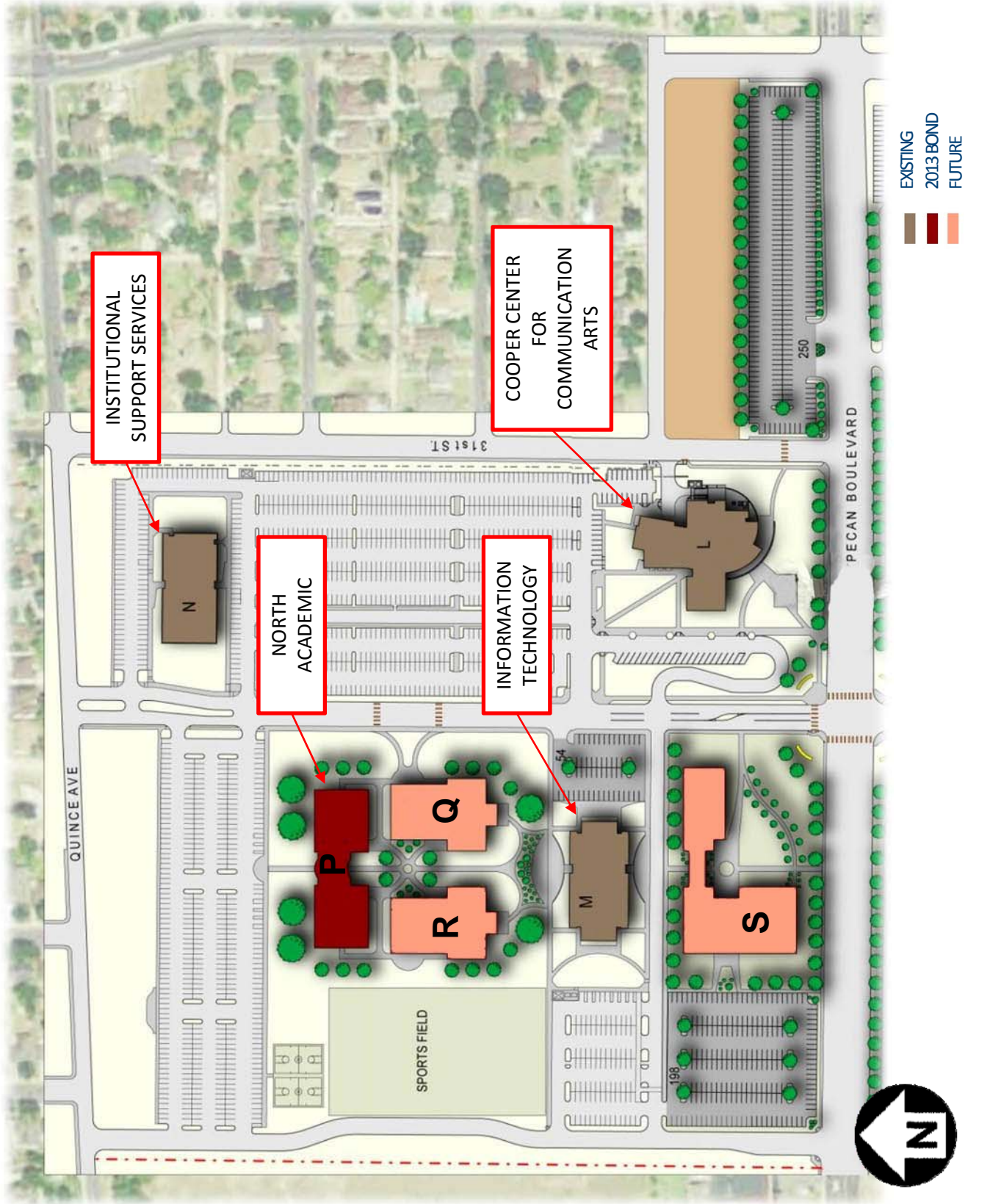
South Texas College

District Wide – Building Identification

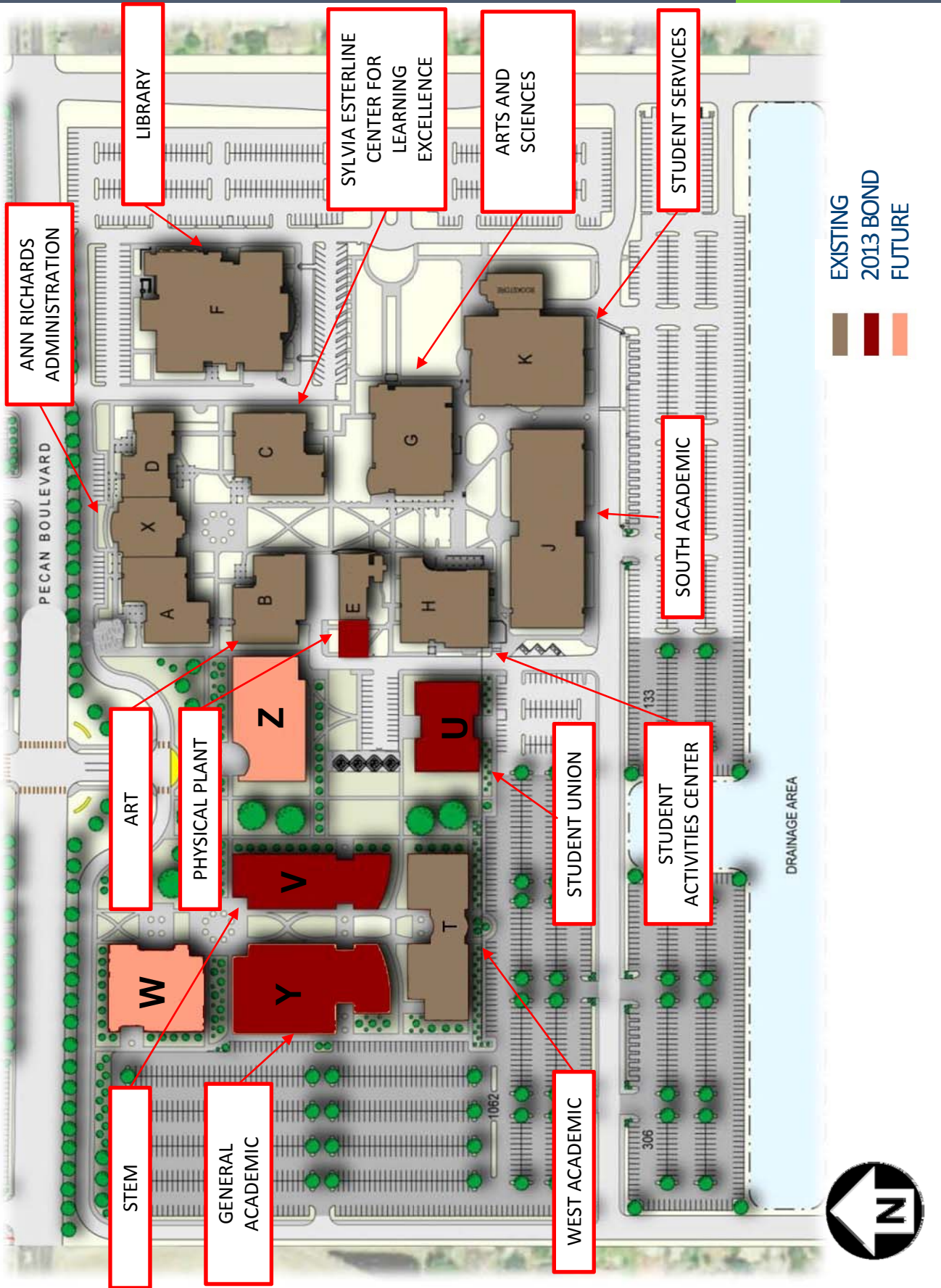
JULY 12, 2016

South Texas College
Facilities Planning and Construction

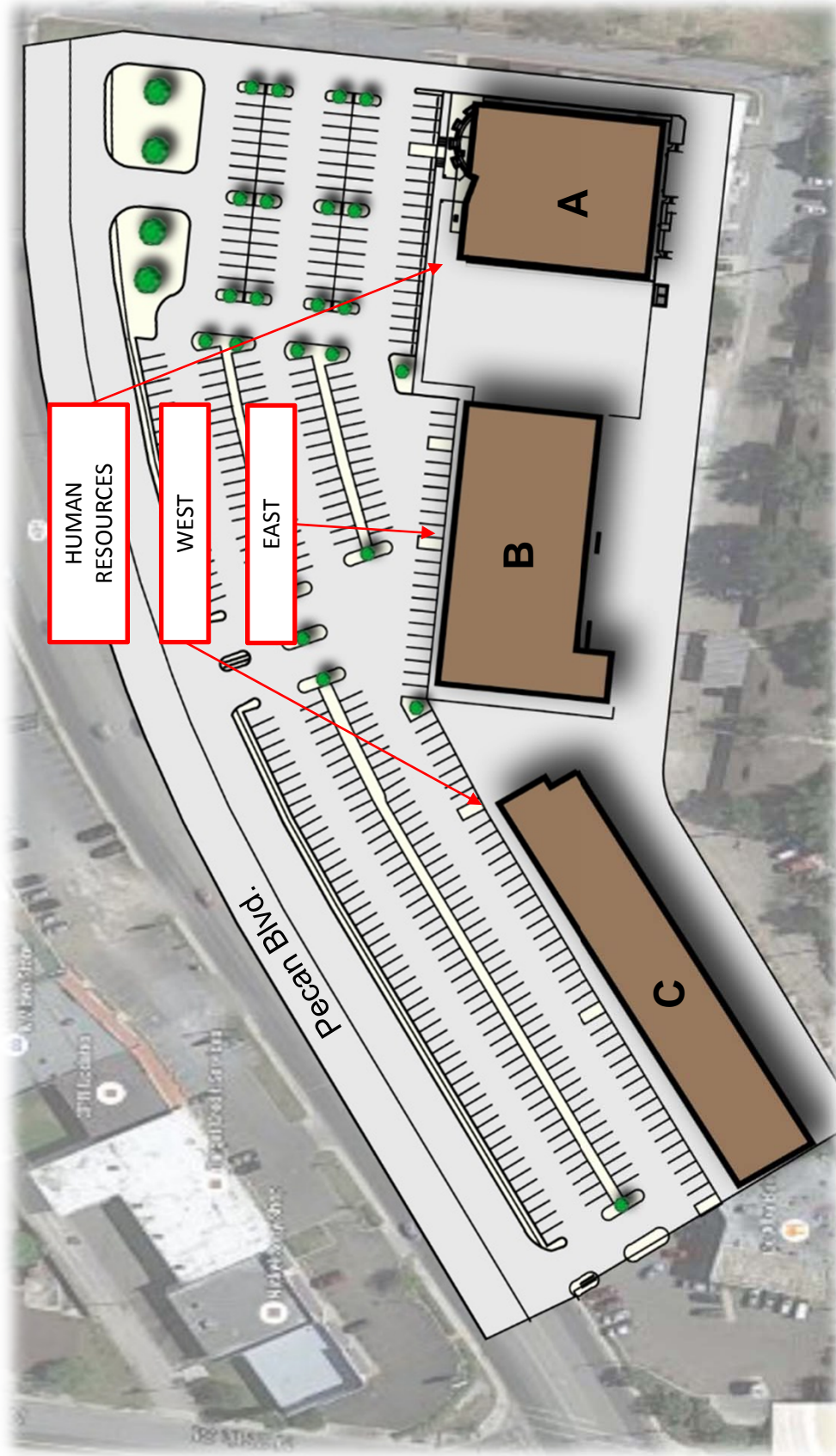
Pecan Campus - north



Pecan Campus - south

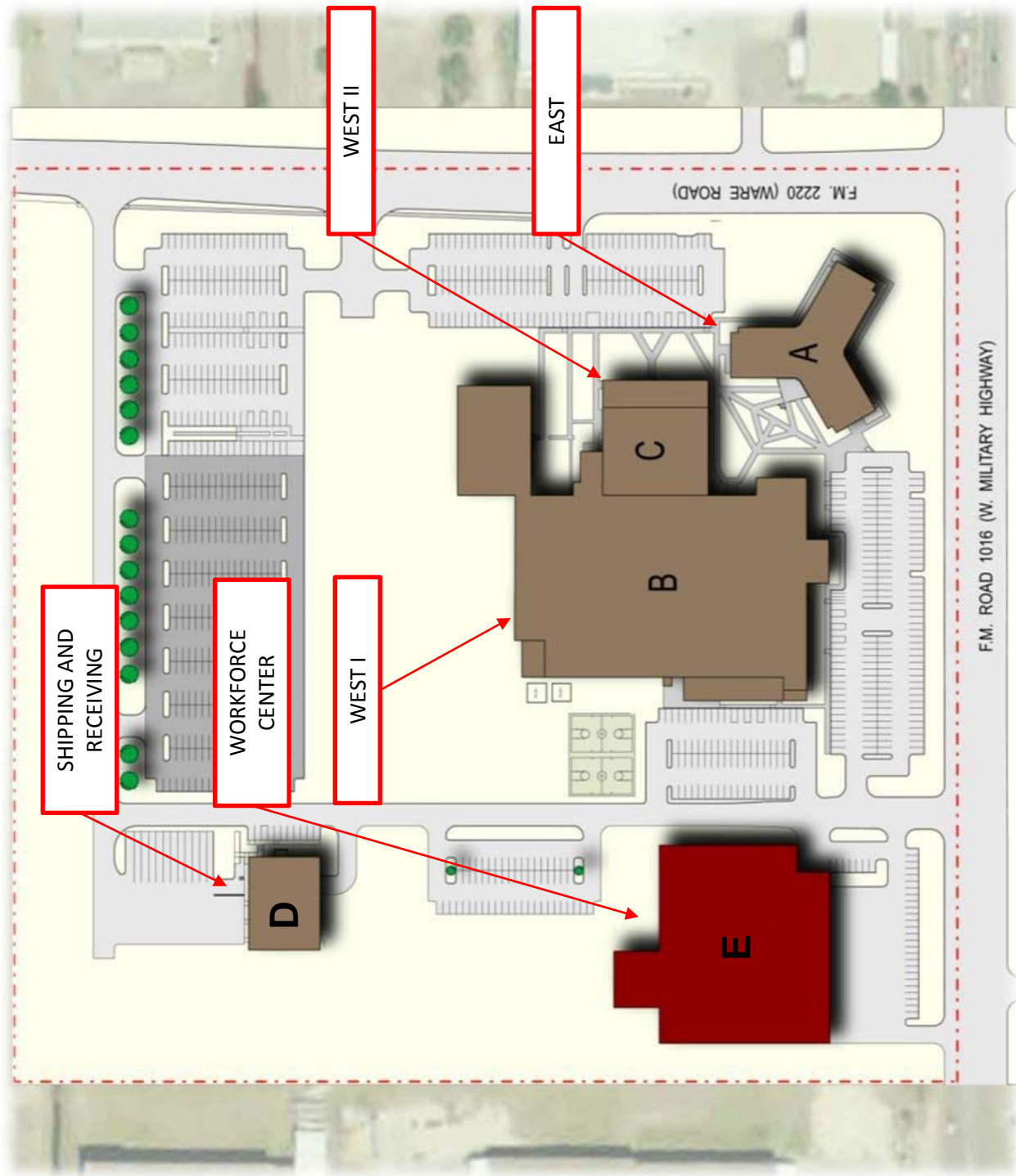


Pecan Plaza



- EXISTING
- 2013 BOND
- FUTURE

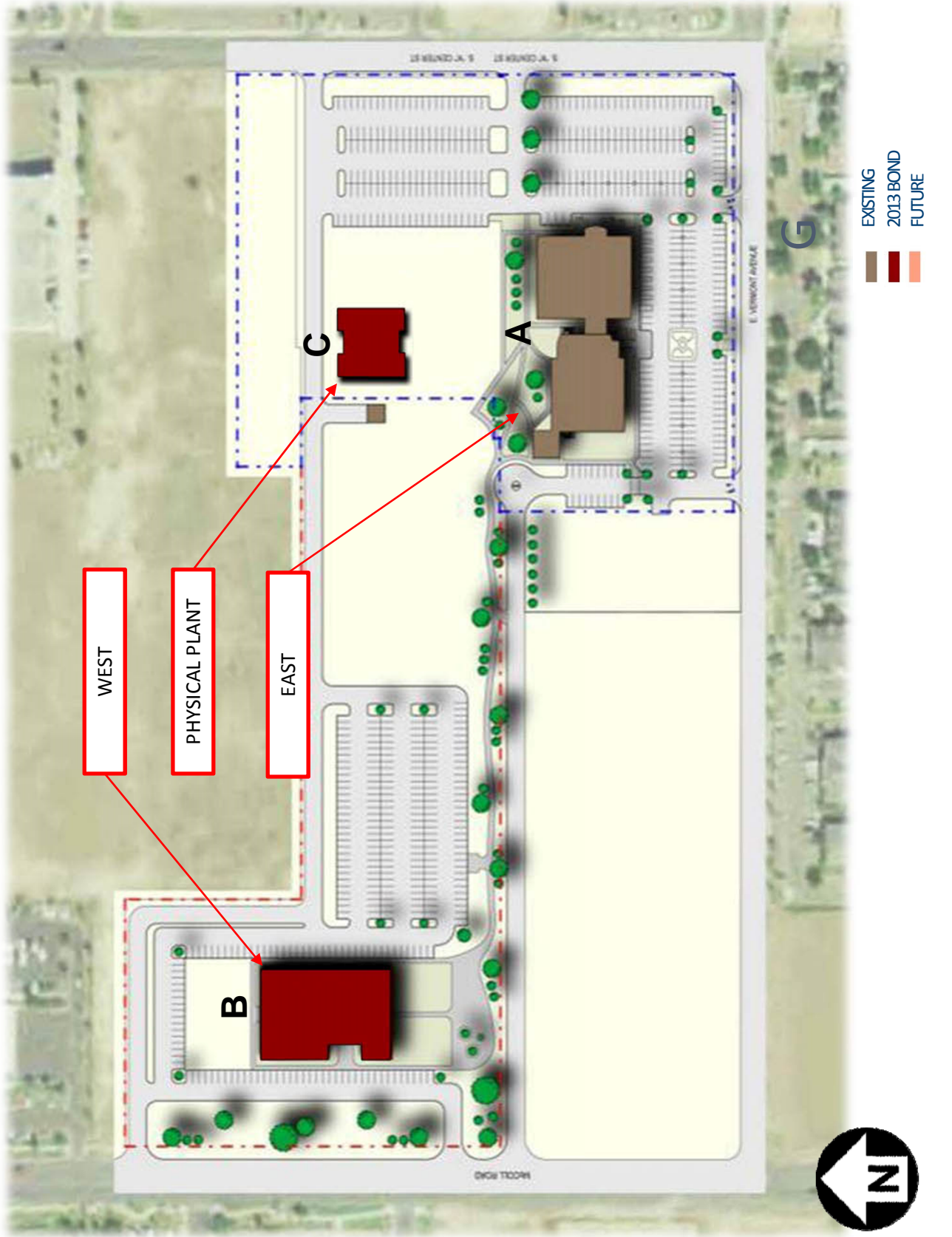
Technology Campus



- EXISTING
- 2013 BOND
- FUTURE

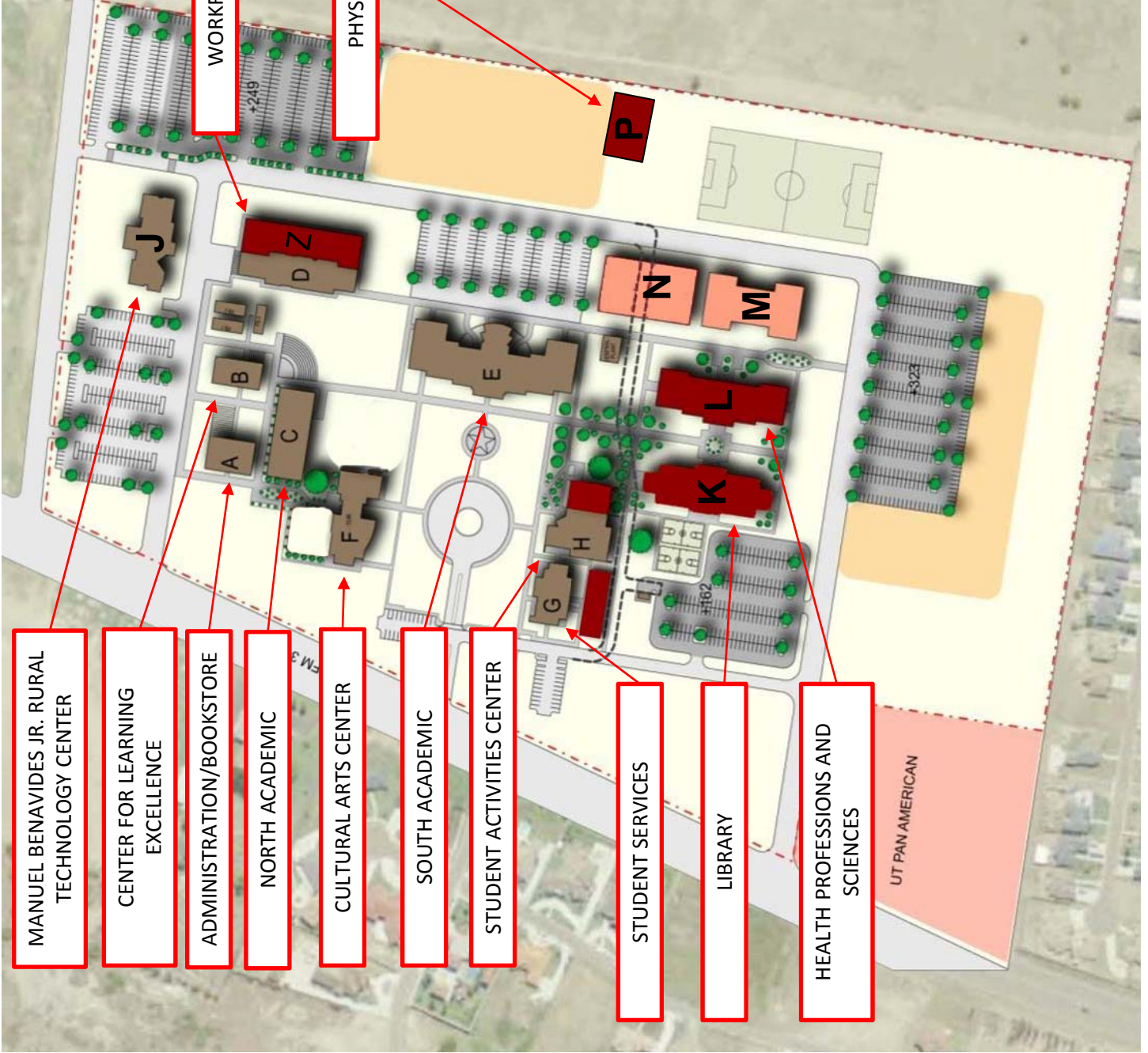


Nursing and Allied Health



Starr County Campus

- EXISTING
- 2013 BOND
- FUTURE



- MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER
- CENTER FOR LEARNING EXCELLENCE
- ADMINISTRATION/BOOKSTORE
- NORTH ACADEMIC
- CULTURAL ARTS CENTER
- SOUTH ACADEMIC
- STUDENT ACTIVITIES CENTER
- STUDENT SERVICES
- LIBRARY
- HEALTH PROFESSIONS AND SCIENCES

- WORKFORCE CENTER
- PHYSICAL PLANT

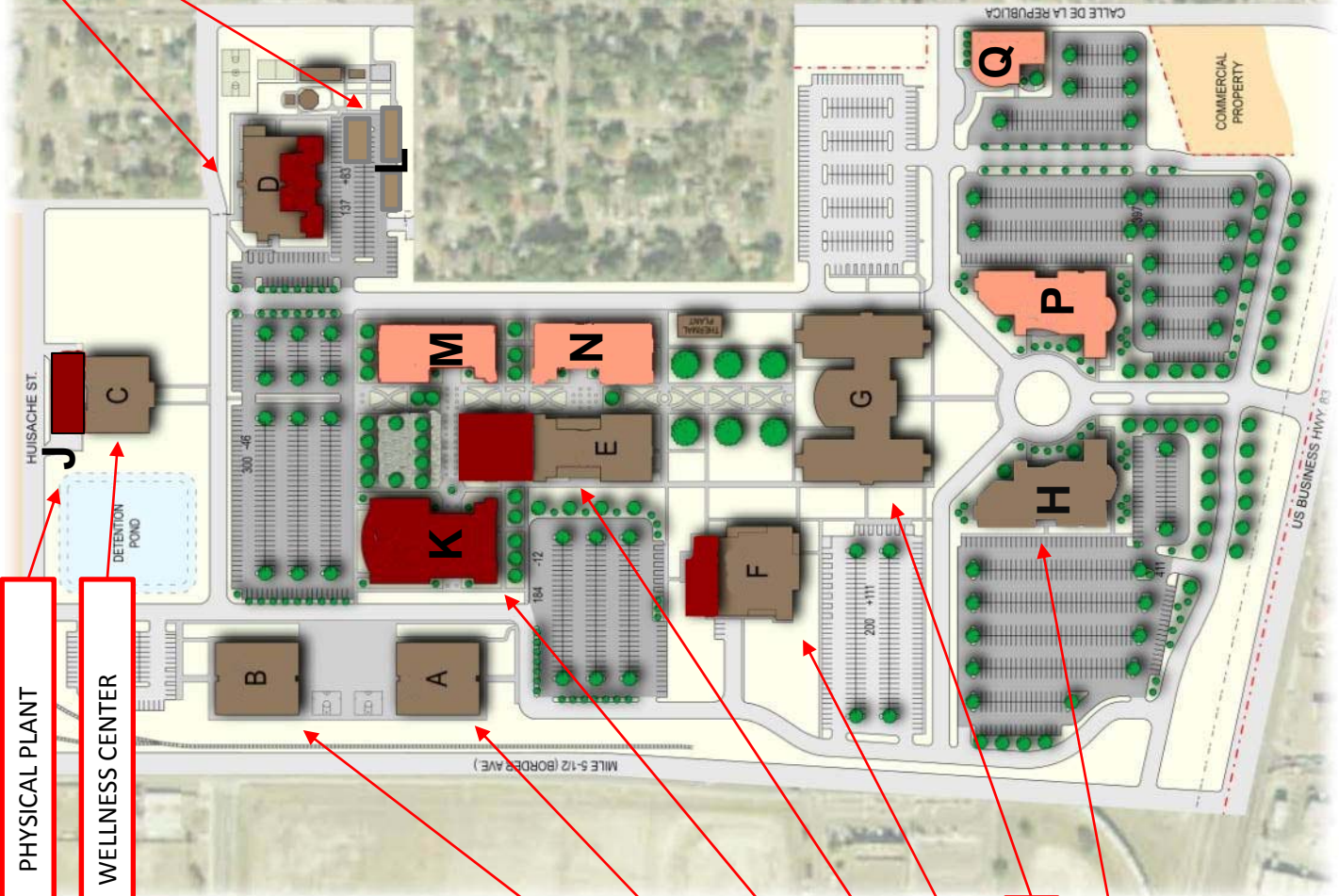
Mid-Valley Campus

EXISTING
 2013 BOND
 FUTURE

- NURSING ALLIED HEALTH
- CENTER FOR LEARNING EXCELLENCE
- HEALTH PROFESSIONS AND SCIENCES
- LIBRARY
- STUDENT UNION
- NORTH ACADEMIC
- SOUTH ACADEMIC



- WORKFORCE CENTER
- CHILDCARE DEVELOPMENT CENTER



- PHYSICAL PLANT
- WELLNESS CENTER