

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, September 13, 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. August 9, 2016 Facilities Committee Meeting
2. August 23, 2016 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

August 9, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, August 9, 2016 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 9, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:05 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Members absent: Dr. Alejo Salinas, Jr. and Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. Cody Gregg, Mr. Gilbert Gallegos, Mr. Brian Fruge, Mr. Rolando Garcia, Ms. Diana Gonzalez, Mr. Miguel Martinez, Mr. Eliazar Rodriguez, Mr. Humberto Rodriguez, Mr. Isidro Navarro, Mr. Ricardo Hinojosa, Mr. Trey Murray, Mr. Miguel Chanin, Mr. Eddie Vela, Mr. Hector Garcia, and Mr. Andrew Fish

Approval of Facilities Committee Meetings Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Mrs. Graciela Farias, the following Minutes for the Facilities Committee meetings were approved as written:

1. July 6, 2016 Facilities Committee Meeting
2. July 12, 2016 Facilities Committee Meeting
3. July 26, 2016 Facilities Committee Meeting

The motion carried.

Update on Status of Board Request to Broaddus & Associates for the Project and Program Accountability

On July 13, 2016, Dr. Salinas wrote to Broaddus & Associates, the South Texas College 2013 Bond Construction Program Manager (CPM), requesting the delivery of project and program accountability reporting to the Board of Trustees. The letter, also presented in the packet for the Committee's review, outlined the Board's expectations of the CPM.

Dr. Salinas shared a spreadsheet that he developed to help bridge the gap between what documents already provided by Broaddus & Associates in response to his request. Dr. Salinas acknowledged that there was progress, but more work needed to be done to establish the accountability that the Board wanted to see in this program management.

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 with Broaddus and Associates provided the update.

Among the items he mentioned, Mr. Gallegos indicated that Broaddus & Associates had solicited proposals for a Construction Manager @ Risk for the South Texas College Regional Center for Public Safety Excellence project, and four responses had been received. Mr. Gallegos mentioned that an evaluation committee had reviewed the responses, and could either recommend a top-ranked firm, or a short list of highly qualified firms for the Facilities Committee and/or the Board of Trustees to interview and select for an award. Because this item was not on the agenda, the Committee deferred further discussion, and asked that Broaddus & Associates present the options at a subsequent meeting.

Mr. Gallegos also indicated that there had been some construction delays for the Pecan Campus Student Activities Building and Cafeteria project, due to issues related to the relocation of Portable Building 1. D. Wilson Construction was waiting for the portable building to be moved so that construction could begin. Mr. Gallegos indicated that the relocation was being arranged, and that there were no significant concerns.

Review and Recommend Action on Updated Timeline for the Scheduled Guaranteed Maximum Prices (GMPs), Completion Dates, and Occupancy Dates for the 2013 Bond Construction Program

The updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program were presented for the Facilities Committee, and Broaddus & Associates requested a recommendation of Board approval of the proposed revision.

Purpose

The Board would be asked to review and approve the updated scheduled timeline for the upcoming requests to approve the Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program projects.

Justification

A Guaranteed Maximum Price is the method used by the Construction Manager-at-Risk (CM@R) to present their proposed construction cost to provide the Owner with a complete and functioning project. The scheduled timeline would confirm that the Program Manager consultant will submit GMPs per the Board approved timeline.

Background

On April 26, 2016 a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only. At the May 24, 2016 Board meeting, an updated timeline which included completion dates and occupancy dates was presented to the Board for adoption. Broaddus and Associates has since then updated the GMP schedule, completion dates, and occupancy dates which will be presented to the Board for approval.

Enclosed Documents

The packet included an updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates as provided by Broaddus and Associates.

Presenters

Mr. Gilbert Gallegos and Mr. Brian Fruge from Broaddus & Associates presented the updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates. Mr. Fruge stated that the timeline was tight, but that Broaddus & Associates had coordinated with the design and construction teams to prioritize five specific projects for completion in time for the start of the Fall 2017 semester.

Mr. Fruge described a process by which the buildings would be brought to a limited occupancy state, and the appropriate city would be asked to permit staff to begin moving furniture and equipment into those buildings. Teams would focus to provide access to these buildings floor-by-floor, to allow carefully coordinated move-in, and complete the process in time for utilization of student spaces by the beginning of the Fall 2017 semester.

Administration expressed their concerns, noting that the recommended process exposes the College to some risk. While construction is ongoing, staff would be unable to practically monitor and control access to the buildings. In the past, there has been theft of equipment during such procedures. Furthermore, the proposed timeline would have the buildings ready for move-in only 7 days prior to the start of classes; any delays at all would mean the resources were not ready for the students' use.

Dr. Reed expressed her concern that any plans developed around the idea of the buildings' availability would be thrown into disarray if the facilities were not actually ready for students' use as advertised. She recommended cautious planning to avoid any situation in which students were scheduled for facilities which would not be ready for them.

Mr. Gallegos asserted that while the proposed schedule only provided a short window for occupancy, he expected that the processes would be completed ahead of the proposed schedule, and that there would be sufficient time. Mr. Fruge agreed that they would continue to work to find acceptable ways to bring the projects to occupancy ahead of schedule.

Dr. Reed advised the Facilities Committee that Board approval of the proposed revision might be premature at this time, and suggested that the Committee recommend Broaddus & Associates continue working with its design and construction teams, and look for any further ways in which the schedule could give adequate time for occupancy.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee advised Broaddus & Associates that the proposed timelines were not

acceptable and requested that Broaddus & Associates present a revised timeline at the next Facilities Committee meeting. No Board action was recommended. The motion carried.

Review and Recommend Action on Proposed Use of Buyout Savings for the 2013 Bond Construction Mid Valley Campus Projects

Approval on proposed use of buyout savings for the 2013 Bond Construction Mid Valley Campus Projects will be reviewed and discussed at the August 23, 2016 Board meeting.

Purpose

The buyout savings for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements and Mid Valley Campus Thermal Plant were discussed at the August 9, 2016 Facilities Committee meeting.

Background

On April 26, 2016 the Board approved the GMP's for the Mid Valley Campus Parking and Site Improvements and Mid Valley Campus Thermal Plant with Skanska USA Building. Several alternates were not accepted at the time the GMP was approved. There was an interest to accept these alternates at a later date as part of the buyout saving process. Based on this process, Broaddus & Associates with the assistance of Skanska USA Building brings forward cost information to allow the acceptance of alternates previously presented. On August 9, 2016, Broaddus & Associates provided new pricing for these alternates. The new pricing is listed below:

Staff noted that on April 26, 2016 the Mid Valley Campus Parking and Site Improvements Alternate #1 was priced at \$180,000, with pricing guaranteed for 90 days.

Staff noted that on April 26, 2016 the Mid Valley Thermal Plant Alternate #1 was priced at \$106,516, with pricing guaranteed for 60 days.

<u>Project Alternate</u>	<u>Pricing as of April 26, 2016</u>	<u>Pricing as of August 9, 2016</u>
Mid Valley Campus Parking and Site Improvements Alternate #1 <ul style="list-style-type: none"> Provide complete parking lot per Civil Drawings (80 spaces deferred) 	\$180,000	\$192,074
Mid Valley Thermal Plant Alternate #1 Cooling Tower	\$106,516	\$109,376

Funding Source

Buyout savings

Project	Contractor	Current Buyout Savings	Requested Item	Cost
Mid Valley Parking and Site Improvements	Skanska	\$146,670	80 parking spaces	\$0
Mid Valley Thermal Plant	Skanska	\$6,189	Cooling Tower	\$109,376

Options

As part of the Facilities Committee packet, Broaddus & Associates provided the following narrative description of their recommended options:

Mid Valley Parking and Site Improvements

Accept the complete parking lot including 80 parking spaces as designed for \$0 additional costs as part of Skanska USA negotiation process. With acceptance of this alternate it leaves \$146,670 in Buyout Savings to be utilized for additional scope.

Mid Valley Thermal Plant

Accept Alternate for third Cooling Tower using funds from Mid Valley Parking and Site Improvements Buyout Savings.

At the Facilities Committee meeting, Diana Gonzalez, Project Manager with Broaddus & Associates stated that the design and construction team had found a way to accommodate the full scope of the originally designed parking lot, to include all 161 parking spaces, without any increased cost.

Because of this, the \$146,670 in buyout savings for that project could be combined with the \$6,189 buyout savings on the Mid Valley Thermal Plant project, and this combined total of \$152,859 was sufficient to cover the entire cost of the proposed addition of the extra Cooling Tower, identified as Alternate #1 for this project and priced at \$109,376.

As per Ms. Gonzalez, approval to use buyout savings as presented would allow the College to recapture the deferred scope on both projects and still have \$43,483 in buyout savings to offset budget deficits elsewhere in the 2013 Bond Construction Program.

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to discuss the buyout savings.

Upon a motion by Mrs. Graciela Farias and a second by Mr. Jesse Villarreal, the Facilities Committee recommend Board approval to use \$109,376 in buyout savings to reincorporate the deferred Cooling Tower for the 2013 Bond Construction Mid Valley Campus Thermal Plant project, and to authorize the addition of the deferred parking spaces at the Mid Valley Campus Parking and Site Improvements project to total 161 spaces, at \$0 cost to the College, as presented. The motion carried.

Review and Recommend Action on Budget Update for the 2013 Bond Construction Program

Broaddus and Associates provided an updated budget and status of 2013 Bond Construction Program and Projects. Gilbert Gallegos and Brian Fruge attended the meeting to discuss the update.

Update on Status of Construction Progress for the 2013 Bond Construction Pecan Thermal Plant

Broaddus & Associates provided an update on the status of construction progress for the 2013 Bond Construction Pecan Campus Thermal Plant project to the Committee.

Background

Construction of the Pecan Campus Thermal Plant was ongoing and currently 75% complete. Its capacity would ultimately provide chilled water for new and future Pecan Campus buildings.

This project was located on Pecan Campus in the center south portion. Whereas this was the most efficient location to allow for distribution of chilled water, it was also one of the most congested areas due to a multitude of utilities, both old and new, which required much coordination and discovery. Besides these challenges it came with the unique issues that arose within the complexity of the project execution.

Broaddus & Associates focused on two items; 1) new cooling tower column locations and 2) elevated platform adjustment due to dimensional discrepancy. Regardless of these issues, D. Wilson Construction Company was moving forward with completion of this project in timely manner.

Issue #1

Halff & Associates, acting as Design Engineer of Record, provided the contractor with the incorrect column locations for new cooling towers. In order to accommodate the discrepancy, the top of the column had to be modified with a galvanized cap, which was designed by the structural engineer. Halff & Associates accepted responsibility of the miscalculations and associated costs.

As per Broaddus & Associates, the issues were corrected at no cost impact to Owner, including no use of 2013 Bond Program contingency funds.

Issue #2

Halff & Associates was the Design Engineer of the original 2001 Bond Construction Thermal Energy Plant and had related documents to use as the basis of design including dimensions of existing cooling tower locations. Unfortunately, the existing information was not reflective of actual conditions. There was a discrepancy of 18" between the drawings and the structure that was actually constructed.

At the November 24, 2015 Board meeting, Alternate #2 – Add Center Framing was approved by Board of Trustees in the amount of \$141,000 which facilitated vertical access to cooling tower cleaning and overall safe maintenance. This elevated platform surrounded the existing and new cooling towers and due to the discrepancy of 18", an adjustment of the elevated platform had to be made. In essence, the east side of the existing cooling tower platform had to be cut, refabricated, re-galvanized and reused for the west side of existing cooling towers.

In order to have this material galvanized, steel had to be sent to Houston, Texas. D. Wilson Construction Company placed the order at the commencement of project based on the

dimensions that were provided on the construction documents. Unfortunately, the discrepancy was not realized until the material had been delivered to the fabricator's location.

Typically, dimensions would be field verified, but in this case it was difficult to verify because the new elevated conditions had not yet been constructed. Additionally, D. Wilson Construction Company ordered the material to expedite schedule with the information available, which had not yet been determined to be incorrect. If material would have been ordered once the chiller yard enclosure was defined, it could have added an additional month to schedule.

As per Broaddus & Associates, The project team, including Broaddus & Associates, the engineers, and the construction teams would determine liability and cover associated costs of approximately \$14,900. The issues were corrected at no cost impact to Owner, including no use of 2013 Bond Program contingency funds.

Enclosed Documents

Modified Galvanized Cap Photo and Elevated Structure Framing Plan

Presenters

Representatives from Broaddus & Associates, D. Wilson Construction Company, Halff & Associates and Chanin Engineering attended the Facilities Committee to address any questions.

Recommended Action

This item was for the Committee's review and for information only. No action was taken. The College's Legal Counsel, Mr. Jesus Ramirez, recommended that Broaddus & Associates present formal documentation of these facts to the Board for the official record.

Review and Recommend Action on Revised Exterior Elevations and Floor Plans for the 2013 Bond Construction Starr County Campus Student Services Expansion and Student Activities Building Expansion

Approval of exterior elevations and floor plans for the 2013 Bond Construction Starr County Campus Student Services Expansion and Student Activities Building Expansion will be requested at the August 23, 2016 Board meeting.

Purpose

Exterior elevations corresponding to the revised floor plans for the 2013 Bond Construction Starr County Campus Student Services Building Expansion and Student Activities Building Expansion were presented and the Committee was asked by Broadus & Associates to recommend Board approval.

Justification

The exterior elevations showed the external views of the buildings corresponding to the recently revised floor plans.

Background

At the June 28, 2016 Board meeting, the comparisons of the design space and programs for these projects were presented to the Board for review and approval. The architect provided revised floor plans indicating the reduction in square footage in an effort to meet the program budgets. The Board requested the design team to provide exterior elevations for the Student Services Building and Student Activities Building Expansions at the Starr County Campus.

Enclosed Documents

Exterior elevations and floor plans for each building were provided in the packet.

Presenters

Representatives from Broaddus & Associates and Mata Garcia Architects attended the Facilities Committee meeting to address any questions.

Ms. Rose Benavidez noted that the Starr County Campus Student Activities Building Expansion had been revised significantly, and no longer maintained a singular aesthetic façade at its main entry point. She recalled the discussion that the entryway should be designed to join the expansion and the existing building together in design, rather than giving the simple appearance of two buildings connected by a hallway.

Recommended Action

Upon a motion by Ms. Rose Benavidez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the exterior elevations and floor plans for the Starr County Campus Student Services Expansion and requested updated exterior elevations for the Student Activities Building Expansion projects to incorporate the changes requested by Ms. Benavidez. The motion carried.

Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects

- 1. Nursing and Allied Health Campus Expansion**
- 2. Technology Campus Southwest Building Renovations**

Due to time constraints, this item was postponed for later deliberation and action as appropriate.

Review and Recommend Action on Amendment to Civil Engineer Agreement for the 2013 Bond Construction Technology Campus Parking and Site Improvements

Approval to amend the existing engineering agreement with Hinojosa Engineering, Inc. to include the additional scope items designed will be requested at the August 23, 2016 Board meeting.

Purpose

Authorization was requested to amend the current engineering agreement with Hinojosa Engineering, Inc. to include the design of the additional scope at the Technology Campus.

Justification

Under the engineering agreement, the engineer needed to be compensated based on a percentage of the Construction Cost Limitation and adjusted once the final Guaranteed Maximum price was approved.

The current engineering agreement with Hinojosa Engineering stated the following:
 Reference Engineering Agreement

8.5 Basic Service Fee Compensation Adjustment

The basic fee lump sum compensation may be adjusted when authorized in writing by Owner and when the Construction Cost Limitation (CCL) increases more than 5% during any phase including acceptance of final GMP award amount. ..

The engineer's current fee was based on the construction cost limitation of \$650,000. The GMP that was approved for this project was in the amount of \$1,985,820. The engineer designed a project with an increased scope of work that was above and beyond the CCL.

Background

The current negotiated fee was based on a project scope of \$650,000 which was negotiated as a fixed fee of 9.05% for a total fee of \$58,825. The revised scope of work was \$1,930,683 based on the current GMP excluding the design and construction contingencies and the fee was re-negotiated to 8.47% for a total revised fee of \$163,528.85.

REVISED FEE SUMMARY					
TECHNOLOGY CAMPUS PARKING AND SITE IMPROVEMENTS					
Engineering Firm	Project Cost	Fee Schedule Amount	Broaddus Offer	Hinojosa Counter	Recommended Fee
Hinojosa Engineering, Inc.	\$1,930,683	8.69%	8.40%	8.54%	8.47%
Base Price	\$1,108,491				
Alternate #1	226,330				
Alternate #2	417,504				
Total GMP-2	1,752,325				
Site Demo GMP-1	178,358				
Total Cost of Work	\$1,930,683				

Breakdown of Fees

Revised Fee	\$163,528.85
Current Negotiated Fee	58,825.00
Additional Fee	<u>\$104,703.85</u>

Funding Source

Bond funds were budgeted in the Bond Construction budget for FY 2015 - 2016.

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to respond to questions.

Recommended Action

Upon a motion by Mr. Paul R. Rodriguez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to amend the current AE contract with Hinojosa Engineering Inc. to a fixed fee of \$163,528.85 based on 8.47% of \$1,930,683. The motion carried.

Review and Update on Guaranteed Maximum Prices for the 2013 Bond Construction Projects

- 1. Pecan Campus South Academic Building**
- 2. Pecan Campus STEM Building**
- 3. Pecan Campus Parking and Site Improvements**
- 4. Starr County Campus Health Professions and Science Building**
- 5. Starr County Campus Library**
- 6. Starr County Campus Student Activities Building Expansion**
- 7. Starr County Campus Student Services Building Expansion**
- 8. Starr County Campus Workforce Training Center Expansion**
- 9. Starr County Campus Parking and Site Improvements**
- 10. Nursing and Allied Health Campus Parking and Site Improvements**

Broadus and Associates was present to discuss the current status on the Guaranteed Maximum Price (GMP) for the 2013 Bond Construction for the various sites at the Pecan, Starr County, and Nursing and Allied Health Campuses. The projects noted above were scheduled to have GMPs presented this month per the overall schedule approved by the Board of Trustees on May 24, 2016. Mr. Gilbert Gallegos assured the Facilities Committee on August 9, 2016, that the remaining GMPs would be submitted for Board approval within the next couple of months.

Discussion and Action as Necessary on Request for Qualifications (RFQ) Evaluation Process for Professional Services

Approval of action as necessary on Request for Qualifications (RFQ) Evaluation Process for professional services will be requested at the August 23, 2016 Board meeting.

The College's External Auditor, Long Chilton LLP, issued a management letter in connection with their Fiscal Year 2014-2015 financial audit. One of the management letter comments indicated the following:

"We recommend that College look at its policies and procedures in place regarding professional services. We also recommend that written policies be reviewed regarding the duties and responsibilities of the facilities committee in order to ensure that decisions made by such committees do not undercut the provisions of laws and regulations associated with purchasing professional services."

In an effort to address the external auditor's recommendation, the established procedures are reflected below, for the Board of Trustees references and feedback.

Request for Qualifications (RFQ) Method:

The College followed the requirements of Texas Government Code, Chapter 2254 for contracting for Professional Services.

Professional Services are services provided by the following professions:

1. Accounting
2. Architecture
3. landscape architecture
4. land surveying
5. medicine
6. optometry
7. professional engineering
8. real estate appraising
9. professional nursing

Or are provided in connection with the professional employment or practice of a person who is licensed or registered as:

1. a certified public accountant
2. an architect
3. a landscape architect
4. a land surveyor
5. a physician
6. an optometrist
7. a professional engineer
8. a state certified or state licensed real estate appraiser
9. a registered nurse

The Code requires that professional services be procured by first selecting the most highly qualified provider of those services on the basis of demonstrated competence and qualifications and then attempt to negotiate with that provider a contract at a fair and reasonable price.

Chapter 2254 of the Government Code does not provide criteria for determining competence and qualifications, but the College solicits information, such as the following, to evaluate qualifications:

1. Availability and commitment of the firm to a project
2. The number and experience of the staff who will be assigned to a project
3. Projects assignments and time commitment from firm staff
4. Representative projects the firm has worked on that relate to the South Texas College project, including previous projects the firm has worked on for South Texas College
5. References from previous or current firm clients
6. Ability to meet project schedules
7. The experience of sub-consultants who will be involved in the work

The RFQ Process To Solicit And Award:

The College followed the same general procedures for the solicitation of Professional Services as it did for Level III Purchases (\$50,000 or more) for other goods and services in accordance with Policy 5210.

The process to solicit and award was as follows:

1. The Purchasing Department solicits an RFQ for a minimum of 14 days.
2. The qualifications are received at the Purchasing Department.
3. The references are contacted and reference check forms are completed.
4. The evaluation committee comprised of College employees, faculty and/or staff, ranks the vendors from highest to lowest based on the RFQ criteria. The evaluation and recommendation are presented to the Finance, Audit, and Human Resources Committee or the Facilities Committee.
5. The Board of Trustees will then take action on the recommendation.

Board's Final Discretion Regarding Evaluation Committee's Recommendation

Upon the Evaluation Committee's recommendation of the most qualified professional for a particular project, the Board of Trustees may, at its reasonable discretion, instruct the Evaluation Committee to: (1) revisit its review, evaluation, and recommendation of its most qualified respondents, or order of qualified respondents to determine whether any oversight in the procedure has occurred and whether the oversight is material sufficient to require a reordering of the most qualified respondents; or (2) alternatively, the Board of Trustees may reject entirely the selection process of qualifications and require that the RFQ process commence anew.

The revised optional process was as follows:

1. The Purchasing Department will solicit an RFQ for a minimum of 14 days.
2. The qualifications are received at the Purchasing Department.
3. The references are contacted and reference check forms are completed.
4. The evaluation committee comprised of College employees, faculty and/or staff, ranks the vendors from highest to lowest based on the RFQ criteria. The evaluation and recommendation are presented to the Finance, Audit, and Human Resources Committee or the Facilities Committee.
5. The Finance, Audit, and Human Resources Committee or the Facilities Committee will request that the evaluation committee review all proposals and return with a recommendation or recommend to the Board to reject all qualification and re-advertise.

Reviewers – The RFQ Evaluation Process was reviewed by Legal Counsel, the Vice President for Finance and Administrative Services, and the Purchasing Department.

Enclosed Documents – A Request for Qualifications spreadsheet was included in the packet for the Committee's information and review.

Dr. Shirley A. Reed, President, and Mary Elizondo, Vice President for Finance and Administrative Services, attended the August 9, 2016 Facilities Committee meeting to address any questions by the committee.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the Request for Qualifications (RFQ) Evaluation Process for professional services as presented. The motion carried.

Due to time constraints, deliberation and action on the following items was postponed until a subsequent meeting:

- **Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room**
- **Review and Recommend Action on Substantial Completion and/or Final Completion of the Following Non-Bond Construction Projects**
 1. **District Wide Building to Building ADA Improvements (SC)**
 2. **Pecan Campus Upgrade Fence along 31st Street (SC and FC)**
- **Update on Status of Non-Bond Construction Projects**

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:40 p.m.

I certify that the foregoing are the true and correct minutes of the August 9, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Meeting Minutes

Facilities Committee Meeting

August 23, 2016

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, August 23, 2016 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 23, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:11 p.m. with Mr. Gary Gurwitz presiding.

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

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

Also present: Dr. Shirley A. Reed, Mrs. Mary Elizondo, Dr. David Plummer, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. Mario Reyna, Mr. Cody Gregg, Mr. Victor Valdez, Mr. Victor Fonseca, Mr. Gilbert Gallegos, Mr. Brian Fruge, Mr. Rolando Garcia, Ms. Diana Bravos Gonzalez, Mr. Bob Simpson, Ms. Laura Warren, Ms. Crystal Chavez, Ms. Maritza Cardenas, Mr. Eli Ochoa, Mr. Scott Adams, Mr. Mark Graham, Mr. Eddie Vela, Mr. Hector Garcia, Mr. Bill Wilson, Mr. Josue Reyes, Mr. Juan Delgado, and Mr. Andrew Fish

Update on Status of Board Request to Broaddus & Associates for Project and Program Accountability

On July 13, 2016, Dr. Salinas wrote to Broaddus & Associates, the South Texas College 2013 Bond Construction Program Manager (CPM), requesting the delivery of project and program accountability reporting to the Board of Trustees. The letter, provided in the packet for the Committee's review, outlined the Board's expectations of the CPM.

At the August 9, 2016 Facilities Committee meeting, Dr. Salinas provided a 2013 Bond Construction Program Budget Accountability Reporting spreadsheet and asked Broaddus and Associates to populate the detailed information requested.

Broaddus & Associates provide an updated spreadsheet to the Facilities Committee on August 23, 2016.

Dr. Shirley Reed distributed a handout providing the content of Broaddus & Associates' spreadsheet printed onto a larger page for legibility. The Committee remarked on the difficulty reading the small print and bright colors of the spreadsheet provided in the

packet. Broaddus & Associates agreed to continue to improve this aspect of the report. Mr. Brian Fruge also reported that the information would be condensed down to an Executive Summary for future presentation, which would help manage the content and layout of the report.

Dr. Salinas remarked that the content of the provided spreadsheet was close to satisfying his request, and offered to give Mr. Gallegos additional remarks after the meeting.

Mr. Gurwitz reviewed several line items presented with Mr. Fruge, and agreed that the logic as presented was clear and provided useful information.

Mr. Gurwitz also reminded the Committee that Broaddus & Associates had previously informed them that the “worst case” scenario for the 2013 Bond Construction Program budget as presented by Broaddus & Associates projected that the entire program, for the full scope of facilities approved by the Board, would cost approximately \$4.1M over budget. He confirmed with Gilbert Gallegos that Broaddus & Associates expected to continue to bring that overage down by applying buyout savings and from the return of unused contingency funds back to the budget.

Mr. Gurwitz asked that this budget overage be tracked, and reported regularly to the Facilities Committee so that they could monitor the College’s exposure to liability for any budgetary concerns.

This update was for the Committee’s information and no action was taken.

Review and Recommend Action on Proposed Master Plan for the Regional Center for Public Safety Excellence

Approval of the proposed master plan for the Regional Center for Public Safety Excellence will be requested at the August 23, 2016 Board meeting

Purpose

The master plan for the Regional Center for Public Safety Excellence would show the future needs and growth of this center located in Pharr.

Justification

Approval of the master plan for the Regional Center for Public Safety Excellence was necessary for the project team to move forward with the project planning and design.

Background

At the April 26, 2016 Board meeting, an amendment to the architect agreement with PBK Architects was approved to include master planning services for the Regional Center for Public Safety Excellence project. A two (2) day design charrette was conducted by PBK Architects and G2 Solutions Group, an architectural design services company with specialized experience developing law enforcement training facilities, on June 20, 2016 and June 21, 2016 to determine the design goals of the new center. Representatives of

South Texas College, Broaddus and Associates, local municipalities, and state public safety organizations were present at the design charrette to outline the goals and needs of the 20 year master plan as part of the 2013 Bond Construction program. The design charrette incorporated the feedback from the College's faculty and staff and community partners to determine and prioritize the training resources that should be included in the long range master plan.

PBK Architects worked with G2 Solutions Group to develop a comprehensive long range master plan to address both present and future stakeholder expectations as discussed during the design charrette. The long range master plan also included a first phase, to be developed and constructed immediately, as well as the remaining facilities identified as priority projects to be designed and constructed in subsequent phases, as resources were available. On July 25, 2016, PBK Architects presented the preliminary master plan to the representatives listed above including PSJA ISD and Hidalgo County Sheriff's department.

Reviewers

The proposed master plan was reviewed by Broaddus and Associates and College staff.

Enclosed Documents

The proposed Master Plan from PBK Architects was provided under separate cover for the Committee's review.

Presenters

Representatives from PBK Architects, G2 Solutions, and Broaddus and Associates attended the Facilities Committee meeting to present the proposed master plan for the Regional Center for Public Safety Excellence.

Mr. Scott Adams with PBK Architects reviewed the charrette design process, which identified the priorities facilities for the Regional Center for Public Safety Excellence, and reviewed the proposed layout, including the division of the campus into public facilities, which would be generally accessible by visitors, students, faculty, and staff, and the non-public facilities, which would include the future driving track, firing ranges, and fire training burn structures. These non-public facilities would be gated off from the general public to limit access to areas where strict safety precautions and training would be required to protect the safety of training participants.

Mr. Mark Graham, President of G2 Solutions Group, presented on the scale and scope of the South Texas College Regional Center for Public Safety Excellence. Mr. Graham stated that upon completion of the full Master Plan as presented, this facility would be among the 3 training sites nation-wide for local and regional public safety professionals.

According to Mr. Graham, the single greatest challenge facing local training centers is adequate land of sufficient size for the necessary facilities. With the acreage provided by the City of Pharr and PSJA ISD, the project had sufficient land to realize a full-scale training center for public safety professionals, including law enforcement and fire

sciences. With land for driving instruction track, burn structures, live firing range and simulation fire range, and classroom buildings among other facilities, the South Texas College Regional Center for Public Safety Excellence would, upon completion, be a state-of-the-art facility and a valuable training resource for the College's programs as well as local and regional public safety partners.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed master plan for the Regional Center for Public Safety Excellence as presented. The motion carried.

Review and Recommend Action on Revised Exterior Elevations and Floor Plans for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion

Approval on revised exterior elevations and floor plans for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion will be requested at the August 23, 2016 Board meeting.

Purpose

Exterior elevations corresponding to the revised floor plans for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion were presented for review and a recommendation for Board action.

Justification

The exterior elevations corresponding to the revised floor plans showed the external views of the buildings.

Background

At the June 28, 2016 Board meeting, the comparisons of the design space and programs for this project was presented to the Board for review and approval. The architect provided revised floor plans indicating the reduction in square footage in an effort to meet the program budgets.

At the August 9, 2016 Facilities Committee meeting, the Committee requested an additional option for the exterior elevation of the Student Activities Building Expansion in an effort to make the expansion to appear as one building.

In response, Mata Garcia Architects provided exterior elevations showing this additional option.

The Facilities Committee also requested cost estimates for both options, and the cost of each option was identified as follows:

Options

1. Cost estimate for elevation presented on August 9, 2016 was \$1,167,702.
2. Cost estimate for the revised elevation was \$1,182,702.

Enclosed Documents

Exterior elevations and floor plans for the Starr Student Activities Building Expansion were included in the packet.

Presenters

Representatives from Broaddus & Associates and Mata Garcia Architects attended the Facilities Committee meeting to address any questions.

Ms. Rose Benavidez noted that the cost estimate to return the elevations to the previously Board-approved was only \$15,000, and that the delay due to the continued redesign was significant. She asked that the Facilities Committee and the Board be provided with cost estimates for any other proposed changes to Board-approved schematic designs of projects still pending Board action on Guaranteed Maximum Prices (GMPs). She encouraged this to let the Board make informed decisions and minimize any further delays.

Recommended Action

Upon a motion by Ms. Rose Benavidez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the exterior elevations and floor plans for the Starr County Campus Student Activities Building Expansion project as presented. The motion carried.

Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects

The Committee recognized that any presentation of this item would need to be repeated to the full Board of Trustees, for the benefit of any Trustees who were not present at the Committee meeting.

Deliberation and action on this item was postponed until the Regular Board Meeting scheduled for August 23, 2016 at 5:00 p.m. This item was already included on that agenda for action on any recommendation the Committee might have made.

The review was not conducted at the Committee meeting, and no action was taken.

Review and Recommend Action on Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus South Academic Building

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus South Academic Building will be requested at the August 23, 2016, 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. Boultinghouse Simpson Gates Architects submitted 60% construction documents with enough information regarding the construction work of the project.

Background

Boultinghouse Simpson Gates Architects completed the 60% construction documents for the project as 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 for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to D. Wilson Construction Company, which provided a GMP in the amount of \$6,657,834.

CCL - Pecan South Academic Building	\$6,800,000
GMP - Proposed Pecan South Academic Building	<u>\$6,657,834</u>
Budget Variance	<u>\$146,166</u>

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Pecan Campus South Academic Building was \$6,800,000. Bond funds were budgeted in the Bond Construction budget for FY 2016 - 2017.

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 were provided in the packet.

Presenters

Representatives from Broaddus & Associates, Boultinghouse Simpson Architects, 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 Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$6,657,834 with D. Wilson Construction for the 2013 Bond Construction Pecan Campus South Academic Building as presented. The motion carried.

Review and Recommend Action on Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus STEM Building

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Pecan Campus STEM Building will be requested at the August 23, 2016, 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. Boultinghouse Simpson Gates Architects submitted 60% construction documents with enough information regarding the construction work of the project.

Background

Boultinghouse Simpson Gates Architects completed the 60% construction documents for the project as 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 for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to D. Wilson Construction Company, which provided a GMP in the amount of \$10,417,059.

CCL - Pecan STEM Building	\$8,500,000
GMP - Proposed Pecan South Academic Building	<u>10,417,059</u>
Budget Variance	<u>(\$1,917,059)</u>

Funding Source

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Pecan Campus STEM Building was \$8,500,000. Bond funds were budgeted in the Bond Construction budget for FY 2016 - 2017. Funds in the amount of \$1,917,059 could be utilized from the program contingency to cover the budget shortfall with Board approval.

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 were included in the packet.

Presenters

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

Mr. Gilbert Gallegos confirmed that with this approval, the project should be completed in time for occupancy for the Spring 2018 semester.

Recommended Action

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) in the amount of \$10,417,059 and utilization of program contingency in the amount of \$1,917,059 to cover the budget shortfall with D. Wilson Construction for the 2013 Bond Construction Pecan Campus STEM Building as presented. The motion carried.

Review and Recommend Action on Amendment to Construction Manager-at-Risk Contract with Skanska USA Building to Include Increased Scope of Services for the Non-Bond Construction Mid Valley Campus Library Renovations

Approval to increase the scope to the Construction Manager-at-Risk contract with Skanska USA Building to include the non-bond Mid Valley Campus Library Renovation project, will be requested at the August 23, 2016 Board meeting.

Purpose

A recommendation was requested for authorization to amend the current Construction Manager-at-Risk Contract with Skanska USA Building to include the increased scope of services for the non-bond Mid Valley Campus Library Renovation project.

Justification

The CMR can properly schedule the projects to meet the proposed completion dates and ensure that the building materials and products were consistent for all the projects. The use of one CMR could also provide potential cost savings in contractor general conditions and mobilization fees.

Background

On October 27, 2015, the Board of Trustees approved to incorporate the re-design of the existing library space with the design of the 2013 Bond Construction program Mid Valley

Campus Library Expansion project with Mata Garcia Architects. The architect was near completion of the 60% construction drawings and the current Construction Manager-at-Risk would begin working on providing Guaranteed Maximum Price for the project. The current Construction Cost Limitation for the 2013 Bond Construction Mid Valley Campus Library Expansion was \$1,750,000.

Funding Source

The current estimated construction cost for the existing library renovations was \$1,585,710 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals was submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Funds were budgeted in the non-bond construction budget for FY 2016 – 2017 in the amount of \$1,585,710.

Enclosed Documents

The packet included a floor plan of the Mid Valley Campus Library Renovation project.

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to respond to questions.

Upon a motion by Ms. Rose Benavidez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to amend the Construction Manager-at Risk agreement with Skanska USA Building to include the increased scope to the Mid Valley Campus Library Renovation project as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room

Approval to contract Construction Services for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room will be requested at the August 23, 2016 Board meeting.

Purpose

A recommendation was requested for authorization to contract construction services for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room.

Justification

The procurement of a contractor would provide for construction services necessary for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room

Background

The improvements to the existing main entrance of Building B would replace the existing door and frame system to prevent water leaks and provide an updated finish to the metal

frame components. The proposed conference room would serve the various departments located at the Technology Campus and would be built in a space that was currently underutilized. The conference room would be built using the college's current finishes and equipment standards. The college contracted with ROFA Architects to prepare plans and specifications for the Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room. The design team at ROFA Architects worked with college staff to prepare and issue the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on July 5, 2016. A total of one (1) set of construction documents was issued and construction documents were also made available via contractor plan rooms. One (1) proposal was received on July 21, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
July 5, 2016	Solicitation of competitive sealed proposals began.
July 21, 2016	One (1) proposal was received.

College staff reviewed and evaluated the competitive sealed proposal and recommend NM Contracting, LLC as the highest ranked in the amount of \$114,900.

Funding Source

As part of the FY 2015 - 2016 Non-Bond Construction budget, funds in the amount of \$110,000 have been budget for this project. Additional funds were 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	\$110,000	\$4,900	\$114,900

Reviewers

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

Enclosed Documents

Staff evaluated this proposal and prepared the enclosed proposal summary. It was recommended that the qualified contractor be recommended for Board approval.

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval to contract construction services with NM Contracting, LLC in the amount of \$114,900 for the Non-Bond Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room project as presented. The motion carried.

Review and Recommend Action on Substantial Completion and/or Final Completion of the Following Non-Bond Construction Projects

- 1. District Wide Building to Building ADA Improvements (SC)**
- 2. Pecan Campus Upgrade Fence along 31st Street (SC and FC)**

Approval of substantial and/or final completion for the following non-bond construction projects will be requested at the August 23, 2016 Board Meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	District Wide Building to Building ADA Improvements Engineer: Dannenbaum Engineering Contractor: 5 Star Construction	Recommended	Estimated September 2016	Substantial Completion
2.	Pecan Campus Upgrade Fence along 31 st Street Architect: N/A Contractor: Central Fence	Recommended	Recommended	Substantial Completion

1. District Wide Building to Building ADA Improvements

It was recommended that substantial completion for this project with 5 Star Construction be approved.

Dannenbaum Engineering and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on July 25, 2016. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

Contractor 5 Star Construction would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the September 2016 Board meeting.

2. Pecan Campus Upgrade Fence along 31st Street

It was recommended that substantial and final completion for this project with Central Fence be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with Central Fence be approved. The original cost approved for this project was in the amount of \$27,092.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$50,000	\$27,092	(\$256.20)	\$26,835.80	\$0	\$26,835.80

On August 5, 2016, Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of substantial and/or final completion of the projects as presented. The motion carried. The motion carried.

Update on Status of Non-Bond Construction Projects

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:31 p.m.

I certify that the foregoing are the true and correct minutes of the August 23, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Update on Status of Board Request to Broaddus & Associates for the Project and Program Accountability and Status of 2013 Bond Construction Program

On July 13, 2016, Dr. Salinas wrote to Broaddus & Associates, the South Texas College 2013 Bond Construction Program Manager (CPM), requesting the delivery of project and program accountability reporting to the Board of Trustees. The letter outlined the Board's expectations of the CPM.

Broaddus & Associates has been asked to provide the following documentation to the Facilities Committee:

- Budget Accountability Reporting spreadsheet;
- Total Project Cost (TPC) worksheet;
- Update on the status of the 2013 Bond Construction Program;
- Chart of Project Progress; and
- Project Scorecards

Broaddus & Associates has been asked to provide these documents two weeks prior to publication of the Facilities Committee packet, to allow administration and staff adequate time to review all documentation and to give Broaddus & Associates time to respond to their concerns.

Broaddus & Associates provided the enclosed documentation, which follows in this packet, on September 8, 2016. Staff did not have time to review it adequately in time for the September 9, 2016 publication deadline, and the documents are presented to the Committee as received from Broaddus & Associates.

No action is requested.

COLOR CODES LEGEND	
Priority Projects - Fall 2017	
Projects with Board Approved GMP's	
Projects with Board Approved Partial GMP's	
Bond Program Accountability	



South Texas College
2013 Bond Construction Program
Budget Accountability Reporting
As of August 23, 2016



2013 BOND PROJECTS MANAGED BY BROADDUS	Original CCLs	Revised CCLs GMP Target	Approved GMPs	Board Approved Changes	Adjusted GMP Amount by Approved Change	Projected GMPs	Projected Variance	Current Est. & Approved GMPs	Total Variance CCLs / GMPs	Projected Design Contingency	GMP Design Contingency	GMP Design Contingency Expenders	GMP Design Contingency Balance Remaining	Projected Construction Contingency	GMP Construction Contingency	Construction Contingency Expenders	GMP Contingency Balance Remaining	Projected Buy- Out Savings @3%	Actual Buy- Out Savings To Date	Board Approved Expedites from Savings	Total Balance of Design & Construction Contingency and Buy-Out Savings	Value Management Savings
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
Pecan Campus																						
1 North Academic	\$ 10,500,000	\$ 10,500,000	\$ 10,951,000	\$ -	\$ 10,951,000	\$ -	\$ -	\$ 10,951,000	\$ (451,000)	\$ 107,010	\$ 104,000	\$ -	\$ 104,000	\$ 150,000	\$ 162,000	\$ -	\$ 162,000	\$ 318,530	\$ -	\$ -	\$ 266,000	\$ -
2 South Academic	\$ 6,800,000	\$ 6,800,000	\$ 6,657,834	\$ -	\$ 6,657,834	\$ -	\$ -	\$ 6,657,834	\$ 142,166	\$ 64,078	\$ 66,500	\$ -	\$ 66,500	\$ 100,000	\$ 98,355	\$ -	\$ 98,355	\$ 194,735	\$ -	\$ -	\$ 164,855	\$ -
3 STEM Building	\$ 8,500,000	\$ 8,500,000	\$ 10,417,059	\$ -	\$ 10,417,059	\$ -	\$ -	\$ 10,417,059	\$ (1,917,059)	\$ 104,171	\$ 104,000	\$ -	\$ 104,000	\$ 125,000	\$ 153,990	\$ -	\$ 153,990	\$ 307,512	\$ -	\$ -	\$ 257,990	\$ -
4 Student Activities & Cafeteria	\$ 5,700,000	\$ 6,285,000	\$ 6,888,179	\$ -	\$ 6,888,179	\$ -	\$ -	\$ 6,888,179	\$ (1,188,179)	\$ 68,882	\$ 70,000	\$ -	\$ 70,000	\$ 85,000	\$ 100,000	\$ -	\$ 100,000	\$ 201,645	\$ -	\$ -	\$ 170,000	\$ -
5 Thermal Plant Expansion	\$ 4,300,000	\$ 4,300,000	\$ 4,194,000	\$ -	\$ 4,194,000	\$ -	\$ -	\$ 4,194,000	\$ 106,000	\$ 41,940	\$ 110,000	\$ (43,178)	\$ 66,822	\$ 50,000	\$ 50,000	\$ (42,081)	\$ 7,919	\$ 125,820	\$ 61,634	\$ -	\$ 136,375	\$ -
6 Parking and Site Improvements	\$ 2,000,000	\$ 2,122,925	\$ -	\$ -	\$ -	\$ 2,147,341	\$ (24,416)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pecan Campus Subtotal	\$ 37,800,000	\$ 38,507,925	\$ 39,108,072	\$ -	\$ 39,108,072	\$ 2,147,341	\$ (24,416)	\$ 39,108,072	\$ (3,308,072)	\$ 386,081	\$ 454,500	\$ (43,178)	\$ 411,322	\$ 540,000	\$ 564,345	\$ (42,081)	\$ 522,264	\$ 1,148,242	\$ 61,634	\$ -	\$ 995,220	\$ -
Nursing & Allied Health Campus																						
7 Campus Expansion	\$ 16,600,000	\$ 16,975,000	\$ 12,867,860	\$ -	\$ 12,867,860	\$ -	\$ -	\$ 12,867,860	\$ (34,860)	\$ 123,679	\$ 130,000	\$ -	\$ 130,000	\$ 250,000	\$ 115,000	\$ -	\$ 115,000	\$ 376,036	\$ -	\$ -	\$ 245,000	\$ -
8 Building Foundation and Underground - Only			\$ 4,142,000	\$ -	\$ 4,142,000	\$ -	\$ -	\$ 4,142,000	\$ -	\$ -	\$ 42,600	\$ -	\$ 42,600	\$ -	\$ 63,900	\$ -	\$ 63,900	\$ -	\$ -	\$ -	\$ 106,500	\$ -
9 Thermal Plant Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,470	\$ (181,470)	\$ 181,470	\$ (181,470)	\$ 1,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,444	\$ -	\$ -	\$ -	\$ -
10 Campus Parking and Site Improvements	\$ 1,100,000	\$ 1,421,915	\$ -	\$ -	\$ -	\$ 1,163,000	\$ 258,915	\$ 1,163,000	\$ 258,915	\$ 11,630	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ 34,890	\$ -	\$ -	\$ -	\$ -
Nursing & Allied Health Campus Subtotal	\$ 17,700,000	\$ 18,396,915	\$ 17,009,860	\$ -	\$ 17,009,860	\$ 1,344,470	\$ 77,445	\$ 18,354,330	\$ 42,585	\$ 137,123	\$ 172,600	\$ -	\$ 172,600	\$ 266,000	\$ 178,900	\$ -	\$ 178,900	\$ 416,370	\$ -	\$ -	\$ 351,500	\$ -
Technology Campus																						
11 Expansion - Southwest Building Renovation Package	\$ 12,000,000	\$ 12,000,000	\$ 10,175,481	\$ -	\$ 10,175,481	\$ -	\$ -	\$ 10,175,481	\$ 1,466,413	\$ 99,255	\$ 94,716	\$ (9,106)	\$ 85,610	\$ 175,000	\$ 142,074	\$ (5,141)	\$ 136,933	\$ 295,264	\$ 106,483	\$ (1,335,820)	\$ 1,664,846	\$ -
12 Demolition Package Only Partial GMP			\$ 358,106	\$ -	\$ 358,106	\$ -	\$ -	\$ 358,106	\$ -	\$ 3,581	\$ 5,012	\$ -	\$ 5,012	\$ 10,282	\$ 5,141	\$ -	\$ 5,141	\$ 743	\$ -	\$ -	\$ 10,153	\$ -
13 Parking and Site Improvements (Includes Alt. 1 & 2)	\$ 650,000	\$ 752,575	\$ 1,793,216	\$ -	\$ 1,793,216	\$ -	\$ -	\$ 1,793,216	\$ 676,923	\$ 17,932	\$ 10,331	\$ (9,105)	\$ 1,226	\$ 10,000	\$ 15,497	\$ (5,141)	\$ 10,356	\$ 53,796	\$ 8,000	\$ 1,335,820	\$ (1,316,238)	\$ -
14 Partial GMP - Demolition Package Only	\$ -	\$ -	\$ 192,604	\$ -	\$ 192,604	\$ -	\$ -	\$ 192,604	\$ -	\$ 1,926	\$ 2,699	\$ -	\$ 2,699	\$ -	\$ 5,141	\$ -	\$ 5,141	\$ 5,778	\$ -	\$ -	\$ 7,840	\$ -
Technology Campus Subtotal	\$ 12,650,000	\$ 12,752,575	\$ 12,519,407	\$ -	\$ 12,519,407	\$ -	\$ -	\$ 12,519,407	\$ 2,143,336	\$ 122,694	\$ 112,758	\$ (18,211)	\$ 94,547	\$ 195,282	\$ 167,853	\$ (10,282)	\$ 157,571	\$ 355,582	\$ 114,483	\$ -	\$ 366,601	\$ -
Mid Valley Campus																						
15 Health Professions & Science Building	\$ 13,500,000	\$ 13,500,000	\$ 14,453,388	\$ -	\$ 14,453,388	\$ -	\$ -	\$ 14,453,388	\$ -	\$ 206,801	\$ 193,887	\$ -	\$ 193,887	\$ 201,033	\$ 193,887	\$ -	\$ 193,887	\$ 423,602	\$ -	\$ -	\$ 387,774	\$ -
16 Workforce Expansion	\$ 1,750,000	\$ 1,750,000	\$ -	\$ -	\$ -	\$ 2,997,098	\$ (1,247,098)	\$ 2,997,098	\$ (1,247,098)	\$ 44,956	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 89,913	\$ -	\$ -	\$ -	\$ -
17 Library Expansion	\$ 1,750,000	\$ 1,750,000	\$ -	\$ -	\$ -	\$ 2,364,405	\$ (614,405)	\$ 2,364,405	\$ (614,405)	\$ 35,466	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 70,932	\$ -	\$ -	\$ -	\$ -
18 Student Services Building Expansion	\$ 2,500,000	\$ 2,825,000	\$ 3,850,923	\$ -	\$ 3,850,923	\$ -	\$ -	\$ 3,850,923	\$ (1,025,923)	\$ 57,764	\$ 51,049	\$ -	\$ 51,049	\$ 37,000	\$ 51,093	\$ -	\$ 51,093	\$ 115,528	\$ -	\$ -	\$ 102,142	\$ -
19 Thermal Plant Expansion	\$ 3,800,000	\$ 3,800,000	\$ 3,787,322	\$ -	\$ 3,787,322	\$ -	\$ -	\$ 3,787,322	\$ 12,678	\$ 56,810	\$ 61,547	\$ -	\$ 61,547	\$ 61,547	\$ 61,547	\$ -	\$ 61,547	\$ 113,620	\$ -	\$ -	\$ 123,094	\$ -
20 Campus Parking and Site Improvements	\$ 2,000,000	\$ 2,492,063	\$ 2,479,153	\$ -	\$ 2,479,153	\$ -	\$ -	\$ 2,479,153	\$ 12,910	\$ 37,187	\$ 31,731	\$ -	\$ 31,731	\$ 31,731	\$ 31,731	\$ -	\$ 31,731	\$ 74,375	\$ -	\$ -	\$ 63,462	\$ -
Mid Valley Campus Subtotal	\$ 25,300,000	\$ 26,117,063	\$ 24,570,786	\$ -	\$ 24,570,786	\$ 5,361,503	\$ (1,861,503)	\$ 29,932,289	\$ (2,861,838)	\$ 438,984	\$ 338,214	\$ -	\$ 338,214	\$ 381,311	\$ 338,258	\$ -	\$ 338,258	\$ 887,969	\$ -	\$ -	\$ 676,472	\$ -
Starr County Campus																						
21 Health Professions & Science Building	\$ 8,500,000	\$ 8,500,000	\$ -	\$ -	\$ -	\$ 9,041,004	\$ (541,004)	\$ 9,041,004	\$ (541,004)	\$ 83,410	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 259,691	\$ -	\$ -	\$ -	\$ -
22 Partial GMP - Structural Package GMP 1	\$ -	\$ -	\$ 1,736,000	\$ -	\$ 1,736,000	\$ -	\$ -	\$ 1,736,000	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000	\$ -	\$ 26,000	\$ -	\$ 26,000	\$ -	\$ -	\$ -	\$ 44,000	\$ -
23 Workforce Expansion	\$ 1,600,000	\$ 1,600,000	\$ -	\$ -	\$ -	\$ 3,094,000	\$ (1,494,000)	\$ 3,094,000	\$ (1,494,000)	\$ 30,842	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 92,820	\$ -	\$ -	\$ -	\$ -
24 Library Expansion	\$ 2,800,000	\$ 2,800,000	\$ -	\$ -	\$ -	\$ 3,407,000	\$ (607,000)	\$ 3,407,000	\$ (607,000)	\$ 34,070	\$ -	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ 102,210	\$ -	\$ -	\$ -	\$ -
25 Exp. of student services, advising, adm. & financial services bld	\$ 850,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 1,198,402	\$ (348,402)	\$ 1,198,402	\$ (348,402)	\$ 11,984	\$ -	\$ -	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 35,952	\$ -	\$ -	\$ -	\$ -
26 Expansion of student activities building	\$ 850,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 1,167,702	\$ (317,702)	\$ 1,167,702	\$ (317,702)	\$ 11,677	\$ -	\$ -	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 35,031	\$ -	\$ -	\$ -	\$ -
27 Thermal Plant Expansion	\$ 3,800,000	\$ 3,800,000	\$ 3,911,000	\$ -	\$ 3,911,000	\$ -	\$ -	\$ 3,911,000	\$ (111,000)	\$ 39,110	\$ 39,000	\$ -	\$ 39,000	\$ 55,000	\$ 58,000	\$ -	\$ 58,000	\$ 117,330	\$ -	\$ -	\$ 97,000	\$ -
28 Parking and Site Improvements	\$ 1,000,000	\$ 1,226,820	\$ -	\$ -	\$ -	\$ 1,464,000	\$ (237,180)	\$ 1,464,000	\$ (237,180)	\$ 14,640	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 43,920	\$ -	\$ -	\$ -	\$ -
29 Partial GMP - Board Approved 6.28.16	\$ -	\$ -	\$ 119,800	\$ -	\$ 119,800	\$ -	\$ -	\$ 119,800	\$ -	\$ -	\$ 3,600	\$ -	\$ 3,600	\$ -	\$ 1,800	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ 5,400	\$ -
Starr County Campus Subtotal	\$ 19,400,000	\$ 19,626,820	\$ 5,766,800	\$ -	\$ 5,766,800	\$ 19,372,108	\$ (3,545,288)	\$ 25,019,108	\$ (3,656,288)	\$ 225,733	\$ 60,600	\$ -	\$ 60,600	\$ 288,000	\$ 85,800	\$ -	\$ 85,800	\$ 686,954	\$ -	\$ -	\$ 146,400	\$ -
Reg. Ctr. For Public Safety Excell. Pharr Campus																						
30 Training Facility	\$ 2,800,000	\$ 2,800,000	\$ -	\$ -	\$ -	\$ 2,800,000	\$ 200,000	\$ 2,800,000	\$ 200,000	\$ 28,000	\$ -	\$ -	\$ -	\$ 57,000	\$ -	\$ -	\$ -	\$ 84,000	\$ -	\$ -	\$ -	\$ -
31 Parking and Site Improvements	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	\$ (200,000)	\$ 200,000	\$ (200,000)	\$ 2,000	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Reg. Ctr. For Public Safety Excell. Pharr Campus Subtotal	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -
STC La Joya Teaching Site (Jimmy Carter ECHS)																						
32 Lab Improvements	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -	\$ 11,000	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ 33,000	\$ -	\$ -	\$ -	

NON BOND PROJECTS CURRENTLY BEING MANAGED BY BROADDUS			
Pharr	Funding Source	Amount	Remarks
Regional Center for Public Safety Excellence	DPS	\$ 1,492,000	Reduces to &90,000 due to Patrol Car Cost (funds must be used by August 2017)
Regional Center for Public Safety Excellence	Pharr ISD	\$ 1,000,000	Additional Classrooms
Regional Center for Public Safety Excellence - Site	non-bond	\$ 1,000,000	Add for Site Cost
Nursing and Allied Health			
New Thermal Energy Plant	non-bond	\$ 3,200,000	Includes upgrades to existing campus
Mid Valley			
Library Expansion	non-bond	\$ 2,400,000	
Add Hydronic Site Piping to Existing Building D and Retrofit HVAC	non-bond	\$ 511,000	Alternate #1 approved as part of the Thermal Energy Plant GMP
Add Hydronic Site Piping to Existing Bldg. A & B and Retrofit HVAC	non-bond	\$ 258,608	Alternate #2 approved as part of the Thermal Energy Plant GMP
Starr County Campus			
Add Hydronic Site Piping to Existing Bldg. A & B and Retrofit HVAC		\$ 788,305	Alternate #1 approved as part of the Thermal Energy Plant GMP
		\$ 10,649,913	

Budget Adjustments applied against Program Contingency	
Program Contingency not in previous Program Budget	\$ 9,978,348
Program Contingency Funds Approved to Date	\$ (4,844,228)
Balance Remaining 7.6.16 Facilities Com. Meeting	\$ 5,134,120
Board Approved GMP's 7.26.16	
Nursing and Allied Health	\$ (34,860)
Mid Valley Health & Profession & Science	\$ (953,388)
Mid Valley Student Services	\$ (1,025,923)
Program Contingency Balance 7.26.16	\$ 3,119,949
Board Recommendations for GMP 8.23.16	
South Academic Bldg.	\$ 142,166
STEM Bldg.	\$ (1,917,059)
Program Contingency Balance 8.23.16	\$ 1,345,056
Remaining Exposures Pending GMP's	\$ (5,353,762)
Program Contingency Balance as of 8.23.16	\$ 1,345,056
Projected Budget Shortfall	\$ (4,008,706)

Construction Cost				Part II - Construction Phase Svcs. - GMP Inclusions					Part I Construction Services	Owner Procured		GMP + Fees + Chillers + OCIP	Professional Services			
CCL Variance	Org. Construction Contingency	Current Construction Contingency	Variance in Construction Contingency	Fixed Equipment	IT Ductbank	GMP Target	Current Est. or GMP (red)	Variance or Delta	Fees	Chillers	OCIP	SUBTOTAL	Design	Furniture Consultant	CPM	Additional Serv.
\$ 451,000	\$ 150,000	\$ 162,000	\$ 12,000			\$ 10,500,000	\$ 10,951,000	\$ (451,000)	\$ 16,427		\$ 120,570	\$ 11,087,997	\$ 600,000	\$ 21,274	\$ 371,010	\$ 86,698
\$ (142,166)	\$ 100,000	\$ 100,000	\$ -			\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638		\$ 78,116	\$ 6,746,588	\$ 400,000	\$ 13,890	\$ 236,318	\$ 54,586
\$ 1,917,059	\$ 125,000	\$ 125,000	\$ -			\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298		\$ 97,645	\$ 10,528,002	\$ 550,000	\$ 16,973	\$ 327,523	\$ 75,653
\$ 603,179	\$ 85,000	\$ 100,000	\$ 15,000	\$ 585,000		\$ 6,285,000	\$ 6,888,179	\$ (603,179)	\$ 9,491		\$ 72,116	\$ 6,969,786	\$ 400,000	\$ 11,473	\$ 220,666	\$ 50,971
\$ (106,000)	\$ 50,000	\$ 50,000	\$ -			\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440	\$ 47,480	\$ 4,801,745	\$ 350,000	\$ 500	\$ 138,526	\$ 30,998
\$ 24,416	\$ 30,000	\$ 30,000	\$ -		\$ 122,925	\$ 2,122,925	\$ 2,147,341	\$ (24,416)	\$ 3,321		\$ 24,374	\$ 2,175,036	\$ 200,000	\$ -	\$ 62,245	\$ 14,378
\$ 2,747,488	\$ 540,000	\$ 567,000	\$ 27,000	\$ 585,000	\$ 122,925	\$ 38,507,925	\$ 41,255,413	\$ (2,747,488)	\$ 60,000	\$ 553,440	\$ 440,301	\$ 42,309,154	\$ 2,500,000	\$ 64,110	\$ 1,356,288	\$ 313,284
\$ 34,860	\$ 250,000	\$ 205,000	\$ (45,000)	\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ (34,860)	\$ 25,584		\$ 195,006	\$ 17,230,450	\$ 1,000,000	\$ 48,380	\$ 566,022	\$ 130,743
\$ 181,470	\$ -	\$ -	\$ -			\$ -	\$ 181,470	\$ (181,470)	\$ 274	\$ 378,170	\$ 2,054	\$ 561,968	\$ 50,000	\$ -	\$ 900	\$ -
\$ (258,915)	\$ 16,000	\$ 16,000	\$ -		\$ 321,915	\$ 1,421,915	\$ 1,163,000	\$ 258,915	\$ 2,142		\$ 16,279	\$ 1,181,421	\$ 120,000	\$ -	\$ 36,194	\$ 8,360
\$ (42,585)	\$ 266,000	\$ 221,000	\$ (45,000)	\$ 375,000	\$ 321,915	\$ 18,396,915	\$ 18,354,330	\$ 42,585	\$ 28,000	\$ 378,170	\$ 213,339	\$ 18,973,839	\$ 1,170,000	\$ 48,380	\$ 603,116	\$ 139,103
\$ (1,587,143)	\$ 175,000	\$ 151,179	\$ (23,821)			\$ 12,000,000	\$ 10,412,857	\$ 1,587,143	\$ 14,115		\$ 137,835	\$ 10,564,807	\$ 850,000	\$ 18,300	\$ 374,227	\$ 84,197
\$ 1,210,999	\$ 10,000	\$ 33,640	\$ 23,640		\$ 102,575	\$ 752,575	\$ 1,963,574	\$ (1,210,999)	\$ 885		\$ 8,633	\$ 1,973,092	\$ 75,000	\$ -	\$ 19,959	\$ 6,855
\$ (376,144)	\$ 185,000	\$ 184,819	\$ (181)	\$ -	\$ 102,575	\$ 12,752,575	\$ 12,376,431	\$ 376,144	\$ 15,000	\$ -	\$ 146,468	\$ 12,537,899	\$ 925,000	\$ 18,300	\$ 394,186	\$ 91,052
\$ 953,388	\$ 200,000	\$ 193,887	\$ (6,113)			\$ 13,500,000	\$ 14,453,388	\$ (953,388)	\$ 28,377		\$ 155,099	\$ 14,636,864	\$ 800,000	\$ 26,858	\$ 449,002	\$ 128,285
\$ 1,247,098	\$ 25,000	\$ 25,000	\$ -			\$ 1,750,000	\$ 2,997,098	\$ (1,247,098)	\$ 3,679		\$ 20,095	\$ 3,020,872	\$ 125,000	\$ 3,531	\$ 61,324	\$ 11,096
\$ 614,405	\$ 25,000	\$ 25,000	\$ -			\$ 1,750,000	\$ 2,364,405	\$ (614,405)	\$ 3,679		\$ 20,095	\$ 2,388,179	\$ 150,000	\$ 3,661	\$ 62,092	\$ 10,867
\$ 1,025,923	\$ 37,000	\$ 51,049	\$ 14,049	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ (1,025,923)	\$ 5,939		\$ 32,401	\$ 3,889,263	\$ 750,000	\$ 5,038	\$ 99,843	\$ 16,376
\$ (12,678)	\$ 52,602	\$ 61,547	\$ 8,945			\$ 3,800,000	\$ 3,787,322	\$ 12,678	\$ 8,054	\$ 714,200	\$ 42,877	\$ 4,552,453	\$ 275,000	\$ 1,412	\$ 110,605	\$ 28,207
\$ (12,910)	\$ 29,032	\$ 31,731	\$ 2,699		\$ 492,063	\$ 2,492,063	\$ 2,479,153	\$ 12,910	\$ 5,272		\$ 33,638	\$ 2,518,063	\$ 247,915	\$ -	\$ 61,397	\$ 14,182
\$ 3,815,226	\$ 368,634	\$ 388,214	\$ 19,580	\$ 325,000	\$ 492,063	\$ 26,117,063	\$ 29,932,289	\$ (3,815,226)	\$ 55,000	\$ 714,200	\$ 304,205	\$ 31,005,694	\$ 2,347,915	\$ 40,500	\$ 844,263	\$ 209,013
\$ 541,004	\$ 125,000	\$ 125,000	\$ -			\$ 8,500,000	\$ 9,041,004	\$ (541,004)	\$ 25,985		\$ 94,645	\$ 9,161,634	\$ 550,000	\$ 31,935	\$ 294,243	\$ 69,998
\$ 1,494,000	\$ 25,000	\$ 25,000	\$ -			\$ 1,600,000	\$ 3,094,000	\$ (1,494,000)	\$ 4,891		\$ 18,397	\$ 3,117,288	\$ 110,000	\$ 6,101	\$ 53,961	\$ 11,841
\$ 607,000	\$ 42,000	\$ 42,000	\$ -			\$ 2,800,000	\$ 3,407,000	\$ (607,000)	\$ 8,560		\$ 32,175	\$ 3,447,735	\$ 200,000	\$ 10,832	\$ 92,988	\$ 19,493
\$ 348,402	\$ 13,000	\$ 13,000	\$ -			\$ 850,000	\$ 1,198,402	\$ (348,402)	\$ 2,598		\$ 9,770	\$ 1,210,770	\$ 75,000	\$ 3,279	\$ 30,473	\$ 5,975
\$ 317,702	\$ 13,000	\$ 13,000	\$ -			\$ 850,000	\$ 1,167,702	\$ (317,702)	\$ 2,598		\$ 9,770	\$ 1,180,070	\$ 75,000	\$ 3,229	\$ 30,935	\$ 5,831
\$ 111,000	\$ 55,000	\$ 58,000	\$ 3,000			\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901	\$ 43,643	\$ 4,530,161	\$ 300,000	\$ 2,624	\$ 109,321	\$ 28,207
\$ 237,180	\$ 15,000	\$ 15,000	\$ -		\$ 226,820	\$ 1,226,820	\$ 1,464,000	\$ (237,180)	\$ 3,751		\$ 14,059	\$ 1,481,810	\$ 100,000	\$ -	\$ 30,888	\$ 7,135
\$ 3,656,288	\$ 288,000	\$ 291,000	\$ 3,000	\$ -	\$ 226,820	\$ 19,626,820	\$ 23,283,108	\$ (3,656,288)	\$ 60,000	\$ 563,901	\$ 222,459	\$ 24,129,468	\$ 1,410,000	\$ 58,000	\$ 642,809	\$ 148,480
\$ -	\$ 57,000	\$ 57,000	\$ -			\$ 2,800,000	\$ 2,800,000	\$ -	\$ -		\$ 32,344	\$ 2,832,344	\$ 200,000	\$ 4,800	\$ 99,344	\$ 22,947
\$ -	\$ 18,000	\$ 18,000	\$ -			\$ 200,000	\$ 200,000	\$ -	\$ -		\$ 2,185	\$ 202,185	\$ 50,000	\$ -	\$ -	\$ -
\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 34,529	\$ 3,034,529	\$ 250,000	\$ 4,800	\$ 99,344	\$ 22,947
\$ -	\$ 16,000	\$ 16,000	\$ -			\$ 1,100,000	\$ 1,100,000	\$ -	\$ -		\$ 10,370	\$ 1,110,370	\$ 100,000	\$ 3,000	\$ 35,894	\$ 8,292
\$ -	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 10,370	\$ 1,110,370	\$ 100,000	\$ 3,000	\$ 35,894	\$ 8,292
\$ 9,800,273	\$ 1,738,634	\$ 1,743,033	\$ 4,399	\$ 1,285,000	\$ 1,266,298	\$ 119,501,298	\$ 129,301,571	\$ (9,800,273)	\$ 218,000	\$ 2,209,711	\$ 1,371,671	\$ 133,100,953	\$ 8,702,915	\$ 237,090	\$ 3,975,900	\$ 932,171
CCL Variance	Org. Construction Contingency	Current Construction Contingency	Variance in Construction Contingency	Fixed Equipment	IT Ductbank	GMP Target	Current Est. or GMP (red)	Variance [Target GMP to GMP]	Fees	Chillers	OCIP	SUBTOTAL	Design	Furniture Consultant	CPM	Additional Serv.
Construction Cost				Part II - Construction Phase Svcs. - GMP Inclusions					Part I Construction Services	Owner Procured		GMP + Fees + Chillers + OCIP	Professional Services			
\$ 116,950,000										\$ -						\$ 15,670,000
\$ 126,750,273										\$ 3,799,382						\$ 13,848,076
\$ (9,800,273)										\$ (3,799,382)						\$ 1,821,924
\$ (9,800,273)				\$ (1,285,000)	\$ (1,266,298)					\$ (3,799,382)						\$ 1,821,924

Furniture	Technology	Misc. Cost (1.5 % of CCL)	SUBTOTAL	Additional Costs	Total Project Cost Summary		
					TOTAL Projected Costs to date	Bond Total Cost	Variance [Total Projected Costs to Bond Total Cost]
\$ 675,000	\$ 1,024,009	\$ 164,265	\$ 14,030,253		\$ 14,030,253	\$ 14,843,110	\$ 812,857
\$ 450,000	\$ 732,589	\$ 110,638	\$ 8,744,609		\$ 8,744,609	\$ 9,454,426	\$ 709,817
\$ 550,000	\$ 681,873	\$ 145,548	\$ 12,875,572		\$ 12,875,572	\$ 13,103,319	\$ 227,747
\$ 500,000	\$ 311,901	\$ 94,548	\$ 8,559,345		\$ 8,559,345	\$ 8,828,254	\$ 268,909
\$ -	\$ 55,282	\$ 62,910	\$ 5,439,961		\$ 5,439,961	\$ 5,542,049	\$ 102,088
\$ -	\$ -	\$ 30,366	\$ 2,482,025		\$ 2,482,025	\$ 2,490,261	\$ 8,236
\$ 2,175,000	\$ 2,805,654	\$ 608,275	\$ 52,131,765	\$ -	\$ 52,131,765	\$ 54,261,419	\$ 2,129,654
\$ 820,000	\$ 1,192,881	\$ 250,875	\$ 21,239,351		\$ 21,239,351	\$ 21,773,439	\$ 534,088
\$ -	\$ -	\$ 2,722	\$ 615,590		\$ 615,590	\$ 601,877	\$ (13,713)
\$ -	\$ -	\$ 12,616	\$ 1,358,591		\$ 1,358,591	\$ 1,717,717	\$ 359,126
\$ 820,000	\$ 1,192,881	\$ 266,213	\$ 23,213,532	\$ -	\$ 23,213,532	\$ 24,093,033	\$ 879,501
\$ 600,000	\$ 668,249	\$ 156,193	\$ 13,315,973		\$ 13,315,973	\$ 14,864,990	\$ 1,549,017
\$ -	\$ -	\$ 27,915	\$ 2,102,821		\$ 2,102,821	\$ 905,324	\$ (1,197,497)
\$ 600,000	\$ 668,249	\$ 184,108	\$ 15,418,794	\$ -	\$ 15,418,794	\$ 15,770,314	\$ 351,520
\$ 900,000	\$ 992,248	\$ 217,513	\$ 18,150,770		\$ 18,150,770	\$ 17,277,682	\$ (873,088)
\$ 100,000	\$ 149,818	\$ 44,956	\$ 3,516,597		\$ 3,516,597	\$ 2,257,363	\$ (1,259,234)
\$ 150,000	\$ 107,559	\$ 35,466	\$ 2,907,824		\$ 2,907,824	\$ 2,288,968	\$ (618,856)
\$ 150,000	\$ 157,165	\$ 52,889	\$ 5,120,574		\$ 5,120,574	\$ 4,114,228	\$ (1,006,346)
\$ -	\$ 58,748	\$ 56,810	\$ 5,083,235		\$ 5,083,235	\$ 5,042,398	\$ (40,837)
\$ -	\$ -	\$ 29,806	\$ 2,871,363		\$ 2,871,363	\$ 2,796,035	\$ (75,328)
\$ 1,300,000	\$ 1,465,538	\$ 437,440	\$ 37,650,363	\$ -	\$ 37,650,363	\$ 33,776,674	\$ (3,873,689)
\$ 600,000	\$ 667,262	\$ 135,615	\$ 11,510,687		\$ 11,510,687	\$ 11,267,182	\$ (243,505)
\$ 100,000	\$ 78,051	\$ 46,410	\$ 3,523,652		\$ 3,523,652	\$ 2,051,983	\$ (1,471,669)
\$ 250,000	\$ 269,378	\$ 51,105	\$ 4,341,531		\$ 4,341,531	\$ 3,732,378	\$ (609,153)
\$ 60,000	\$ 101,372	\$ 17,976	\$ 1,504,845		\$ 1,504,845	\$ 1,162,522	\$ (342,323)
\$ 60,000	\$ 106,431	\$ 17,516	\$ 1,479,012		\$ 1,479,012	\$ 1,166,402	\$ (312,610)
\$ -	\$ 44,342	\$ 58,665	\$ 5,073,320		\$ 5,073,320	\$ 4,938,772	\$ (134,548)
\$ -	\$ -	\$ 18,558	\$ 1,638,391		\$ 1,638,391	\$ 1,397,789	\$ (240,602)
\$ 1,070,000	\$ 1,266,836	\$ 345,845	\$ 29,071,438	\$ -	\$ 29,071,438	\$ 25,717,028	\$ (3,354,410)
\$ 150,000	\$ 371,977	\$ 42,000	\$ 3,723,412		\$ 3,723,412	\$ 3,655,134	\$ (68,278)
\$ -	\$ -	\$ 3,000	\$ 255,185		\$ 255,185	\$ 319,337	\$ 64,152
\$ 150,000	\$ 371,977	\$ 45,000	\$ 3,978,597	\$ -	\$ 3,978,597	\$ 3,974,471	\$ (4,126)
\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156		\$ 1,573,156	\$ 1,436,000	\$ (137,156)
\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156	\$ -	\$ 1,573,156	\$ 1,436,000	\$ (137,156)
\$ 6,165,000	\$ 8,020,235	\$ 1,903,381	\$ 163,037,645	\$ -	\$ 163,037,645	\$ 159,028,939	\$ (4,008,706)

Potential Buy Out Savings @ 3%

\$ 328,530

\$ 199,735

\$ 312,512

\$ 189,095

\$ 125,820

\$ 60,732

\$ 1,216,425

\$ -

\$ 499,046

\$ 5,444

\$ 25,233

\$ 529,722

\$ -

\$ 312,386

\$ 55,830

\$ 368,216

\$ -

\$ 433,602

\$ 89,913

\$ 70,932

\$ 105,778

\$ 113,620

\$ 59,613

\$ 873,457

\$ -

\$ 271,230

\$ 92,820

\$ 102,210

\$ 35,952

\$ 35,031

\$ 117,330

\$ 37,115

\$ 691,689

\$ -

\$ 84,000

\$ 6,000

\$ 90,000

\$ -

\$ 33,000

\$ 33,000

\$ 3,802,508

FFE	Technology	Misc. Cost (1.5 % of CCL)	SUBTOTAL	Additional Costs	TOTAL Projected Costs	Bond Total Cost	Variance [Total Projected Costs to Bond Total Cost]
\$ 6,231,186	\$ 8,723,657	\$ 1,475,748		\$ -	\$ 163,037,645		
\$ 6,165,000	\$ 8,020,235	\$ 1,903,381		\$ -	\$ 159,028,939		
\$ 66,186	\$ 703,422	\$ (427,633)		\$ -	\$ 4,008,706		
					\$ -		
\$ 66,186	\$ 703,422	\$ (427,633)		\$ -	\$ 4,008,706		

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

September 13, 2016

**BROADDUS
& ASSOCIATES**



BOARD APPROVAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline – 09/13/16

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

	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
1						
2	Pecan Campus Student Services GMP	GMP Approvals – Two Meetings in July	Pharr RCPSE CM@R Selection – 8/23	GMP Approvals– Starr Campus HP&S Bldg. – Pack. 2 – 9/27	La Joya Schematic Design Approval	
3	Pecan Campus North Academic GMP	Starr County Health Professional Pkg. #1 GMP	Pharr RCPSE Master Plan – 8/23	Pharr RCPSE Schematic Design – 9/27	GMP Approvals – Starr Campus Projects	
4	Technology Building GMP	Pharr RCPSE CM@R Selection	GMP Approvals – Pecan Campus STEM, S. Academic – 8/23	Pecan Campus Parking & Site GMP – 9/27	GMP Approval – MVC Library & Workforce	
5	Technology Site GMP	MVC GMP Approvals	CM@R MVC Library Amendment – 8/23	Starr County Site GMP – 9/27	N&AH Campus Site GMP Approval	
6			Starr County Exterior Elevations	La Joya SD & Cost Update		
			Project Color Boards	Pharr RCPSE CM@R Recommendation – 9/27		
				N&AH Thermal Energy Parking & Site Amendment		
				Project Color Boards		

Board Approval

OPERATIONAL ITEMS

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

	June '16	July '16	August '16	September '16	October '16
Operational					
1	Building Standards	NTP's	NTP's	NTP's	NTP's
2	Notice to Proceed Issuance (NTP)	Staff Increase	Ongoing Mobilization & Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity
3	Thermal Energy Plant Construction	Pecan Campus Chiller Delivery	City of McAllen P&Z Approval – North Academic	FF&E Budget Confirmation	Buyout Savings Request
4	Mid-Valley Mobilization	Budget FY '17		Pecan Campus Portable Bldg. Removal	
5	N&AH Mobilization			Schedule Optimization	
6	Chiller Factory Test				
7					
8					
9					
10					

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	Pecan Campus Thermal Plant Issue Presentation	Bond Program Budget Update	Bond Program Budget Update
2			Bond Program Budget Update	Contingency & Buyout tracking	Contingency & Buyout tracking
3					
4					
5					
6					
7					
8					
9					
10					

Informational/Presentations

STC 2013 Bond construction Program - Pecan North Academic Building

Scorecard #15

Status: **Submitted**

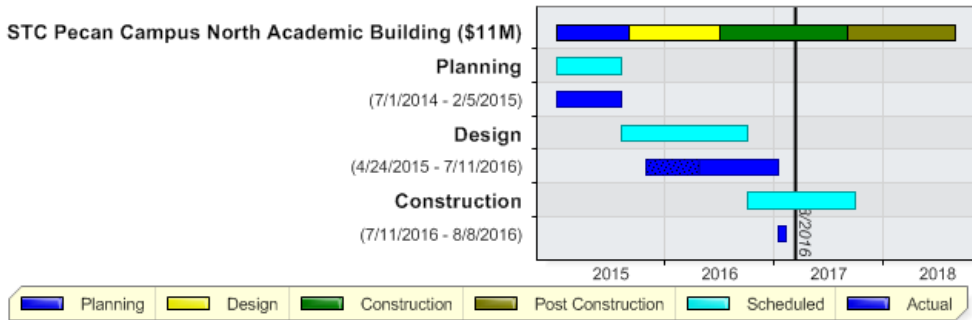
09/08/2016



Scope

	Initial Program	Current Program
Building SF	61,267	61,267
Budget	\$10,500,000	\$10,500,000
SD Estimate		\$11,015,000
DD Estimate		\$11,400,000
CD 30%		\$11,462,000
CD 60% GMP		\$10,951,000

Schedule



Activity

30 Day Look Ahead

- Lay out pier locations
- Tie 86 piers
- Begin drilling pier holes
- Building pad complete

Key Consultants/Contractors

- Architect: PBK Architects
- MEP: DBR Engineering
- Structural: Chanin Engineering
- Civil: Perez Consulting Engineers
- AV/IT WJHW Consultants
- D.Wilson Construction Co.

Key Owner Issues or Concerns

- Need steel shop drawing approvals

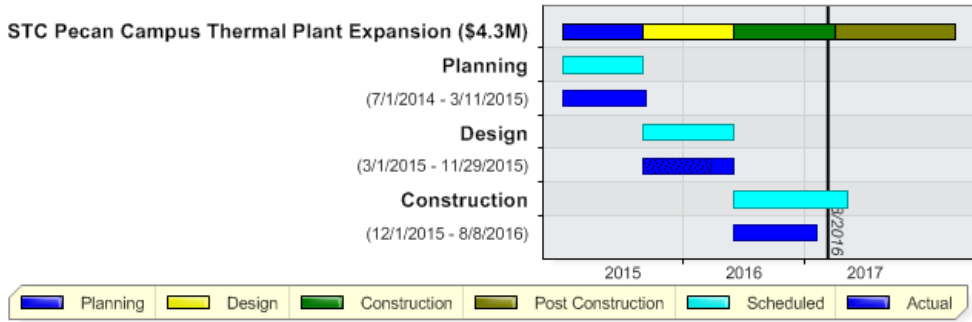
Recent Photo



Scope

	Initial Program	Current Program
Building SF	1,440	3,182
Budget	\$4,300,000	\$4,300,000
GMP		\$4,194,000

Schedule



Activity

30 Day Look Ahead

- Install electrical transformer
- Start-up of HVAC system.
- Chiller Star-up
- Begin installation of finishes; millwork, flooring, fixtures, ect...
- Flush Chiller Plant & Tower pipping

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Sanitary Sewer Connection for CofO; part of Site Improvements project.
- Flatwork for CofO; part of Site Improvements project.

Recent Photo



Nursing and Allied Health Bldg

Scorecard #18
 Status: **Submitted**
 09/08/2016



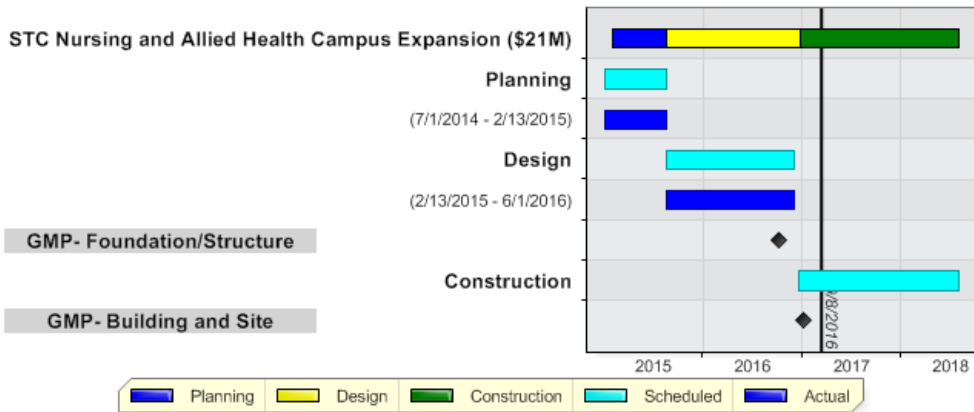
Scope

- Hospital Simulation Center
- Library
- Cafeteria
- Classrooms
- Offices

Budget

	Current Budget
Construction	\$16,600,000

Schedule



Activity

30 Day Look Ahead

- Underground Plumbing
- Underground Electrical
- Grade beam excavation

Key Consultants/Contractors

- ERO Architects
- 720 Design of Library
- Gutierrez Engineering
- D. Wilson Construction Co.

Key Owner Issues or Concerns

- Steel Shop Drawings
- Elevator Manufacturer
- Location of Floor Elec/Data Boxes
- Freezer location

Recent Photo



Mid Valley Thermal Plant Expansion

Scorecard #15
09/08/2016



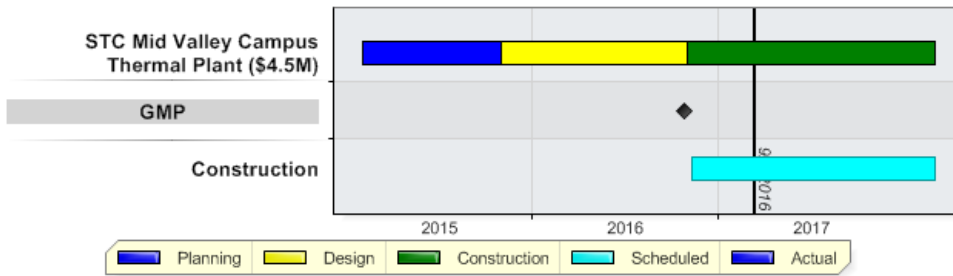
Scope

Design for a New Thermal Energy Plant for the Mid Valley Campus to include all new STC Bond projects and Retrofit of all existing buildings

Budget

	Initial Budget
Construction	\$4,506,269
Architect/Engineer	\$0
Other	\$0
Project Management	\$0

Schedule



Activity

30 Day Look Ahead

- Install foundation reinforcing steel
- Place concrete foundation

Key Consultants/Contractors

- DBR Engineering
- Rofa Architects
- Mata Garcia Architects
- EGV Architects
- Half Civil
- Skanska USA

Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

Recent Photo



Mid Valley Parking and Site Improvements

Scorecard #15
09/08/2016



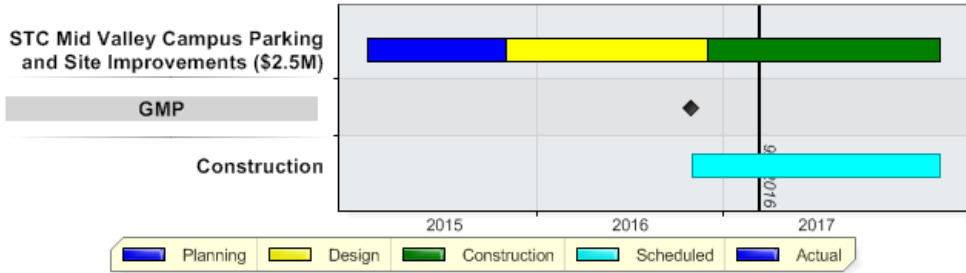
Scope

Design of all Civil Engineering , Landscaping and Surveying for All the Mid Valley Campus Bond Projects which includes a new parking lot

Budget

	Initial Budget
Construction	\$2,479,153

Schedule



Activity

30 Day Look Ahead

- Continue conditioning and testing of subgrade.
- Installation of select fill to grade.

Key Consultants/Contractors

- Half Civil
- Rofa Architects
- Mata Garcia Architects
- EGV Architects
- DBR Engineering
- Skanska USA

Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

Recent Photo



Review and Recommend Action on Updated Timeline for the Scheduled Guaranteed Maximum Prices (GMPs), Completion Dates, and Occupancy Dates for the 2013 Bond Construction Program

The updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program will be reviewed and discussed at the September 27, 2016 Board meeting.

Purpose

The Board will be asked to review and take action as appropriate regarding the updated timeline for scheduled delivery of Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program projects.

Justification

A Guaranteed Maximum Price is the method used by the Construction Manager-at-Risk (CM@R) to present their proposed construction cost to provide the Owner with a complete and functioning project. The timeline establishes dates for the Program Manager to submit GMPs with a recommendation for Board approval.

Background

On April 26, 2016 a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only. At the May 24, 2016 Board meeting, an updated timeline which included completion dates and occupancy dates was approved and adopted.

Broaddus and Associates proposed further revisions to this timeline at the Facilities committee on August 9, 2016, but the proposal was rejected by the Committee and not presented to the Board. The timeline was rejected primarily due to concerns voiced by administration about the timeframe allotted for occupancy of facilities in time for the scheduled semester.

Broaddus and Associates is working to update the GMP schedule, completion dates, and occupancy dates which will be presented upon completion to the Facilities Committee for a recommendation to the Board for action as appropriate.

The timeline includes the following information, for each project in the 2013 Bond Construction Program:

- **Guaranteed Maximum Price (GMP)** indicates the deadline for Broaddus & Associates to submit and recommend Board approval of a GMP.
- **Temporary Certification of Occupancy** – this is the date at which furniture, fixtures, and equipment can be installed, but regular occupancy is not permitted.
- **Completion dates** - including substantial completion and final completion, establish deadlines for the design and construction teams to complete phases of the project.
- **Occupancy dates** - based upon completion dates, above, and indicate when students, faculty, and staff will be able to fully utilize the facilities.

The Temporary Certification of Occupancy has been added to this timeline in response to Broaddus & Associates' recommendation that the college consider implementing a phased move-in to those projects which can be delivered prior to benchmark deadlines, but with very little anticipated time to complete the move in before facilities are needed.

Enclosed Documents

Broaddus & Associates provided the enclosed documentation, which follows in this packet, on September 8, 2016. Staff did not have time to review it adequately in time for the September 9, 2016 publication deadline, and the documents are presented to the Committee as received from Broaddus & Associates.

Presenters

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to present the updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates.

Recommended Action

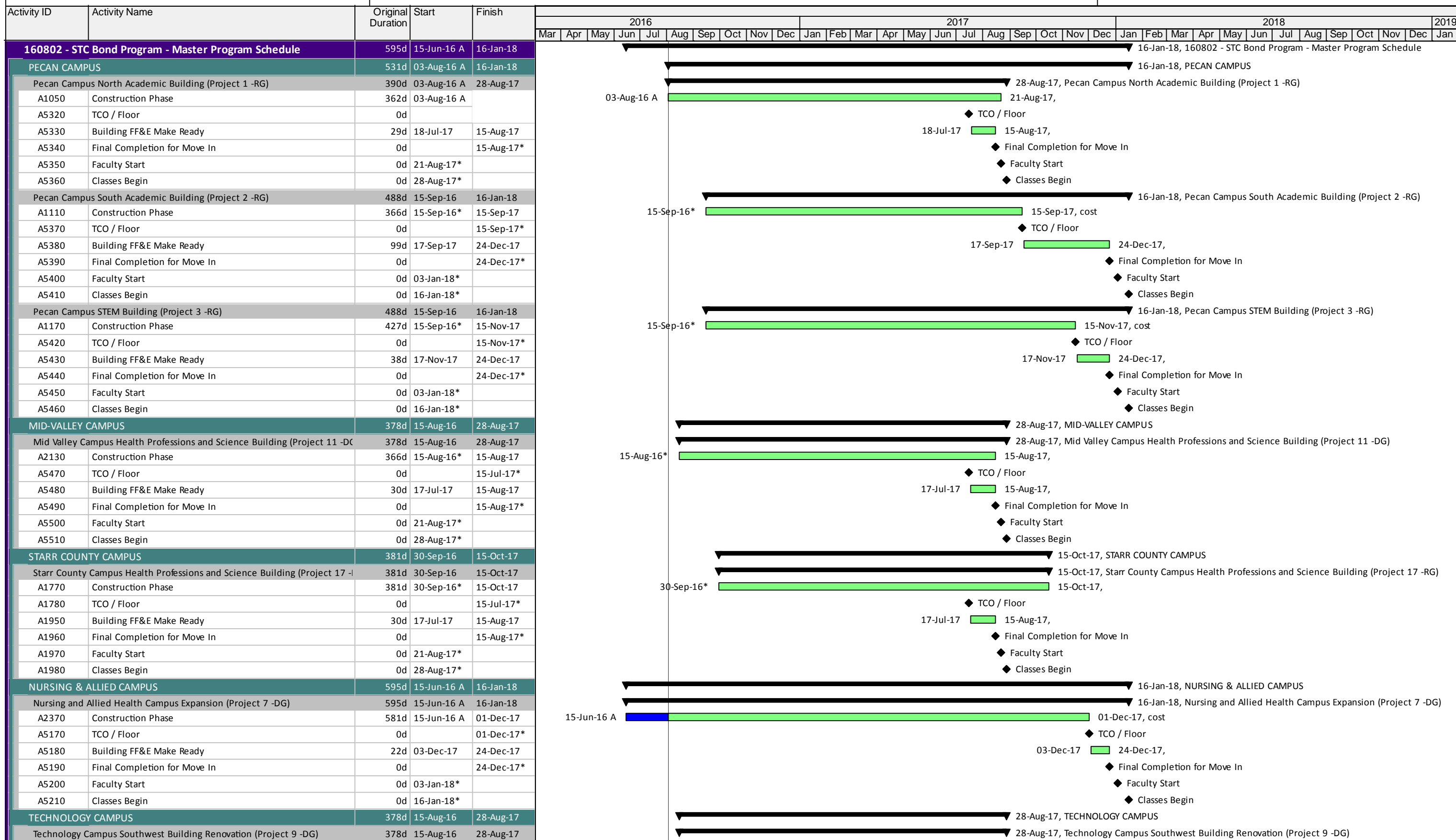
It is requested that the Facilities Committee recommend for Board action as appropriate at the September 27, 2016 Board meeting, regarding the approval and adoption of updated timeline for the delivery of Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program as presented.

2013 Bond Construction Program Schedule

#	Projects	B&A Contract Sq. ft	B&A Contract Budget	Architect/Engineers	Contractors	Facilities Committee GMP Schedule		Board Approval GMP Schedule		Revised Dates as of 9/6/2016				Target Dates as of 9.6.16	Construction Period	FFE Completion of Move In	Revised Dates as of 9.16.16	FFC Completion of FFE & Make Ready as of 9.6.16	Semester	STC Academic Timeline	
						Revised Schedule As of 5/19/16	Revised Schedule As of 8/3/16	Schedule As of 5/19/16	Schedule As of 8/3/16	Construction Start Date as of 5/19/16	Construction Start Date as of 8/3/16	Substantial Completion Date As of 5/19/16	Substantial Completion Date As of 9/6/16	Temp Cert. of Occupancy (TCO) Target Date as of 9.6.16						Faculty Start Date	Classes Begin
Buildings, Expansions and Renovations																					
Pecan Campus																					
1	North Academic Building	61,267	\$14,843,110	PBK Architects	D. Wilson Construction	06/28/16	06/28/16	06/28/16	06/28/16	7/1/2016	8/8/2016	7/2017	8/15/2017	7/5/17	12.5 months	8/15/2017	8/15/2017	Fall 2017	8/21/2017	8/28/2017	
2	South Academic Building	40,000	\$9,454,426	BSA Architects	D. Wilson Construction	08/09/16	08/23/16	08/23/16	08/23/16	9/1/2016	9/15/2016	9/1/2017	9/15/2017	11/15/2017	12 months	11/2017	12/24/17	Spring 2018	1/3/2018	1/16/2018	
3	STEM Building	48,879	\$13,103,319	BSA Architects	D. Wilson Construction	08/09/16	08/23/16	08/23/16	08/23/16	9/1/2016	9/15/2016	11/1/2017	11/15/2017	11/15/2017	14 months	12/2010	12/24/17	Spring 2018	1/3/2018	1/16/2018	
4	Student Activities Building and Cafeteria	33,042	\$8,828,254	Warren Group Architects	D. Wilson Construction	06/28/16	06/28/16	06/28/16	06/28/16	7/1/2016	8/15/2016	4/2017	8/15/2017		12 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017	
Mid-Valley Campus																					
5	Health Professions and Science Building	76,069	\$19,794,354	ROFA Architects	Skanska USA	07/12/16	07/26/16	07/26/16	07/26/16	8/1/2016	8/15/2016	9/2017	8/15/2017	7/10/17	12 months	8/15/2017	8/15/2017	Fall 2017	8/21/2017	8/28/2017	
6	Library Expansion	10,369	\$1,882,184	Mata+Garcia Architects	Skanska USA	07/12/16	10/11/16	07/26/16	10/25/16	8/1/2016	11/1/2016	7/2017	8/28/2017		10 months	8/21/2017		Fall 2017	8/21/2017	8/28/2017	
7	Student Services Building Expansion	14,269	\$2,836,391	ROFA Architects	Skanska USA	07/12/16	07/26/16	07/26/16	07/26/16	8/1/2016	9/01/2016	7/2017	8/28/2017		12 months	8/21/2017		Fall 2017	8/21/2017	8/28/2017	
8	Workforce Training Center Expansion	10,000	\$1,921,739	EGV Architects	Skanska USA	07/12/16	09/27/16	07/26/16	09/27/16	8/1/2016	10/15/2016	7/2017	8/28/2017		10 months	8/21/2017		Fall 2017	8/21/2017	8/28/2017	
Starr County Campus																					
9	Health Professions and Science Building Partial GMP					06/28/16	07/26/16	06/28/16	07/26/16	7/1/2016	8/15/2016	6/30/2017				8/15/2017			8/21/2017	8/28/2017	
	Health Professions and Science Building Package 2	48,690	\$12,123,842	Mata+Garcia Architects	D. Wilson Construction	08/09/16	09/13/16	08/23/16	09/27/16	9/1/2016	10/1/2016	6/30/2017	8/15/2017	7/02/2017	12 months	8/15/2017	8/15/2017	Fall 2017	8/21/2017	8/28/2017	
10	Library	16,516	\$3,376,229	Mata+Garcia Architects	D. Wilson Construction	08/09/16	10/11/16	08/23/16	10/25/16	9/1/2016	11/1/2016	6/30/2017	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017	
11	Student Activities Building Expansion	4,923	\$1,010,002	Mata+Garcia Architects	D. Wilson Construction	08/09/16	10/11/16	08/23/16	10/25/16	9/1/2016	11/1/2016	6/30/2017	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017	
12	Student Services Building Expansion	5,000	\$1,034,955	Mata+Garcia Architects	D. Wilson Construction	08/09/16	10/11/16	08/23/16	10/25/16	9/1/2016	11/1/2016	6/30/2017	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017	
13	Workforce Training Center Expansion	9,302	\$2,050,676	EGV Architects	D. Wilson Construction	08/09/16	10/11/16	08/23/16	10/25/16	9/1/2016	11/1/2016	6/30/2017	9/1/2017		10 months	09/2017		Early Fall 2017	9/15/2017	8/28/2017	
Nursing & Allied Campus																					
14	Campus Expansion Package 1					05/10/16	05/10/16	05/24/16	05/24/16	6/1/2016	6/1/2016	-			18 months	12/24/2017			1/3/2018	1/16/2018	
	Campus Expansion Package 2	87,222	\$22,645,000	ERO Architects	D. Wilson Construction	08/09/16	07/26/16	08/23/16	07/26/16	9/1/2016	9/1/2016	2/2018	12/1/2017	12/01/2017	15 months	12/24/2017	12/24/17	Spring 2018	1/3/2018	1/16/2018	
Technology Campus																					
15	Southwest Building Renovation Demolition Package					-	-	NTP	03/29/16	5/2016	5/2016	-			3 months	8/15/2017			8/21/2016	8/28/2017	
	Southwest Building Renovation Building Package	72,000	\$14,583,033	EGV Architects	ECON Construction	06/14/16	06/14/16	06/28/16	06/28/16	7/2016	8/15/2016	7/2017	7/15/2017	07/15/2017	12 months	8/15/2017	8/15/2017	Fall 2017	8/21/2016	8/28/2017	
Regional Center for Public Safety Excellence																					
16	Training Facility	16,000	\$3,974,471	PBK Architects	TBD		2/14/2017		2/28/2017	3/2017	4/2017	1/2018	2/2018		10 months	4/2018		Summer 2018		6/4/2018	
La Joya Center																					
17	Training Labs Improvements	11,000	\$1,436,000	EGV Architects	TBD		12/6/2016		12/13/2016	11/2016	2/17/2017	5/2017	8/15/2017		12 months	8/21/2017		Fall 2017	8/21/2016	8/28/2017	
Thermal Plants																					
18	Pecan Campus Thermal Plant Expansion	1,440	\$5,542,049	Halff Associates	D. Wilson Construction	NA	11/10/15	NTP	11/24/15	12/2015	12/01/2015	9/2016	10/30/2016		10 months	12/1/2017		Fall 2017	8/22/2016	8/29/2016	
19	Mid Valley Thermal Plant	4,000	\$4,885,586	DBR Engineering	D. Wilson Construction	NTP	04/12/16	NTP	04/26/16	5/2016	6/1/2016	2/2017	2/2017		8 months	3/2017		Spring 2017	1/4/2017	1/17/2017	
20	Starr County Thermal Plant	4,000	\$4,885,584	Sigma HN Engineers	D. Wilson Construction	06/14/16	06/14/16	06/28/16	06/28/16	7/1/2016	9/1/2016	5/2017	7/2017		10 months	9/2017		Fall 2017	1/3/2018	1/16/2018	
21	Nursing and Allied Health Campus Thermal Plant*	-	\$3,000,000	Halff Associates	D. Wilson Construction	10/11/16	10/11/16	10/25/16	10/25/16	11/2016	11/2016	9/2017	9/2017		10 months	10/2017		Fall 2017	1/3/2018	1/16/2018	
Parking & Site Improvements																					
22	Pecan Campus Parking and Site Improvements	-	\$2,490,261	Perez Consulting Engineers	D. Wilson Construction	08/09/16	09/13/16	08/23/16	09/27/16	9/2017	11/2016	7/2017	9/2017		10 months	10/2017		Fall 2017	1/3/2018	1/16/2018	
23	Mid Valley Campus Parking and Site Improvements	-	\$2,456,421	Halff Associates	Skanska USA	NTP	04/12/16	NTP	04/26/16	5/2016	6/2016	5/2017	7/2017		11 months	08/2017		Fall 2017	8/21/2017	8/28/2017	
24	Starr County Campus Parking and Site Improvements Partial	-				08/09/16	06/14/16	08/23/16	06/28/16	9/2016	9/2016	7/2017	9/2017		12 months	10/2017					
	Starr County Campus Parking and Site Improvements Package 2		\$1,235,739	Melden & Hunt Engineering	D. Wilson Construction	08/09/16	09/13/16	08/23/16	09/27/16	9/2016	11/2016	7/2017	9/2017		10 months	10/2017		Fall 2017	1/3/2018	1/16/2018	
25	Nursing and Allied Health Campus Parking and Site Improvements	-	\$1,448,033	R.Gutierrez Engineers	D. Wilson Construction	06/14/16	10/11/16	08/23/16	10/25/16	7/2016	11/2016	1/2018	11/2017		12 months	2/2018		Spring 2018	1/3/2018	1/16/2018	
26	Technology Campus Parking and Site Improvements	-	\$1,187,281	Hinojosa Engineering	ECON Construction	06/14/16	06/14/16	06/28/16	06/28/16	3/2017	10/2016	7/2017	8/2017		10 months	8/2017		Fall 2017	8/21/2017	8/28/2017	
27	Regional Center for Public Safety Parking and Site Improvements	-	\$	TBD	TBD		03/14/17		03/28/17	TBD	4/2017	1/2018	4/2018		12 months	6/2018		Summer 2018		6/4/2018	
TOTAL		573,988	\$ 159,028,940																		
*Non Bond Funds			\$3,000,000																		

160802 - STC Bond Program - Master Program Schedule

DATE: 07-Sep-16



█ Remaining Level of Effort
 █ Actual Work
 █ Critical Remaining Work
█ Actual Level of Effort
 █ Remaining Work
 ◆ Milestone



Review and Update on the 2013 Bond Construction La Joya Jimmy Carter Teaching Site

The update for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site will be reviewed and discussed at the September 27, 2016 Board meeting.

Purpose

The Board will be updated on the 2013 Bond Construction La Joya Jimmy Carter Teaching Site program, scope, and budget.

Justification

The Board will be provided a current status of project plans, scope, budget, schedule, and collaboration between the College and La Joya ISD representatives.

Background

The Board of Trustees has requested that any program changes be presented prior to implementation. An Advisory Committee was formed with South Texas College and La Joya ISD to review, develop, and update the program requirements for college courses to be held at the La Joya Jimmy Carter Teaching Site. College representatives have been meeting with La Joya ISD representatives on a monthly basis to discuss several topics related to the teaching site as well as the space requirements.

On August 4, 2016, EGV Architects and Broaddus and Associates met with the Advisory Committee and presented the schematic design and preliminary estimate for review and comment. The responsibilities of each party were presented and discussed. La Joya Assistant Superintendent for Administration and Finance agreed to review the request for infrastructure improvements requested by STC with his staff and would request approval of the necessary capital investments. College legal counsel is currently drafting an updated lease agreement between South Texas College and La Joya ISD for incorporation of the preliminary schematic design, scope, and cost estimates for review and execution by both parties.

Current Project Program

South Texas College				
STC Teaching Site (Jimmy Carter Early College High School) -La Joya				
Name / Type of Space	Max Students	Qty		SF
Laboratory Spaces				
Biology Lab	24	2	Existing space	
Chemistry Lab	24	2	Existing space	
Prep Laboratory for Chemistry	4	1	Existing space	
Prep Laboratory for Biology	4	1	Existing space	
Computer Labs				
Open Access Computer Lab	32	2	Existing space	
Welding Lab				
New outdoor welding area (42 welding stations)	42	1		2,700
Spaces Added to program				
Chemical Storage and Hazardous Materials & Biology		1	Existing Space	
Physics Lab (long tables)	24	1	Existing space	
Classroom	24	2	Existing space	

South Texas College bond funds cannot be used for any permanent improvements to a building or property that is not owned by the College. All improvements which are included in this scope will be paid by the College and can be removed and returned to the College at the termination of the lease with La Joya ISD, at the College's discretion. La Joya ISD will be responsible for all permanent infrastructure improvements necessary for the proper functioning of the spaces noted in the attached spreadsheet.

Project Schedule

Schematic Design to Board for Approval

Facilities Committee	September 27, 2016
Board Approval	September 27, 2016
Design Development	November 1, 2016
Construction Documents	December 1, 2016
Advertisement for Bid	December 8, 2016
Bid Opening	January 4, 2017
Board Approval of Competitive Sealed Proposals	February 2017
Construction Period	March 2017- July 2017
Move In / Occupancy of Building	August 2017

Funding Source

The current Total Project Cost (TPC) for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site is \$1,436,000. The current preliminary Total Project Cost estimate is \$1,228,030. Bond funds are budgeted in the 2013 Bond Construction budget for FY 2016 – 2017.

Enclosed Documents

The Preliminary Schematic Plans & Total Project Cost Estimate are included in the packet.

Presenters

Representatives from Broaddus & Associates and EGV Architects, Inc. will be present at the Facilities Committee meeting to discuss the status of the 2013 Bond Construction La Joya Jimmy Carter Teaching Site project.

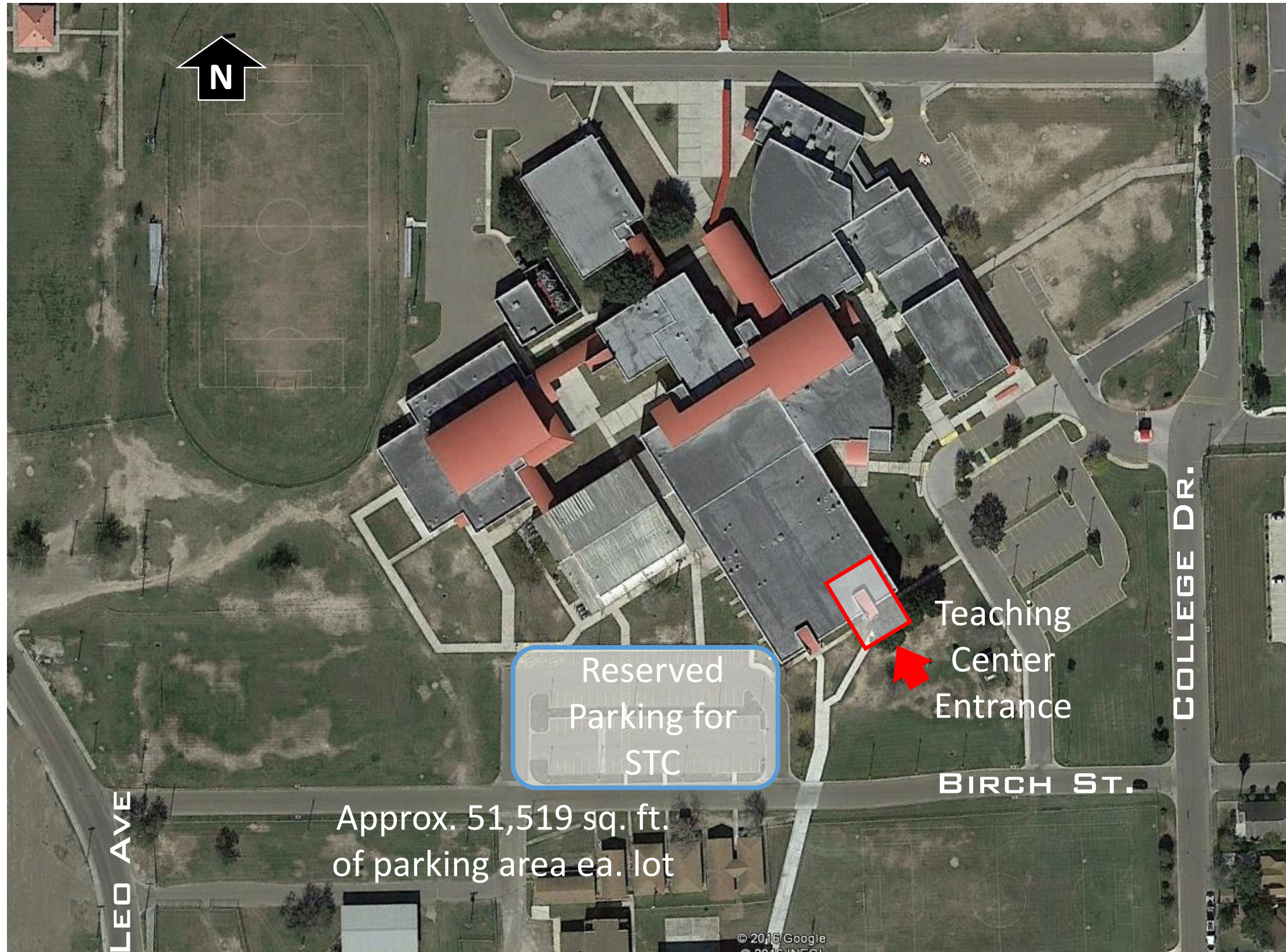
Recommended Action

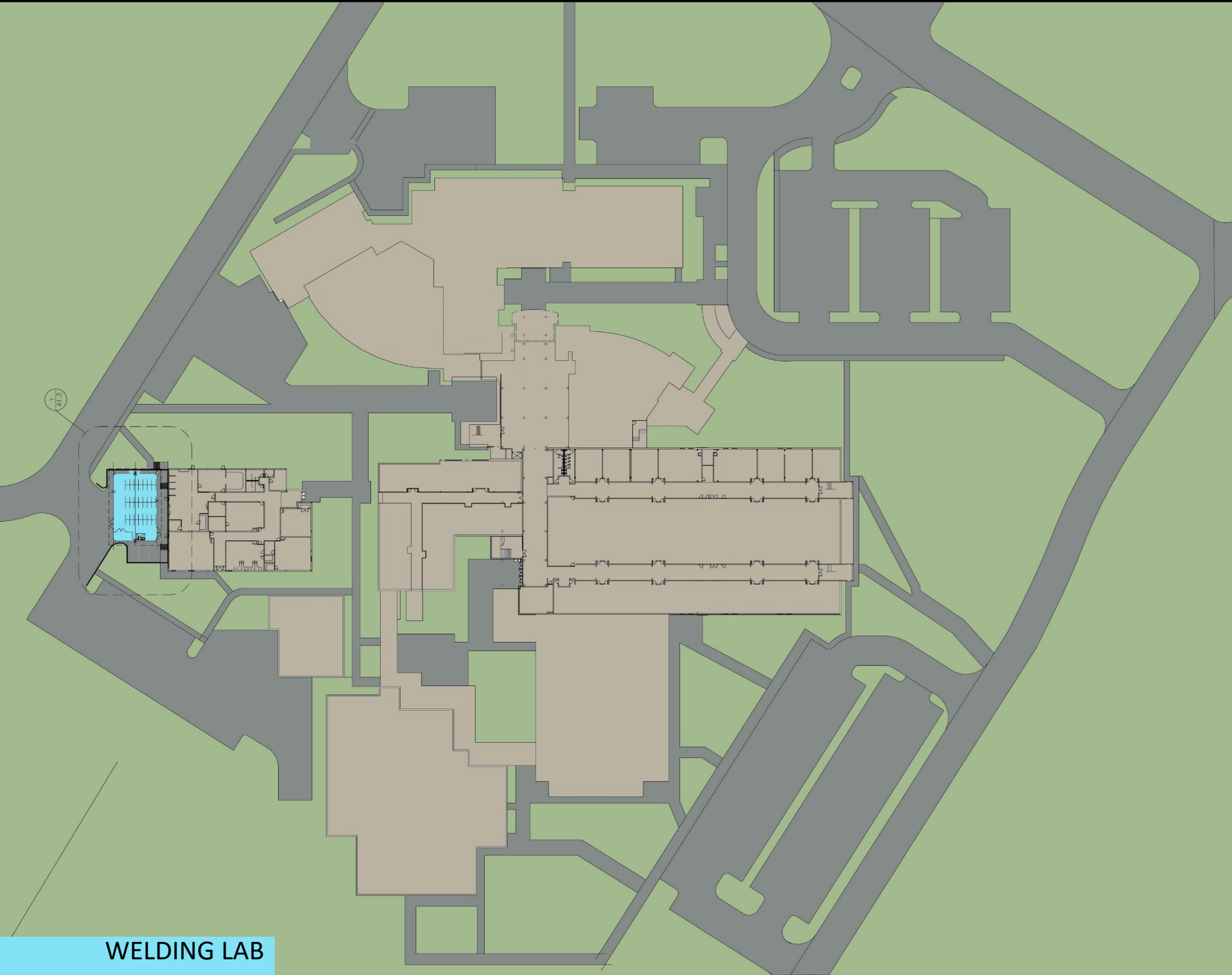
No Action is requested.



LA JOYA TEACHING CENTER



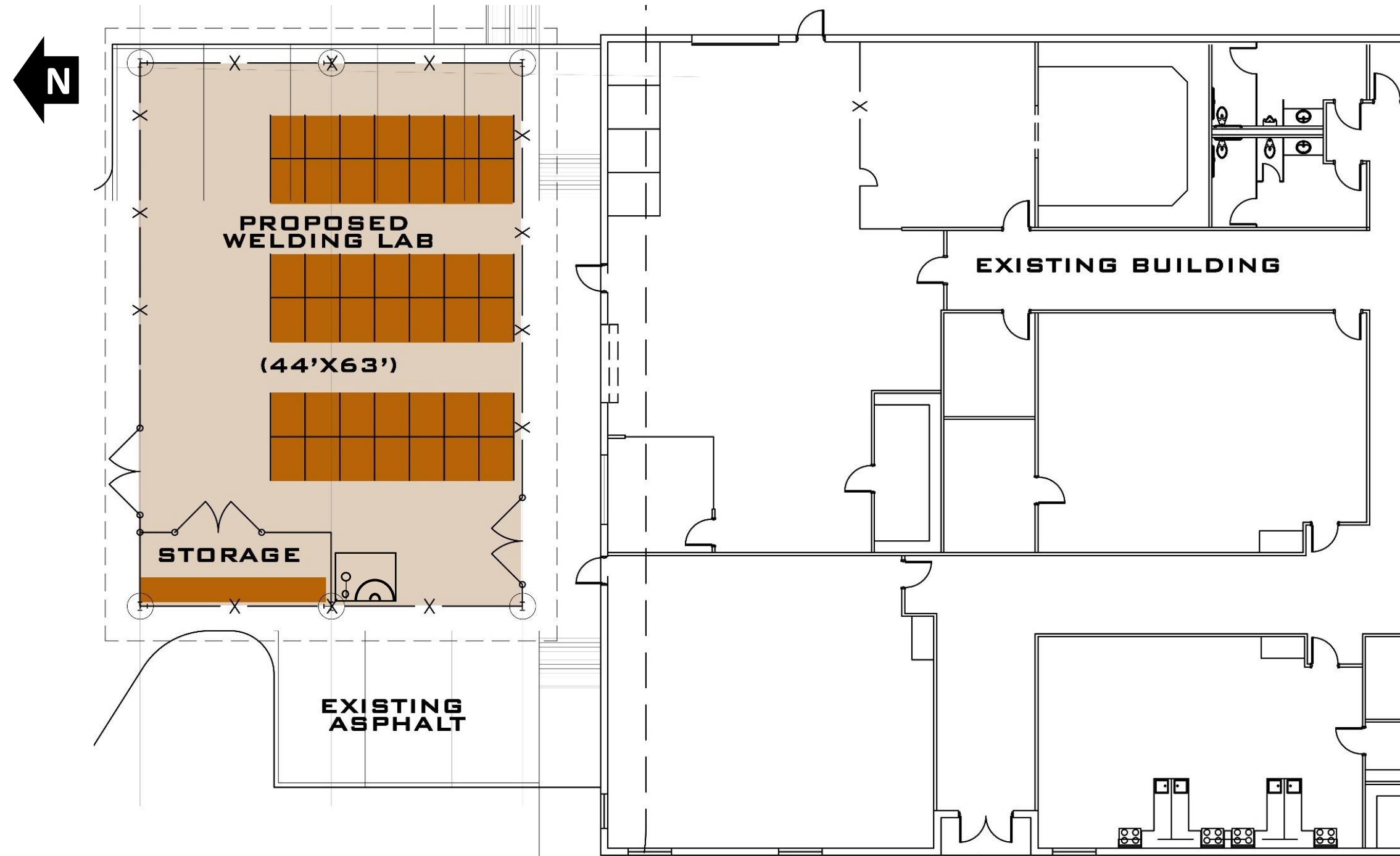


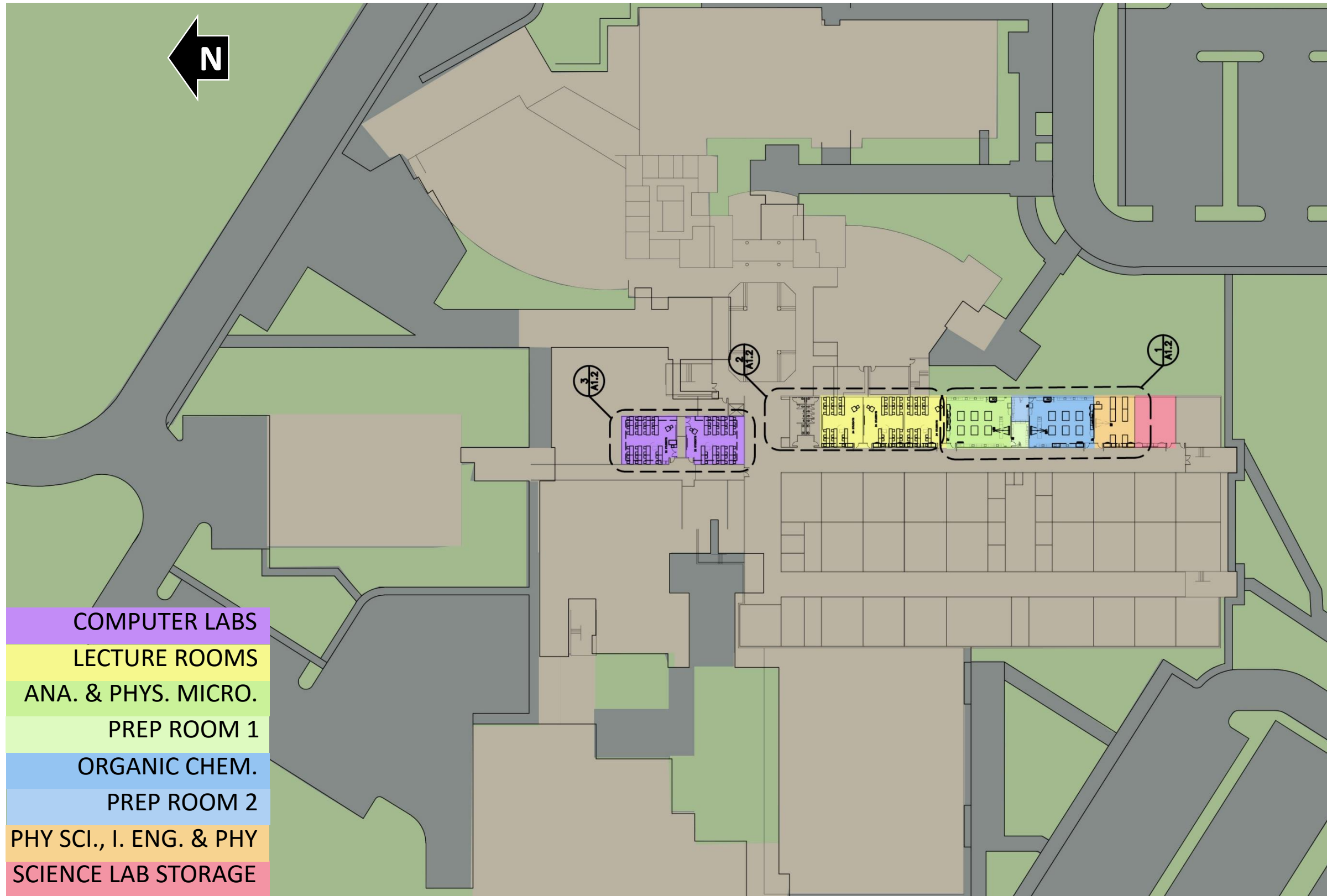


WELDING LAB



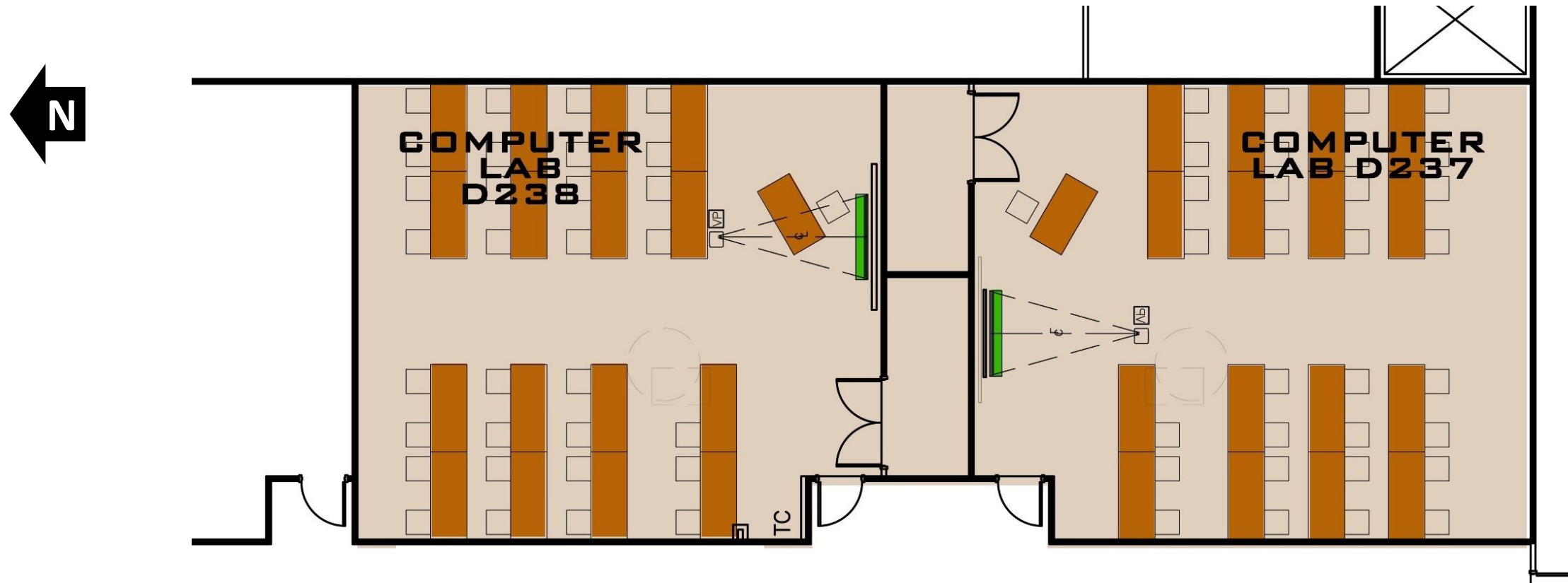
Welding Lab



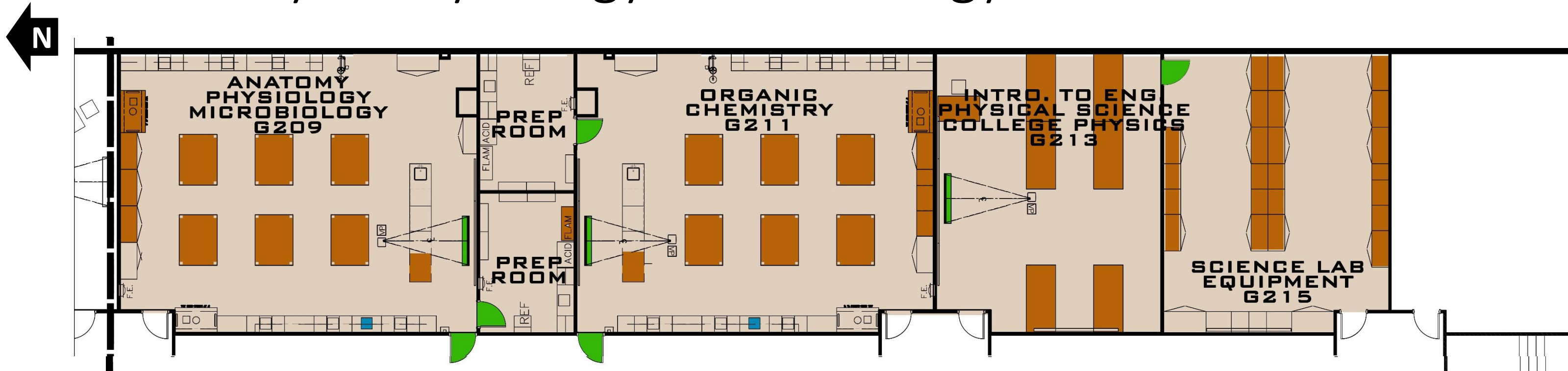


- COMPUTER LABS
- LECTURE ROOMS
- ANA. & PHYS. MICRO.
- PREP ROOM 1
- ORGANIC CHEM.
- PREP ROOM 2
- PHY SCI., I. ENG. & PHY
- SCIENCE LAB STORAGE

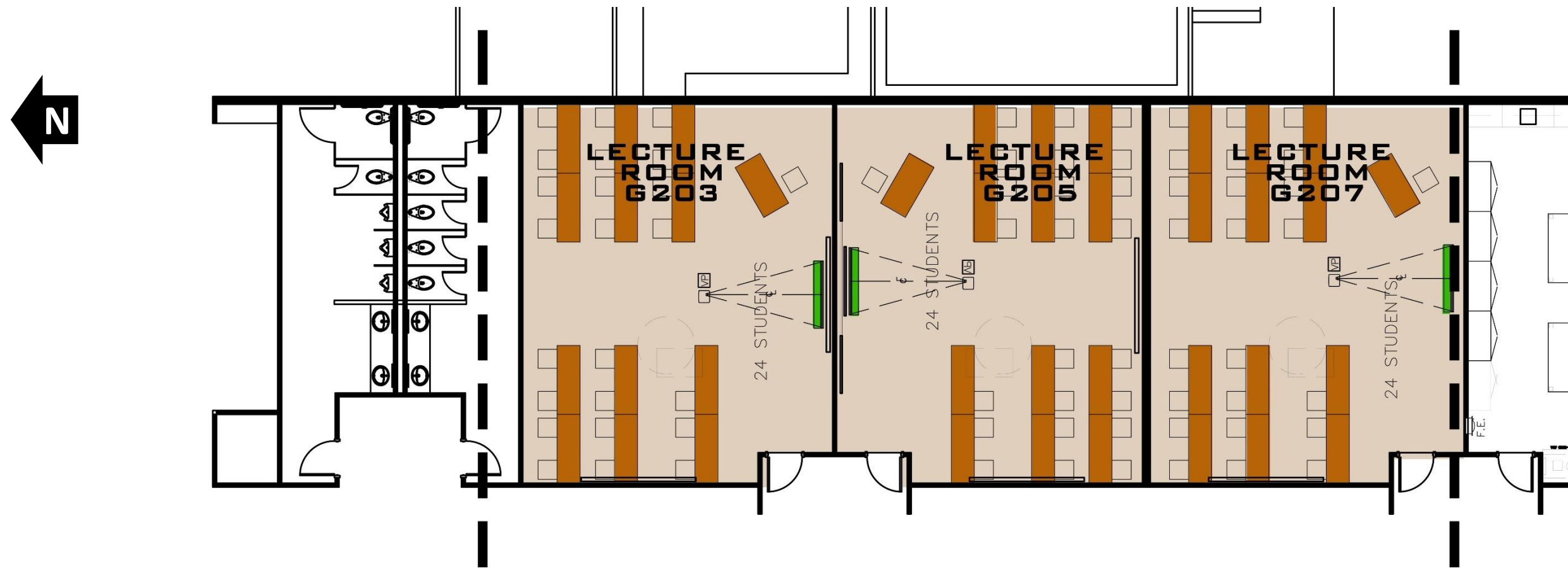
Computer Labs D238, D237



Anatomy & Physiology Microbiology G209



Lecture Rooms G203, G205, G207



Total Project Cost Estimate

La Joya Teaching Site

South Texas College					La Joya ISD		
	Cost/SF	CCL				Cost/SF	CCL
Exterior signage allowance	1	\$15,000	\$15,000				
Subtotal			\$15,000				
Welding Lab					Welding Lab		
Building (Hot-dipped Components)	2,772	\$40	\$110,880		New Electrical Primary Service Allowance	1	\$50,000 \$50,000
Concrete Piers(30"dia. X 15'D)	9	\$1,500	\$13,500		New Water Line	100	\$15 \$1,500
Asphalt Patching Allowance	1	\$7,000	\$7,000		New Sewer Line	100	\$22 \$2,200
Secondary Electrical Service W/Panel Allowance	1	\$30,000	\$30,000				
Galv. Chain Link Fence (20') at Perimeter of Welding Lab	4,280	\$12	\$51,360				
Welding Station Construction	42	\$1,000	\$42,000				
Electrical to Each Welding Station	42	\$1,600	\$67,200				
Electrical Lighting	20	\$1,100	\$22,000				
Welding station Exhaust System	42	\$5,000	\$210,000				
New Standalone Showe/Eyewash	1	\$1,662	\$1,662				
New Standalone Drinking Fountain	1	\$2,158	\$2,158				
New Stand Alone SS Handsink	1	\$1,100	\$1,100				
SUBTOTAL WELDING LAB			\$558,860		SUBTOTAL WELDING LAB		\$53,700
Computer lab D238					Computer lab D238		
Furniture (See FF&E)					Power to tables	8	\$625 \$5,000
					Remove counters along the wall	1	\$500 \$500
					Repaint walls	1340	\$4 \$5,360
					Power and data to podium	1	\$625 \$625
Subtotal Computer labs			\$0		Subtotal Computer labs		\$11,485
Computer lab D237					Computer lab D237		
Furniture (See FF&E)					Power to tables	8	\$625 \$5,000
					Remove counters along the wall	1	\$500 \$500
					Repaint walls	1340	\$4 \$5,360
					Power and data to podium	1	\$625 \$625
Subtotal Computer labs			\$0		Subtotal Computer labs		\$11,485
Lecture room G203					Lecture room G203		
Furniture (See FF&E)					Power to the podium	1	\$625 \$625
Subtotal Lecture Room			\$0		Repaint walls	1340	\$4 \$5,360
					Subtotal Lecture Room		\$5,985
Lecture room G205					Lecture room G205		
Furniture (See FF&E)					Power to the Podium	1	\$625 \$625
Subtotal Lecture Room			\$0		Repaint walls	1340	\$4 \$5,360
					Subtotal Lecture Room		\$5,985
Lecture room G207					Lecture room G207		
Furniture (See FF&E)					Power to the podium	1	\$625 \$625
Subtotal Lecture Room			\$0		Repaint walls	1340	\$4 \$5,360
					Subtotal Lecture Room		\$5,985
Anatomy & Physiology G209					Anatomy & Physiology G209		
New 72x54 Lab Tables with science counter tops (See FF&E)					Power to tables	6	\$1,200 \$7,200
					Power and data to computer station	5	\$625 \$3,125
					Repaint Walls	1440	\$4 \$5,040
					Install double faucet at all sinks	1	\$600 \$600
					New ADA sink to be sawcut into existing counter	1	\$850 \$850
					New exit door and hardware	1	\$2,500 \$2,500
					Exhaust to roof and Fire alarm	1	\$8,600 \$8,600
					Isimet System	1	\$35,000 \$35,000
					Fume hoods	1	\$15,500 \$15,500
					Upgrade Duct System (Verification for Make-up Air)	1	\$3,500 \$3,500
Subtotal Anatomy &Physiology Microbiology			\$0		Subtotal Anatomy &Physiology Microbiology		\$81,915
Organic Chemistry G211					Organic Chemistry G211		
New 72x54 Lab Tables with science counter tops (See FFE)					Demo Existing Cabinets	30	\$3 \$90
Bio Waste Container	1	\$80	\$80		Power to tables	6	\$1,200 \$7,200
Undercounter Ice Machine	1	\$5,000	\$5,000		Power and data to computer station	5	\$625 \$3,125
					Repaint Walls	1440	\$4 \$5,760
					Install double faucet at all sinks	1	\$600 \$600
					New ADA sink to be sawcut into existing counter	1	\$850 \$850
					New exit door and hardware	1	\$2,500 \$2,500
					Exhaust for Fume Hood (Curb/Flashing/Fire alarm)	1	\$8,600 \$8,600
					Isimet System	1	\$35,000 \$35,000
					Fume hoods	1	\$15,500 \$15,500
					Upgrade Duct System (Verification for Make-up Air)	1	\$3,500 \$3,500
Subtotal			\$5,080		Subtotal Organic Chemistry		\$82,635

Anatomy and Microbiology Prep G209A				Anatomy and Microbiology Prep G209A				
<i>See FF&E budget for Equipment</i>				<i>Replace door with fire-rated door and hardware</i>				
<i>New Autoclave</i>	1	\$8,500	\$8,500	<i>Purge Fan</i>	1	\$25,000	\$25,000	
<i>New Incubator</i>	1	\$7,500	\$7,500	<i>Eyewash and plumbing for eyewash</i>	1	\$3,500	\$3,500	
<i>New Freezer</i>	1	\$4,000	\$4,000	<i>Power and water for new autoclave</i>	1	\$1,500	\$1,500	
				<i>Remove existing flammable cabinet & Connect to auto clast to existing vault</i>	1	\$1,500	\$1,500	
Subtotal Anatomy & Physiology Prep			\$20,000	Subtotal Anatomy & Physiology Prep			\$33,000	
Organic Chemistry Prep G211A				Organic Chemistry Prep G211A				
<i>See FF&E budget for Equipment</i>				<i>Replace door with fire-rated door and hardware</i>				
<i>Nitric Acid Storage</i>	1	\$3,000	\$3,000	<i>Purge Fan</i>	1	\$25,000	\$25,000	
<i>Biowaste Container</i>	1	\$80	\$80	<i>Eyewash and plumbing for eyewash</i>	1	\$3,500	\$3,500	
Subtotal Organic Chemistry Prep			\$3,080	Subtotal Organic Chemistry Prep			\$31,000	
Physical Science				Physical Science				
<i>Moveable furniture in FF&E</i>				<i>Power to tables</i>				
					4	\$625	\$2,500	
				<i>Repaint Walls</i>		1220	\$4	\$4,880
				<i>electirc strip along all walls</i>		1	\$1,000	\$1,000
				<i>Remove existing Millwork along westwall</i>		1	\$250	\$250
				<i>New Door</i>		1	\$2,500	\$2,500
Subtotal Physical Science			\$0	Subtotal Physical Science			\$11,130	
Storage Room G215				Storage Room G215				
<i>See FF&E budget for Equipment</i>				<i>New exhaust</i>				
Subtotal Physical Science			\$0	Subtotal Storage Room			\$8,500	
Subtotal CCL			\$602,020	Subtotal			\$342,850	
Contingency 10%			\$60,202	Contingency 10%			\$34,285	
TOTAL CCL			\$662,222.00	TOTAL CCL			\$377,135.00	
Soft Costs				Soft Costs				
<i>Consultant Fees (AE, PM, Furniture etc)</i>								
				\$120,000				
<i>FF&E</i>				\$140,000				
<i>Technology/ Equipment</i>				\$249,100				
<i>Miscellaneous expenses</i>				\$60,000				
<i>Subtotal Soft Costs</i>				\$569,100				
<i>Contingency 10%</i>				\$56,910				
Total Soft costs				\$626,010				
TOTAL PROJECT COST				\$1,228,030				
Miscellaneous Expenses- Building				Miscellaneous Expenses- Building				
<i>Test and Air Balance</i>				20,000				
<i>Material Testing</i>				20,000				
<i>Geotechnical</i>				10,000				
<i>Blue-line Reprographics</i>				10,000				
<i>Total</i>				60,000				

Review and Recommend Action on Contracting Construction Management-at-Risk Firm for the 2013 Bond Construction Regional Center for Public Safety Excellence

Approval to contract construction management-at-risk (CMR) services for the 2013 Bond Construction Regional Center for Public Safety Excellence will be requested at the September 27, 2016 Board meeting.

Purpose

The procurement of a construction management-at-risk firm will provide for pre-construction and construction services necessary for the 2013 Bond Construction Regional Center for Public Safety Excellence.

Background

On February 23, 2015 and on January 26, 2016, the Board of Trustees previously approved design services with PBK Architects, Inc. and Dannebaum Engineering Company, respectively, to prepare plans and specifications for the 2013 Bond Construction Regional Center for Public Safety Excellence. The design teams are currently working on preparing schematic designs for the projects.

Solicitation of request for CMR proposals for this project began on June 6, 2016. A total of eight (8) sets of request for proposals were issued and a total of four (4) proposals were received on June 22, 2016.

Timeline for Solicitation of Construction Management-At-Risk	
June 6, 2016	Solicitation of construction management-at-risk began.
June 22, 2016	Four (4) proposals were received.

The published Request for Proposals (RFP) used to solicit Construction Manager @ Risk proposals outlined the method by which an evaluation committee comprised of staff from Broaddus & Associates and College staff would evaluate all proposals and recommend Board approval to contract with the top-ranked firm.

Legal counsel has advised that the evaluation committee is obligated to follow that procedure and present its top-ranked firm to the Facilities Committee. The Facilities Committee may opt, at its discretion, to:

- Recommend Board approval to contract the top-ranked firm;
- Recommend further review by the evaluation committee; or
- Recommend Board rejection of all proposals

The evaluation committee provided its summary of the received proposals as well as its scores used to rank the proposals and identify a top-ranked firm.

Justification

Approval of the construction management-at-risk firm allows for the CMR to provide pre-construction services which includes collaboration with the design consultant teams, program manager (Broaddus and Associates), and the College. The CMR will be involved with the design process through constructability reviews and providing preliminary construction estimates to meet the design program and budget.

Funding Source

Funds are budgeted in the FY 16 – 17 Bond Construction Budget

Reviewers

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

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the September 27, 2016 Board meeting, to contract construction management-at-risk services with Noble General Contractors for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented.

**SOUTH TEXAS COLLEGE
CONSTRUCTION MANAGER AT RISK
PROJECT NO. 15-16-1072**

VENDOR		Enriquez Construction Group, LLC.		Holchemont, Ltd.		Noble General Contractors		SpawGlass Contractors, Inc.	
ADDRESS		3025 S Sugar Rd		900 N Main St		435 S Texas Blvd		4909 E Grimes #116	
CITY/STATE/ZIP		Edinburg, TX 78539		McAllen, TX 78501		Weslaco, TX 78596		Harlingen, TX 78550	
PHONE		956-259-8005		956-686-2901		956-520-8183		956-412-9880	
FAX		956-259-8009		956-686-2925		956-520-8338		956-412-3581	
CONTACT		Gilbert Enriquez		Michael Che Montalvo		Rene Capistran		Eric Kennedy	
#	Description	Percent	Proposed	Percent	Proposed	Percent	Proposed	Percent	Proposed
Part I: Pre-Construction Phase Services									
1	Schematic Design Phase	Not Indicated	\$1,000.00	0.15%	\$8,000.00	0.038%	\$2,000.00	0.06%	\$3,333.00
2	Design Development Phase	Not Indicated	\$2,000.00	0.15%	\$8,000.00	0.095%	\$5,000.00	0.06%	\$3,333.00
3	Construction Document Phase	Not Indicated	\$3,000.00	0.20%	\$10,300.00	0.057%	\$3,000.00	0.06%	\$3,333.00
Part I Pre-Construction Phase Services Total		\$ 6,000.00		\$ 26,300.00		\$ 10,000.00		\$ 9,999.00	
Part II: Construction Phase Services									
1	Construction Phase (Overhead & Profit)	4.0%	\$210,400.00	4.0%	\$210,400.00	3.5%	\$184,100.00	2.99%	\$157,500.00
2	Estimated General Conditions	3.9%	\$205,140.00	5.50%	\$289,300.00	4.75%	\$249,850.00	4.67%	\$245,717.00
3	Contractor's Construction Contingency	2.0%	\$105,200.00	2.0%	\$105,200.00	2.0%	\$105,200.00	1.0%	\$52,600.00
4	Contractor's Design Contingency	1.0%	\$52,600.00	1.0%	\$52,600.00	1.52%	\$80,000.00	2.0%	\$105,200.00
Part II: Construction Phase Services Phase Total		\$ 573,340.00		\$ 657,500.00		\$ 619,150.00		\$ 561,017.00	
Cost of Work		89.1%	\$4,686,660.00	87.5%	\$4,602,500.00	88.23%	\$4,640,850.00	89.14%	\$4,688,984.00
Construction Cost Limitation		\$ 5,260,000.00		\$ 5,260,000.00		\$ 5,260,000.00		\$ 5,260,000.00	
Part I Pre-Construction and Part II Construction Phase Services Total		\$ 579,340.00		\$ 683,800.00		\$ 629,150.00		\$ 571,016.00	
TOTAL EVALUATION POINTS		833.00		791.29		845.71		836.71	
RANKING		3		4		1		2	

**SOUTH TEXAS COLLEGE
CONSTRUCTION MANAGER AT RISK
PROJECT NO. 15-16-1072**

VENDOR		Enriquez Construction Group, LLC.		Holchemont, Ltd.		Noble General Contractors		Spaw Glass	
ADDRESS		3025 S Sugar Rd		900 N Main St		435 S Texas Blvd		4909 E Grimes #116	
CITY/STATE		Edinburg, TX 78539		McAllen, TX 78501		Weslaco, TX 78596		Harlingen, TX 78550	
PHONE/FAX		956-259-8005		956-686-2901		956-520-8183		956-412-9880	
FAX		956-259-8009		956-686-2925		956-520-8338		956-412-3581	
CONTACT		Gilbert Enriquez		Michael Che Montalvo		Rene Capistran		Eric Kennedy	
1	The Respondent's pricing and delivery schedule. (up to 100 points)	99	99.00	84	84.00	91	91.00	100	100.00
		99		84		91		100	
		99		84		91		100	
		99		84		91		100	
		99		84		91		100	
		99		84		91		100	
		99		84		91		100	
2	The Respondent's experience with Construction Manager at Risk Construction Projects. (up to 100 points)	91	91.43	85	84.00	93	94.00	95	92.57
		94		88		97		90	
		94		85		95		94	
		98		80		95		94	
		90		90		100		100	
		85		80		90		85	
		88		80		88		90	
3	The Respondent's capability to perform the construction management services for the project. (up to 100 points)	97	92.29	93	88.14	95	94.71	96	91.86
		96		90		96		90	
		94		85		98		90	
		96		94		95		94	
		95		95		100		100	
		85		80		95		88	
		83		80		84		85	
4	The Respondent's project execution plan, schedule, and technical competence as a construction manager. (up to 100 points)	95	91.00	94	87.43	96	93.43	96	90.86
		95		90		95		90	
		93		85		96		91	
		95		93		98		96	
		95		90		95		95	
		80		80		90		88	
		84		80		84		80	
5	The Respondent's utilization of a project scheduling throughout the design and construction phases, as part of construction management. (up to 100 points)	92	92.29	90	87.57	96	94.29	94	93.00
		92		90		95		91	
		94		85		95		92	
		96		93		96		93	
		95		90		95		95	
		90		85		95		96	
		87		80		88		90	

**SOUTH TEXAS COLLEGE
CONSTRUCTION MANAGER AT RISK
PROJECT NO. 15-16-1072**

VENDOR		Enriquez Construction Group, LLC.		Holchemont, Ltd.		Noble General Contractors		Spaw Glass	
6	The Respondent's utilization of a project cost control plan, in construction management, which will assure that the Owner's project budget shall not be exceeded. (up to 100 points)	92	90.71	93	87.71	97	93.29	94	90.00
		95		90		95		85	
		93		85		96		90	
		93		92		96		93	
		95		90		95		95	
		84		80		90		88	
		83		84		84		85	
7	The Respondent's capability to perform a quality control process during the entire project duration. (up to 100 points)	95	91.14	95	88.43	97	94.86	96	91.57
		94		90		95		91	
		93		87		97		90	
		96		94		96		94	
		95		90		100		95	
		85		82		95		90	
		80		81		84		85	
8	The Respondent's job site safety program. (up to 100 points)	90	91.14	92	90.29	97	94.71	94	93.43
		91		89		95		94	
		94		90		95		95	
		98		98		98		94	
		90		90		95		95	
		90		85		95		92	
		85		88		88		90	
9	The Respondent's service support (references). (up to 100 points)	95	94.00	95	93.71	95	95.43	95	93.43
		92		92		95		88	
		93		91		95		93	
		98		98		98		93	
		90		90		95		95	
		95		95		95		95	
		95		95		95		95	
TOTAL EVALUATION POINTS		833.00		791.29		845.71		836.71	
RANKING		3		4		1		2	

Review and Recommend Action on Amendment to Increase Scope to Construction Manager-at-Risk Contract with D. Wilson Construction Company to Include the Non-Bond Construction Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements

Approval to increase the scope to the Construction Manager-at-Risk contract with D. Wilson Construction to include the Non-Bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements will be requested at the September 27, 2016 Board meeting.

Purpose

Authorization is being requested to increase the scope of the 2013 Bond Construction Nursing and Allied Health Campus Expansion to the Construction Manager-at-Risk (CMR) with D. Wilson Construction to include the Non-Bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements.

Justification

As with the other campuses, one CMR per campus is being designated to construct the 2013 Bond Construction projects. Including the Non-Bond Thermal Energy Plant Parking and Site Improvements with the current Bond 2013 Nursing and Allied Health Campus construction scope will allow the current CMR to coordinate the construction of the entire campus expansion effectively. The CMR can properly schedule the projects to meet the proposed completion dates and ensure that the building materials and products are consistent for all the projects. The use of one CMR could also provide potential cost savings in contractor general conditions and mobilization fees.

Background

On April 26, 2016, the Board of Trustees authorized an amendment to R. Gutierrez Engineering agreement to increase civil design services for the non-bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements. As the CMR for the 2013 Bond Nursing and Allied Health Campus Parking and Site Improvement project, D. Wilson Construction has been working with Broaddus & Associates, Facilities Planning & Construction, College staff, and R. Gutierrez by providing pre-construction services.

Funding Source

The current Construction Cost Limitations (CCL) is \$200,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Funds have been budgeted in the non-bond construction budget for FY 2016 - 2017.

Enclosed Documents

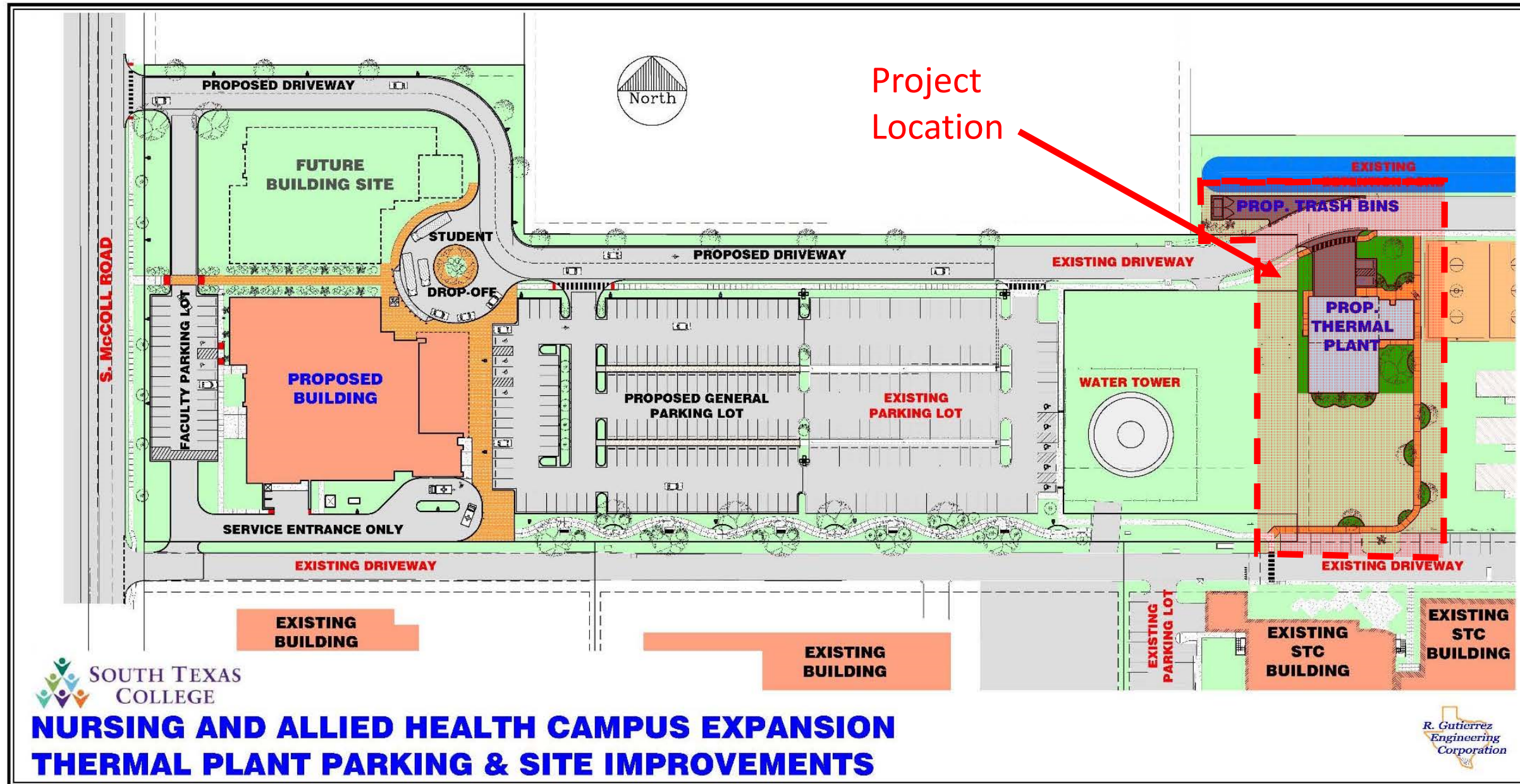
Enclosed is a plan indicating the proposed location of the Thermal Plant Parking and Site Improvements at the Nursing and Allied Health Campus.

Presenters

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to respond to questions.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2016 Board meeting, to increase the scope to the Construction Manager-at-Risk contract with D. Wilson Construction to include the non-bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements as presented.



Review and Update on Guaranteed Maximum Prices for the 2013 Bond Construction Projects

- 1. Starr County Campus Health Professions and Science Building - Balance of Previously-Approved Partial GMP**
- 2. Starr County Campus Parking and Site Improvements - Balance of Previously-Approved Partial GMP**
- 3. Pecan Campus Parking and Site Improvements**

Broaddus and Associates has been asked to discuss the current status on the Guaranteed Maximum Price (GMP) for the projects noted above.

According to the Board-approved timeline for the delivery of GMPs, Broaddus & Associates was expected to deliver a recommendation for approval of the GMP for each of these projects to the Facilities Committee on August 9, 2016, and to the Board of Trustees on August 23, 2016.

Broaddus & Associates has advised staff that they plan to deliver the GMP for the Starr County Campus Health Professions and Science Building project (balance of the previously approved partial GMP) and the Pecan Campus Parking and Site Improvements project on September 27, 2016.

Broaddus & Associates has advised staff that they plan to deliver the GMP for the Starr County Campus Parking and Site Improvements project (balance of the previously approved partial GMP) in October 2016.

There will be five additional projects pending GMPs, and staff has been advised the Broaddus & Associates plans to bring these projects to the Facilities Committee either at the October 11, 2016 Facilities Committee meeting or to request a special meeting immediately prior to the Regular Board Meeting scheduled for October 25, 2016.

Staff has expressed concerns about the plan to deliver GMPs to the Facilities Committee with the expectation of Board action on that GMP the same day. This process leaves no time to react to any concerns that may arise prior to Board action.

No action is requested. Staff from Broaddus & Associates has been asked to be prepared to answer questions about the status of pending GMPs.

Review and Recommend Action on Contracting Civil Engineering Services for the Non-Bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement

Approval to contract civil engineering design services for the non-bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement will be requested at the September 27, 2016 Board meeting.

Purpose

The procurement of a civil engineer will provide for design services necessary for the site grading for proper drainage and sidewalk replacement of the Non-Bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement project.

Justification

The procurement of a civil 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 to request for quotes.

Background

College staff has requested the site be improved to include the replacement of the existing sidewalk to allow for proper storm drainage to prevent water from entering the library building during heavy rain events. Portions of the existing sidewalk north of the library has also been noted to be replaced due to non-compliance with current ADA codes. This project was budgeted through the normal Capital Improvement Process (CIP).

In order to proceed with the design of site grading and sidewalk replacement, staff recommends contracting civil engineering services for preparation of plans and specifications. This work will be scheduled to be constructed during the fall of 2017.

Four civil engineering firms listed below were previously approved by the Board to provide professional on-call services as needed for projects under \$500,000.

1. Halff Associates
2. Melden and Hunt Inc.
3. Perez Consulting Engineers
4. R. Gutierrez Engineering

Based on the following criteria, Melden and Hunt, Inc. is recommended to provide MEP engineering services for this project.

- Previous experience with site drainage and sidewalk design
- Familiarity with the civil design work and surveying at the campus for current projects
- Familiarity with the College's standards and processes

Funding Source

Funds are available in the FY 2016 – 2017 renewals and replacements budget for design and construction for this project.

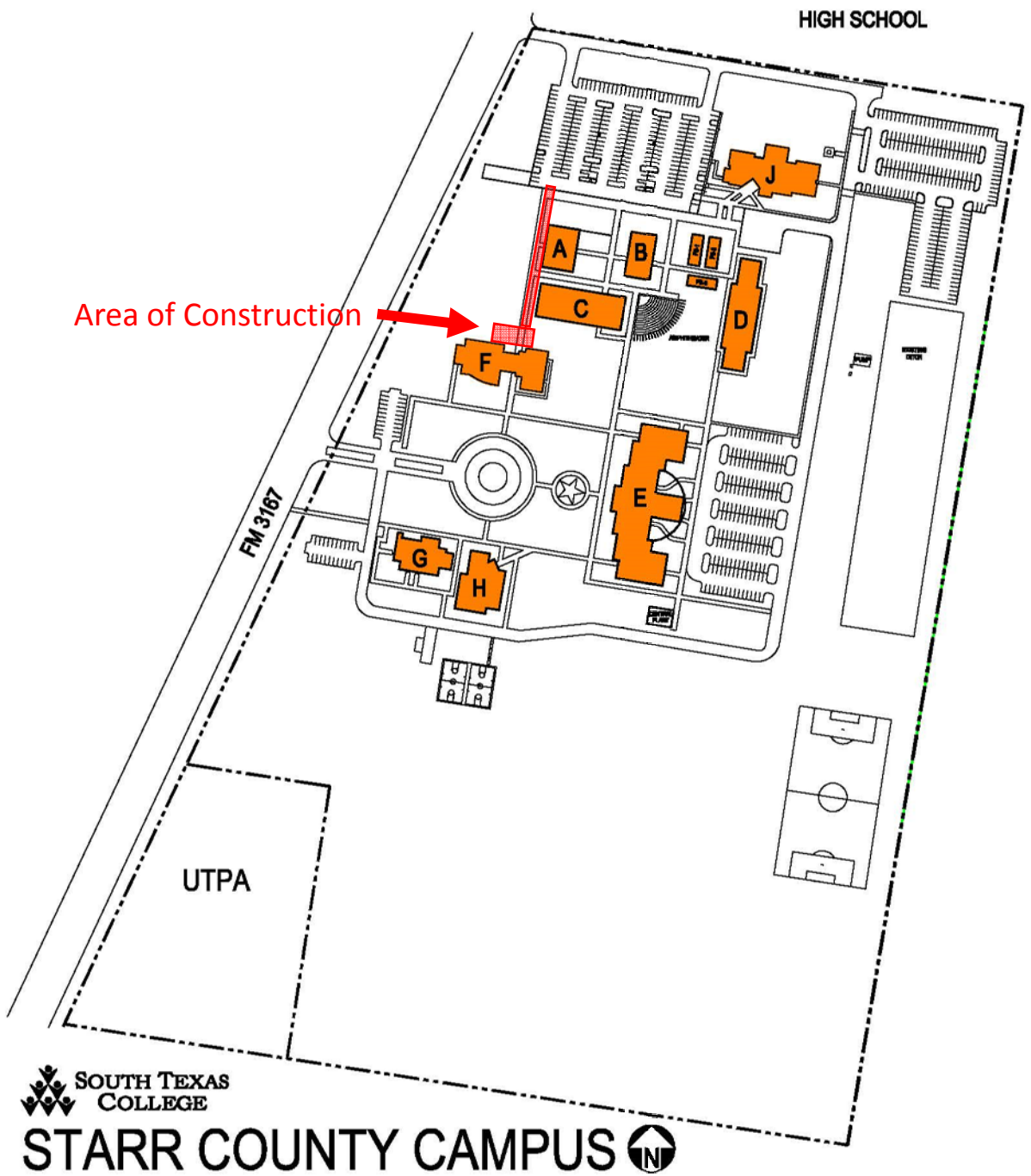
Proposed Project Budget		
Budget Components	Amount Available	Proposed Costs
Design	\$5,000	Design fees are proposed at 10%.
Construction	\$50,000	Actual cost will be determined after the request for quotes.

Enclosed Documents

Enclosed is a site plan indicating the proposed location of the project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2016 Board meeting, the contracting of civil engineering services with Melden and Hunt, Inc. for the Non-Bond Starr County Campus Library Building F Site Grading and Sidewalk Replacement project as presented.



 SOUTH TEXAS
COLLEGE

STARR COUNTY CAMPUS 

Review and Recommend Action on Substantial Completion and/or Final Completion of the Following Non-Bond Construction Projects

- 1. Nursing & Allied Health Campus Resurfacing of Parking Lot No. 2**
- 2. District Wide Building to Building ADA Improvements**

Approval of substantial and/or final completion for the following non-bond construction projects will be requested at the September 27, 2016 Board Meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Nursing & Allied Health Campus Resurfacing of Parking Lot No. 2 Engineer: Perez Consulting Engineers Contractor: Mid Valley Paving	Recommended	Recommended	Certificate of Substantial Completion and Final Completion Letter
2.	District Wide Building to Building ADA Improvements Engineer: Dannenbaum Engineering Contractor: 5 Star Construction	Approved August 2016	Recommended	Final Completion Letter

1. Nursing & Allied Health Campus Resurfacing of Parking Lot No. 2

It is recommended that substantial and final completion for this project with Mid Valley Paving be approved.

Perez Consulting Engineers and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on August 22, 2016. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is enclosed.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Mid Valley Paving be approved. The original cost approved for this project was in the amount of \$98,367.30.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$250,000	\$98,367.30	\$0	\$98,367.30	\$93,448.93	\$4,918.37

On September 6, 2016, Perez Consultant Engineers and Planning & Construction Department staff inspected the site to confirm that all punch list items were completed. Enclosed is a final completion letter from Perez Consulting Engineers acknowledging all work is complete and recommending release of final payment to Mid Valley Paving in the amount of \$4,918.37

2. District Wide Building to Building ADA Improvements

It is recommended that final completion and release of final payment for this project with 5 Star Construction be approved.

Final Completion including punch list items were accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with 5 Star Construction be approved. The original cost approved for this project was in the amount of \$466,112.03.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$400,000	\$466,112.03	\$2,058.01	\$468,170.04	\$421,682.66	\$46,487.38

On August 25, 2016, Dannenbaum Engineering and Planning & Construction Department staff inspected the site to confirm that all punch list items were completed. Enclosed is a final completion letter from Dannenbaum Engineering acknowledging all work is complete and recommending release of final payment to 5 Star Construction in the amount of \$46,487.38.

It is recommended that the Facilities Committee recommend for Board approval at the September 27, 2016 Board meeting, substantial and/or final completion of the projects as presented.

Certificate of Substantial Completion

Project: South Texas College Nursing and Allied Health Campus Resurface Parking Lot #2	Owner: South Texas College (STC)	Owner's Project No. 15-16-1085
Contract: STC Nursing Allied Health Campus - McAllen Resurface Parking Lot #2		Date of Contract: July 20, 2016 NTP: August 5, 2016
Contractor: William R. Mize, President Mid Valley Paving, Inc. 306 S. Illinois Mercedes, Texas 78570		Engineer: PCE-Perez Consulting Engineers 808 Dallas Avenue McAllen, Texas 78501 Project No. STC16105

This [~~tentative~~] [definitive] Certificate of Substantial Completion applies to:

X All Work under the Contract Documents

The following specified portions:

DATE OF SUBSTANTIAL COMPLETION: August 22, 2016

The work to which this Certificate applies has been inspected by authorized representatives of the OWNER, CONTRACTOR, and ENGINEER, and found to be substantially complete. The Date of Substantial Completion of the Project (or portion thereof designated above) is hereby declared and is also the date of commencement of applicable warranted required by Contract Documents, except as stated below.

A [~~tentative~~] [~~revised tentative~~] [definitive] list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Plans and Contract Documents.

The responsibilities between the OWNER and the CONTRACTOR for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided by the Contract Documents except as follows:

Amended Responsibilities

X Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

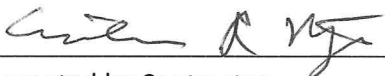
The following Documents are attached to and made part of this Certificate:

Substantial Completion Inspection Report (attached)

This Certificate does not constitute acceptance of the Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Plans and Contract Documents.



Executed by Engineer
PCE-Perez Consulting Engineers, L.L.C.



Accepted by Contractor
William R. Mize, President
Mid Valley Paving, Inc.

Accepted by Owner
South Texas College



September 6, 2016

Dr. Shirley A. Reed
South Texas College
3201 West Pecan Blvd.
McAllen, Texas 78501

**Re: STC Nursing & Allied Health Campus Resurface Parking Lot #2
Project No.: RFP 15-16-1085
Final Completion**

Dear Dr. Reed,

As requested by Mid Valley Paving, Inc., the final site inspection was held on Tuesday, September 6, 2016 for this project. Representatives from South Texas College, Perez Consulting Engineers, and Mid Valley Paving were present during this inspection.

The site was visually inspected and to the best of my knowledge based on the requirements outlined in the contract documents for final completion; we feel that Mid Valley Paving, Inc., has fulfilled their obligations in this contract and therefore we recommend final completion and final payment for this project.

We appreciate the opportunity to provide our consulting services to you and look forward to working with you on future projects. If you should have any questions or desire further information concerning this project please feel free to contact our office.

Respectfully submitted,
Perez Consulting Engineers

A handwritten signature in black ink, appearing to read "René González", is written over the printed name below.

René González, P.E.

CC: Robert Cuellar, STC
Mid Valley Paving, Inc.
File

September 2, 2016

South Texas College
3200 West Pecan Blvd., Bldg. N, Suite 179
McAllen, Texas 78501

ATTN: *Mr. Roberto Cuellar*

REF: *South Texas College – District Wide
ADA Improvements*

SUBJ: *Final Completion Certification*

Dear Mr. Cuellar,

As you are aware, Substantial Completion of the ADA Improvements project was granted on July 26, 2016. The Substantial Completion Punch List was issued to the Contractor and the items on the punch list were to be completed by the Contractor within 30 days of the date of substantial completion per the contract for construction. We have reviewed the completed punch list items and do hereby certify that the Area Wide ADA Improvements project is Complete as of August 25, 2016. We recommend that payment for retainage be released to the Contractor. The Contractor's one year warranty for the project shall begin July 26, 2016.

Should you have questions regarding this subject, please contact me at (956) 682-3677. The signature below certifies and attests to the facts as stated above:



Richard Seitz, P.E.
Dannenbaum Engineering

Date 09/05/16

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 - September 06, 2016

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Project Manager	Architect/Engineer	Contractor	
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%				75%
Pecan Campus and Pecan Plaza																			
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns																		
15-1-002b	Pecan - Interior Renovation for Ceramic Arts																		
15-1-006	Pecan - Library Study Rooms Additions																		
15-1-007	Pecan - Student Activities Sports Field Lighting																		
15-1-012	Pecan - Infrastructure for Relocation of Portable Buildings																		
15-1-013	Pecan - Infrastructure for Portable Buildings - Phase II																		
15-1-017	Pecan - Relocation of Electrical Power Lines																		
15-1-017	Pecan - Building K Enrollment Center																		
15-1-020	Pecan - AECHS Service Drive and Sidewalk																		
15-1-021	Pecan - Resurfacing East Loop Road and Entrance (RR)																		
16-1-041	Pecan - Removal of Existing Trees																		
16-1-001	Pecan - Building A Sign Replacement (RR)																		
16-1-002	Pecan - Upgrade Fence Along 31st Street (RR)																		
16-1-003	Pecan Plaza - Emergency Generator and Wiring																		
16-1-004	Pecan Plaza - Resurfacing Back Side of Building B (RR)																		
16-1-016	Pecan Plaza - Parking Area for Police Vehicles																		
	Pecan Plaza - GED Modifications																		
	Pecan Plaza - Renovation - Music Practice Rooms																		
Mid Valley Campus																			
16-2-007	MV - Childcare Center Play Ground Flooring (RR)																		
16-2-007	MV - Covered Walkway for Building G																		
16-2-011	MV - Building H Data Cabling Infrastructure (RR)																		
Technology Campus																			
15-3-004	TC - Building B Doors and Frame Replacement																		
15-3-005	TC - GM Car Storage Area Upgrade																		
15-3-014	TC - Workforce Building Conference Room																		
13-3-002	TC - West Academic Building Re-Roofing (RR)																		
14-3-004	TC - Cooling Tower Replacement (RR)																		
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)																		
16-2-011	TC - Ford Lab Exhaust System																		
16-2-012	TC - Building B Flooring Replacement (RR)																		
16-2-013	TC - Building B Domestic Fire Sprinkler Lines (RR)																		
16-2-014	TC - Building B Concrete Floor Repairs (RR)																		
Nursing and Allied Health Campus																			
14-4-004	NAH - Irrigation System Upgrade (RR)																		
16-4-004	NAH - Thermal Plant																		
16-4-016	NAH - Resurface Parking Lot #2 (RR)																		
Starr County Campus																			
15-5-005	Star - Building E & J Crisis Mgt. Center Generator																		
16-4-018	Star - Building F Site Grading & Sidewalk Replacement (RR)																		
District Wide Improvements																			
14-6-010	DW - Building to Building ADA Compliance Ph II																		
14-6-013	DW - La Joya Monument Sign																		
14-6-012	DW - Lighting Upgrades for Parking Lots (RR)																		
15-6-001	DW - Outdoor Furniture																		
15-6-002	DW - Directional Signage																		
16-6-017	DW - Surveillance Cameras & Poles Campus Entrances																		
16-6-019	DW - Walkway LED Lighting Upgrade Ph I (RR)																		
16-6-021	DW - Air Handler Blower Wheels (RR)																		
16-6-021	DW - Active Learning Classrooms-Flooring Replacement																		
For FY 2015-2016, 25 non-bond projects are currently in progress, 19 have been completed and 30 pending start up - 74 Total																			

Status of Non-Bond Construction Projects in Progress August 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								