

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, November 8, 2016  
@ 3:30 PM  
McAllen, Texas

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

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### **Approval of Facilities Committee Meetings Minutes**

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

1. October 11, 2016 Facilities Committee Meeting
2. October 27, 2016 Facilities Committee Meeting

**Meeting Minutes**

**Facilities Committee Meeting**

**October 11, 2016**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, October 11, 2016 @ 3:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, October 11, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:30 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., Mrs. Graciela Farias, Mr. Jesse Villarreal, and Mr. Paul R. Rodriguez

Members absent: Ms. Rose Benavidez and Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Matthew Hebbard, Mr. Ricardo de la Garza, Mr. Cody Gregg, Mr. Khalil Abdullah, Mr. George McCaleb, Mr. Sam Saldana, Mr. Brian Fruge, Mr. Rolando Garcia, Mr. Bill Wilson, Mr. Trey Murray, Mr. Miguel Martinez, and Mr. Andrew Fish

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the following Minutes for the Facilities Committee meetings were approved as written:

1. September 13, 2016 Facilities Committee Meeting;
2. September 20, 2016 Facilities Committee Meeting; and
3. September 27, 2016 Facilities Committee Meeting.

The motion carried.

**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.

The following documents were requested from Broaddus & Associates 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 requested documentation on October 5, 2016, and it was included in the packet as presented.

Broaddus & Associates provided the following Budget Accountability Reporting documentation to the Facilities Committee:

- Construction Budget Summary spreadsheet;
- Program Budget Summary spreadsheet;

Broaddus & Associates also provided the following documents as part of their monthly 2013 Bond Construction update to the Facilities Committee:

- Update on the status of the 2013 Bond Construction Program;
- Chart of Project Progress; and
- Project Scorecards

In addition, Administration provided the Non-Bond Expenditures document regarding additional funds approved by the Board for the 2013 Bond Construction Program and projected budgeted expenditures.

During the discussion, the Committee raised concerns about the budget for the 2013 Bond Construction Program, noting that Broaddus & Associates has initially presented an approximately \$4,100,000 “worst case” budget deficit, and that amount has steadily increased, while additional Guaranteed Maximum Prices (GMPs) were being submitted above and beyond what had been initially considered the “worst case” GMP for those projects.

The Committee was specifically concerned that this funneled much of the burden of budget cuts on those projects that did not yet have a GMP submitted, which shifted the pressure to the Starr County Campus and, partially, the Mid Valley Campus. While Trustees had voiced these concerns early on, it was apparent that the final pending projects were indeed in such a position, with the Board required to assume unanticipated exposure to additional financial risk to complete the projects as designed.

Broaddus & Associates acknowledged that the budget deficit was concerning, but that the initial buyout savings were encouraging, and that they still expected to recoup sufficient savings and unexpended contingency funds to keep the projects within the 2013 Bond Construction Program budget.

No action was requested.

## **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 review and discussion.

### **Purpose**

The Board would be asked on October 25, 2016 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.

### **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.

Broadus 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.

Broadus 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.

Broadus and Associates provided an update of the construction timeline for the Pecan Campus North Academic Building.

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

- **Guaranteed Maximum Price (GMP)** indicates the deadline for Broadus & 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.

### **Enclosed Documents**

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

Broaddus & Associates presented a timeline with an updated schedule for the Pecan Campus North Academic Building project, and committed to completing a thorough evaluation of the remaining projects. Their updated timeline was expected for presentation to the Facilities Committee on Thursday, October 27, 2016.

No action was taken.

### **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Nursing and Allied Health Campus Thermal Plant**

A request for approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant was planned for the October 25, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP was necessary for the CM@R to begin with the work to meet their overall construction schedule. Halff Associates submitted the 60% set construction documents with enough information regarding the construction work of the project.

### **Background**

Halff Associates completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$3,171,715.

This was a non-bond project previously approved as a capital improvement project to develop a new thermal plant for the campus. This project would provide the chilled water



system and lines for the new 2013 Bond Nursing and Allied Health Campus Expansion building and the existing Nursing and Allied Health Campus buildings.

**Partial Bond Funding**

This thermal plant would serve existing facilities as well as the bond-funded campus expansion, and a portion of the plant construction costs would come from bond funds, as described below:

- Non-bond funds would be used for the new thermal plant, chilled water lines to the existing buildings, and replacement of HVAC units in the existing buildings.
- Bond funds would be used for the chilled water lines to the new expansion building and the purchase of chillers.

Non Bond Construction Cost Limitation (CCL)	\$2,630,000
Bond Funds CCL – Chilled Water Lines to New NAH Expansion Building	181,470
<b>Total CCL</b>	<u><b>\$2,811,470</b></u>

**Budget Deficit Variance**

The proposed GMP exceeded the total (non-bond and bond) CCL:

Total Proposed GMP	\$3,171,715
Total CCL	\$2,811,470
<b>Budget Deficit Variance</b>	<u><b>(\$360,245)</b></u>

Because the project was to be dually funded by non-bond and bond revenues, the budget deficit variance was prorated to each funding source, as described below:

Item Description	Bond Budget	Non - Bond Budget	Total
CCL	\$0	\$2,630,000	<b>\$2,630,000</b>
Lines to new building	\$181,470	\$0	<b>181,470</b>
<b>Total CCL</b>	<b>\$181,470</b>	<b>\$2,630,00</b>	<b>\$2,811,470</b>
Proposed GMP	\$230,788	\$2,940,927	<b>\$3,171,715</b>
Budget vs GMP Variance	( <b>\$49,318</b> )	( <b>\$310,927</b> )	<b>(\$360,245)</b>

**Funding Source**

The current proposed GMP for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project was \$3,171,715, which included the total utilization of \$2,940,927 in non-bond funds and \$230,788 in bond funds.

- Funds were budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non Bond Construction budget in the amount of \$310,927 to cover the budget shortfall.
- Additional funds were required from the 2013 Bond Construction Program budget in the amount of \$49,318 to cover the budget shortfall.

This amount would be added to the College's report on projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

### **Enclosed Documents**

A memorandum from Broaddus and Associates and a description of the GMP submitted by D. Wilson Construction Company were included in the packet.

### **Presenters**

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

The Facilities Committee instructed Broaddus & Associates to work with the project engineers and the Construction Manager-at-Risk to determine whether there were any options to reduce the project cost. The Committee suggested they consider options and posed the example of leaving existing chiller equipment in place atop the existing Nursing & Allied Health Campus building. The CMR suggested that leaving old equipment atop the building would pose subsequent maintenance issues, but agreed to look for other options that might bring about project savings.

Broaddus & Associates was expected to present the GMP and any value engineering options to reduce the project cost at the October 27, 2016 Facilities Committee meeting, and the Committee would be asked to recommend Board action as appropriate.

No action was taken.

### **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements**

A request for approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements was planned for the October 25, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP was necessary for the CM@R to begin with the work to meet their overall construction schedule. R. Gutierrez Engineering Corporation submitted the 60% set construction documents with enough information regarding the construction work of the project.

### **Background**

R. Gutierrez Engineering Corporation completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$239,822.

This was a non-bond project previously approved as part of a capital improvement project to develop the new thermal plant for the campus. This project would provide parking and site work for the new thermal plant and its immediate surrounding area.

Construction Cost Limitation (CCL)	\$200,000
Less:	
Total Proposed GMP	<u>239,822</u>
Budget Deficit Variance	<u>(\$39,822)</u>

### **Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements project was \$200,000. Funds were budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non-Bond Construction budget in the amount of \$39,822 to cover the budget shortfall. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls

### **Reviewers**

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

### **Enclosed Documents**

A memorandum from Broaddus and Associates and a description of the GMP submitted by D. Wilson Construction Company was provided in the packet.

### **Presenters**

Representatives from Broaddus and Associates, R. Gutierrez Engineering Corporation, and D. Wilson Construction Company attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

With the Committee's request for a re-evaluation of additional review of the related Thermal Plant project, the Construction Manager-at-Risk recommended the Committee postpone any action on this item. Any design changes related to the Thermal Plant might impact the site improvements.

Broadus & Associates was asked to present the GMP and any value engineer options to reduce the project cost at the October 27, 2016 Facilities Committee meeting, and the Committee would be asked to recommend Board action as appropriate.

No action was taken.

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

- 1. Mid Valley Campus Health Professions and Science**
- 2. Mid Valley Campus Student Services Expansion**

Approval of the colors and finishes for the 2013 Bond Construction projects will be requested at the October 25, 2016 Board meeting.

#### **Background**

The architects prepared color boards containing interior paint colors, wall finishes, flooring materials, millwork finishes, and wall tile for review by the Facilities Committee. The colors and finishes were reviewed with College staff and Broadus and Associates.

#### **Enclosed Documents**

Color boards and renderings were provided in the packet for the Committee's review.

#### **Presenters**

Representatives from ROFA, the design firm, attended the October 11, 2016 Facilities Committee meeting to present the color boards as follows:

- Mid Valley Campus Health Professions and Science – ROFA
- Mid Valley Campus Student Services Expansion – ROFA

In the renderings for the Mid Valley Campus Health Professions and Science Building, ROFA provided examples showing bright accent colors in classrooms, on the wall behind the teaching lectern and the classroom white board. Administration recommended neutral colors on this wall, as generally requested by faculty. The Facilities Committee accepted the recommendation, and asked the architect to revise the color scheme in classrooms.

The Facilities Committee also discussed the colors proposed for the restrooms in each building, and stated their preferences to the architect, who agreed to implement them.

Upon a motion by Mrs. Graciela Farias and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the selection of revised colors and finishes for the 2013 Bond Construction Mid Valley Campus Health Professions and Science and Mid Valley Campus Student Services Expansion projects contingent upon revisions as discussed at the meeting. The motion carried.

**Review and Recommend Action on Additional Services with Broaddus & Associates for Audio Visual/Information Technology Consultant Services for the Non-Bond Nursing and Allied Health Campus Thermal Plant**

Approval of additional services with Broaddus & Associates for Audio Visual/Information Technology (AV/IT) Consultant Services for the Non-Bond Nursing and Allied Health Campus Thermal Plant will be requested at the October 25, 2016 Board meeting.

**Purpose**

Authorization was requested to approve additional services with Broaddus & Associates for the use of an AV/IT consultant to design the audio visual/information technology infrastructure for the new thermal plant at the Nursing and Allied Health Campus.

**Justification**

The use of an AV/IT consultant would provide the proper design of the infrastructure and be consistent with the current designs for the 2013 Bond Construction Program projects.

**Background**

On December 16, 2014, the Board previously approved additional services to Broaddus & Associates for consultant services by WHJW, Inc. in the amount of \$595,000 to provide AV/IT design services for the entire 2013 Bond Construction Program. The new Nursing and Allied Health Campus Thermal Plant would require AV/IT infrastructure to operate and provide connectivity to the rest of the campus and the College district. The use of the same consultant would allow for equitable system designs and consistency in plans and specifications.

<b>Additional Service</b>	<b>Original Amount Entire Bond Program (Bond Funded)</b>	<b>Current Proposal NAH Campus Thermal Plant (Non-Bond Funded)</b>	<b>Revised Total</b>
WHJW, Inc.	\$595,000	\$8,850	<b>\$603,850</b>

**Funding Source**

Funds were available in the FY 2016 – 2017 Non-Bond Construction budget.

**Enclosed Documents**

A proposal dated September 2, 2016 from Broaddus and Associates in the amount of \$7,600 with additional reimbursable not to exceed \$1,250 for a combined total of \$8,850

was provided. Broaddus and Associates did not request a coordination fee for this additional service.

### **Presenters**

Representatives from Broaddus & Associates attended the Facilities Committee meeting to address any questions related to the proposed consultant services.

The Facilities Committee asked for clarification of the AV/IT consultant services needed for this project. Broaddus & Associates replied that the new physical plant would incorporate technology used in the controls of physical plant operations, and this would require proper integration to the campus at large.

A Committee member also noted that the increase was a small percentage of the initial agreement with WHJW, and they were surprised that this small increase was requested.

Upon a motion by Mr. Jesse Villarreal and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the proposed additional services with Broaddus & Associates in the amount of not to exceed \$8,850 for Audio Visual/Information Technology consultant services for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented. The motion carried, with three members in favor and one opposed.

### **Review and Recommend Action on Amendment to Mechanical Electrical Plumbing (MEP) Engineer Agreement for the 2013 Bond Construction Mid Valley Campus Thermal Plant**

Approval to amend the existing engineering agreement with DBR Inc. to include the additional scope items designed will be requested at the October 25, 2016 Board meeting.

#### **Purpose**

Authorization was requested to amend the current engineering agreement with DBR Inc. to include the design of the additional scope at the 2013 Bond Construction Mid Valley Campus Thermal Plant.

#### **Justification**

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 DBR Inc. 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 \$3,800,000. On April 26, 2016, the GMP was approved in the amount of \$3,787,322 including approval of two alternates in the amount of \$718,947 to be paid out of non-bond funds, a combined total of \$4,506,269. On August 23, 2016, Board approved use of \$109,376 in buyout savings to reincorporate the deferred cooling tower. The revised GMP with the addition of the cooling tower was \$4,615,645. 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 \$3,800,000 which was negotiated as a fixed fee of 7% for a total fee of \$266,000. The revised scope of work was \$5,329,845 based on the current GMP \$4,615,645 and the cost of the chillers at \$714,200. The fee was re-negotiated to 6.30% for a total revised fee of \$335,780.24

<b>REVISED FEE SUMMARY</b>						
<b>MID VALLEY CAMPUS THERMAL PLANT</b>						
<b>DBR, Inc.</b>	<b>Project Cost</b>	<b>Fee Schedule Amount</b>	<b>Broaddus Offer</b>	<b>DBR, Inc. Counter</b>	<b>Recommended Fee</b>	<b>Fee Amount</b>
Original CCL	\$3,800,000.00				7%	\$266,000.00
Base GMP	\$4,506,269.00					
Chillers	714,200.00					
<b>Total Cost of Work</b>	<b>\$5,329,845.00</b>	<b>6.50%</b>	<b>6.25%</b>	<b>6.40%</b>	<b>6.30%</b>	<b>\$335,780.24</b>

**Breakdown of Fees**

Revised Fee	\$335,780.24
Current Negotiated Fee	266,000.00
Additional Fee	<u>\$69,780.24</u>

**Funding Source**

Bond funds were budgeted in the Bond Construction budget for FY 2016-2017 and additional fund might be required from the Non-Bond Funds.

**Presenters**

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

Upon a motion by Mrs. Graciela Farias and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval to amend the current AE contract with DBR Inc. to a fixed fee of \$335,780.24 based on 6.30% of \$5,329,845. The motion carried.

**Review and Recommend Action on Amendment to the Agreement for Additional Services with Furniture Consulting Firm for the Non-Bond Mid Valley Campus Library Renovations**

Approval to amend the agreement for additional services with the furniture consulting firm for the Non-Bond Mid Valley Campus Library Renovations will be requested at the October 25, 2016 Board meeting.

**Purpose**

Authorization was requested to approve additional services with the furniture consulting firm for selection of furniture at the Non-Bond Mid Valley Campus Library Renovation project.

**Justification**

Selection of furniture for the library that was consistent with the current 2013 Bond Construction Program proposed furniture selections was necessary to provide uniformity and equity at the College's facilities.

**Background**

On December 15, 2015, the Board approved HPG Design Group, LLC to provide furniture consulting for the 2013 Bond Construction projects. The Non-Bond Mid Valley Campus Library Renovation project was not part of the scope of services included in the agreement. A proposal was provided by HPG Design Group, LLC to provide furniture consulting services for this project. Reimbursable expenses were not being requested.

The proposed additional services fees were as follows:

<b>FEE SUMMARY</b>				
<b>DISTRICT WIDE FURNITURE CONSULTANT</b>				
<b>Consultant</b>	<b>Project</b>	<b>Fee Amount</b>	<b>Additional Service Proposed Fee</b>	<b>Fee Amount</b>
HPG Design Group, LLC.	Original Bond Projects	\$237,090.00	\$-	\$237,090.00
	Mid Valley Campus Library Renovations	\$-	\$18,613.36	\$18,613.36
<b>Total</b>		<b>\$237,090</b>	<b>\$18,613.36</b>	<b>\$255,703.36</b>

**Funding Source**

Funds for these expenditures were budgeted in the Non-Bond Construction budget for FY 2016-2017, which increased the commitment of non-bond funds. Broaddus and Associates did not request a coordination fee for this additional service since this was a separate agreement between the College and HPG Design Group, LLC.

**Reviewers**

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



### **Enclosed Documents**

A proposal from HPG Design Group, LLC. was included in the packet.

### **Presenters**

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the proposed amendment to the agreement for additional services with HPG Design Group, LLC. for furniture consulting services in the amount of \$18,613.36 for the Non-Bond Mid Valley Campus Library Renovation project as presented. The motion carried.

### **Update on Status of Non-Bond Construction Projects**

The Facilities Planning and Construction staff provided 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.

This item was for the Committee's information and review, and no action was taken.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:38 p.m.

I certify that the foregoing are the true and correct minutes of the October 11, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair

## **Meeting Minutes**

### **Facilities Committee Meeting October 27, 2016**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, October 27, 2016 @ 4:00 PM**

**MINUTES**

The Facilities Committee Meeting was held on Thursday, October 27, 2016 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:01 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Jesse Villarreal, Ms. Rose Benavidez, and Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Matthew Hebbard, Mr. Ricardo de la Garza, Mr. Brian Fruge, Mr. Rolando Garcia, Mr. Bill Wilson, Mr. Trey Murray, Mr. Miguel Martinez, and Mr. Andrew Fish

**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 outlined the Board's expectations of the CPM.

For the October 27, 2016 meeting the Facilities Committee was provided the following documents:

**Provided by Broaddus & Associates**

- Bond Construction Budget Summary;
- Bond Program Budget Summary;

**Provided by South Texas College Administration**

- Non-Bond Expenditures Report (on additional non-bond funds as approved by the Board for the 2013 Bond Construction Program)

Broaddus & Associates provided their updated budget summaries to reflect items proposed for Board action on October 27, 2016.

Administration had similarly updated the Non-Bond Expenditures Report, and it was also included for the Committee's review.

The Committee Chair indicated that the subsequent agenda items would incorporate the relevant information in the included reports, and recommended deferral of any deliberation on the included reports. Representatives from Broaddus & Associates and the Facilities Committee members agreed.

This information was provided for the Committee's information. No action was requested.

### **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 would be reviewed and discussed at the October 27, 2016 Board meeting.

#### **Purpose**

The Board would be asked to review and approve the updated Master Program Schedule for all projects in the 2013 Bond Construction Program. The timeline provided start and ending dates for each phase of the project including approval of the Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program projects.

#### **Background**

On October, 11, 2016, Broaddus & Associates provided an update to the Facilities Committee with changes to the Pecan North Academic Building only and committed to update the other projects in a bar chart timeline at the next Facilities Committee and Board Meeting on October 27, 2016.

At October 27, 2016 Facilities Committee meeting, Broaddus & Associates provided an update of the GMP schedule, completion dates, and occupancy dates for the entire bond program.

The timeline included 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.

### **Enclosed Documents**

The packet included an updated timeline in a Gantt format for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates as provided by Broaddus & Associates. In addition, College Administration included an overall program schedule based on the Gantt chart provided by Broaddus & Associates.

### **Presenters**

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

Mr. Brian Fruge indicated that the included 2013 Bond Construction Program projects had been evaluated by Broaddus & Associates under a P6 scheduling process, and the firm was committed to making the timelines work for the College.

The Facilities Committee asked whether the College could rely on the dates as provided, and Mr. Fruge confirmed that these are reliable dates. He stated that Broaddus & Associates would regularly monitor projects for progress according to the schedule, and that any deviation from this schedule would trigger the early development and implementation of recovery plans to get any deviant projects back on schedule.

The Committee expressed some concern about the presentation of the schedule, which included a lot of detailed information in addition to the specific information that was relevant to the Committee's and administrations immediate concerns. Mr. Fruge agreed to provide a new view of the calendar, showing only the following dates for each project:

- Temporary Certification of Occupancy Date;
- Completion of FFE & Make Ready Date; and
- Start of Classes

Other detailed scheduling would be maintained internally by Broaddus as necessary for their management of the 2013 Bond Construction Program.

#	Projects	Temp Cert. of Occupancy (TCO) Target Date	FFF Completion of FFE & Make Ready	Classes Begin
<b>Buildings , Expansions and Renovations</b>				
<b><i>Pecan Campus</i></b>				
1	North Academic Building	8/14/2017	12/14/17	1/22/2018
2	South Academic Building	9/15/2017	12/24/17	1/22/2018
3	STEM Building	11/15/2017	12/24/17	1/22/2018
4	Student Activities Building and Cafeteria	12/5/2017	12/24/17	1/22/2018
<b><i>Mid-Valley Campus</i></b>				
5	Health Professions and Science Building	7/10/17	8/15/2017	8/28/2017
6	Library Expansion	7/3/17	8/15/2017	8/28/2017
7	Student Services Building Expansion	7/3/17	8/15/2017	8/28/2017
8	Workforce Training Center Expansion	7/3/17	8/15/2017	8/28/2017
<b><i>Starr County Campus</i></b>				
9	Health Professions and Science Building Partial GMP	7/02/2017	8/15/2017	8/28/2017
	Health Professions and Science Building Package 2			
10	Library Expansion	7/17/2017	8/15/2017	8/28/2017
11	Student Activities Building Expansion	7/25/2017	8/15/2017	8/28/2017
12	Student Services Building Expansion	7/25/2017	8/15/2017	8/28/2017
13	Workforce Training Center Expansion	7/25/2017	8/15/2017	8/28/2017
<b><i>Nursing &amp; Allied Campus</i></b>				
14	Campus Expansion Package 1	12/01/2017	12/24/17	1/22/2018
	Campus Expansion Package 2			1/22/2018
<b><i>Technology Campus</i></b>				
15	Southwest Building Renovation Demolition Package	07/1/2017	8/15/2017	8/28/2017
	Southwest Building Renovation Building Package			8/28/2017

#	Projects	Temp Cert. of Occupancy (TCO) Target Date	FFF Completion of FFE & Make Ready	Classes Begin
<b>Regional Center for Public Safety Excellence</b>				
16	Training Facility			
<b>La Joya Center</b>				
17	Training Labs Improvements			
<b>Thermal Plants</b>				
18	Pecan Campus Thermal Plant Expansion			
19	Mid Valley Thermal Plant			
20	Starr County Thermal Plant			
21	Nursing and Allied Health Campus Thermal Plant*			1/16/2018
<b>Parking &amp; Site Improvements</b>				
22	Pecan Campus Parking and Site Improvements			
23	Mid Valley Campus Parking and Site Improvements			
24	Starr County Campus Parking and Site Improvements Partial			
	Starr County Campus Parking and Site Improvements Package 2			
25	Nursing and Allied Health Campus Parking and Site Improvements			
26	Technology Campus Parking and Site Improvements	7/1/17	8/15/2017	8/28/2017
27	Regional Center for Public Safety Parking and Site Improvements			
Note: Document prepared by College staff and based on master schedule timeline prepared by Broaddus & Associates				

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval a of the updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program as presented. The motion carried.

### **Review and Discussion of Guaranteed Maximum Prices for Non-Bond Nursing and Allied Health Campus Thermal Plant Project and Thermal Plant Parking and Site Improvements Project**

On October 11, 2016, Broaddus & Associates recommended approval of Guaranteed Maximum Prices (GMPs) for two projects:

- Non-Bond Nursing and Allied Health Campus Thermal Plant
- Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements

The Facilities Committee questioned the GMP for the Thermal Plant project and asked whether Broaddus & Associates or the construction and design teams had considered alternatives to reduce the costs. Broaddus & Associates agreed to further review the costs and to present any alternatives at a subsequent meeting.

Since the Facilities Committee took no action on the Thermal Plant project, the Construction Manager-at-Risk recommended postponing action on the GMP for the Parking and Site Improvements project. Any design changes related to the Thermal Plant might impact the site improvements.

On October 18, 2016, Broaddus & Associates informed staff that they planned to postpone any further recommendation for action on the GMPs for these two projects until November 8, 2016.

No action was recommended. This item was included for the Committee's information.

### **Review and Recommend Action on Guaranteed Maximum Price of the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements will be requested at the October 27, 2016 Board meeting.

#### **Purpose**

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

#### **Justification**

The submitted GMP was necessary for the CM@R to begin with the work to meet their overall construction schedule. R. Gutierrez Engineering Corporation completed the 60% set of construction documents for the project necessary for the CM@R to provide a



complete GMP for review by the project team and approval by the College's Board of Trustees.

**Background**

Approval of the GMP would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. The engineer provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$2,314,648.

Construction Cost Limitation (CCL)	\$1,100,000
IT Duct Banks	<u>321,915</u>
Revised CCL	<u>\$1,421,915</u>
Less:	
Total Proposed GMP	<u>2,314,648</u>
 Budget Deficit Variance	 <u>(\$892,733)</u>

**Value Management Options**

Alternate #1 Delete Bus Drop off Area	\$46,219
Alternate #2 Delete 72 Parking Spaces	\$96,740
Alternate #3	<u>\$108,685</u>
• Provide Road Bond in lieu of Lime Treatment	
• Provide standard broom finished concrete sidewalks in lieu of colored stamped concrete sidewalks	
• Reduction in steel bollard quantities	
• Deletion of LED light bollards	
Total Alternates	<u>\$251,644</u>
 Revised GMP, if VM Options Approved	 <u>\$2,063,004</u>
Revised Budget Deficit Variance	<u>(\$641,089)</u>

**Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements project was \$1,421,915. Funds were budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds would be required from the Non Bond Construction budget in the amount of \$892,733 to cover the budget shortfall.

If alternates were approved, the revised deficit variance amount would be required from the Non-Bond Construction budget. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

Broadus & Associates previously stated that future bond buy out savings and unexpended design and construction contingency funds or non-bond funds could be used to cover budget shortfalls. Bond program savings were not yet realized at this time and currently the College's risk exposure to non-bond commitments was unknown.

The Committee recalled that the initial discussions of exposing the College to non-bond commitments to cover 2013 Bond Construction Program budget deficits would be capped at approximately \$4.1M. At that time, the Board determined that it could cover this exposure if necessary, but strongly urged Broaddus & Associates to recoup as much bond funding through buyout savings and unexpended contingency funds as possible.

As additional project GMPs were submitted above the budgeted CCLs and anticipated contingency expenditures, Broaddus & Associates updated this estimated exposure to non-bond fund commitments. As of October 27, 2016, the estimated exposure was \$6M.

Mr. Gurwitz stated that Brian Fruge, Associate Vice President with Broaddus & Associates, expressed confidence that with buyout savings and unexpended contingency funds, the 2013 Bond Construction Program would reduce that exposure to beneath the \$4.1M cap initially accepted by the Board, and he anticipated that the final non-bond commitment would be lower than that cap.

Mr. Fruge was present at the meeting and concurred with Mr. Gurwitz' statement.

### **Reviewers**

The GMP was been 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 & Associates, a description of the GMP submitted by D. Wilson Construction Company and a plan indicating the locations of the proposed alternates were included in the packet.

### **Presenters**

Representatives from Broaddus & Associates, R. Gutierrez Engineering Corporation, and D. Wilson Construction Company attended the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

The Facilities Committee reviewed the proposed GMP and Value Management Options as presented. They determined that they preferred to keep the work proposed for deletion under Value Management Options 1 and 2, but agreed with the proposal identified as Value Management Option 3, which would reduce \$108,685 from the project cost and included:

- Provide Road Bond in lieu of Lime Treatment
- Provide standard broom finished concrete sidewalks in lieu of colored stamped concrete sidewalks
- Reduction in steel bollard quantities
- Deletion of LED light bollards

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the Guaranteed Maximum Price (GMP) including the proposed deductive alternates described as Value Management Option 3, for a total GMP amount of \$2,205,963, with D. Wilson Construction Company for the 2013 Bond Construction Nursing and Allied Health Campus Parking and Site Improvements as presented. The motion carried.

### **Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Library**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Library will be requested at the October 27, 2016 Board meeting.

#### **Purpose**

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

#### **Justification**

The submitted GMP was necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

#### **Background**

Approval of the GMP would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. The architect provided the necessary construction documents to D. Wilson Construction Company which provided the GMP in the amount of \$3,700,000.

Construction Cost Limitation (CCL)	\$2,800,000
<b>Less:</b>	
Total Proposed GMP	\$3,700,000
Budget Deficit Variance	<u>(\$900,000)</u>

#### **Funding Source**

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Library project was \$2,800,000. Funds were budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non-Bond Construction budget in the amount of \$900,000 to cover the budget shortfall. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

Broaddus & Associates previously stated that future bond buy out savings and unexpended design and construction contingency funds or non-bond funds could be used to cover budget shortfalls. Bond program savings were not yet realized at this time and currently the College's risk exposure to non-bond commitments was unknown.

### **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 & Associates and a description of the GMP submitted by D. Wilson Construction Company were included in the packet.

### **Presenters**

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

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommend for Board approval at the October 27, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$3,700,000 with D. Wilson Construction Company for the 2013 Bond Construction Starr County Campus Library project as presented. The motion carried.

## **Review and Update on Guaranteed Maximum Prices for the 2013 Bond Construction Projects and Non-Bond Construction Projects**

- 1. Mid Valley Campus Library Expansion**
- 2. Mid Valley Campus Library Renovation**
- 3. Mid Valley Campus Workforce Training Center Expansion**
- 4. Starr County Campus Student Services Building Expansion**
- 5. Starr County Campus Student Activities Building Expansion**
- 6. Starr County Campus Workforce Training Center Expansion**
- 7. Starr County Campus Parking and Site Improvements - Balance of Previously-Approved Partial GMP**

Broaddus & Associates was 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 October 11, 2016 or October 27, 2016, and to the Board of Trustees on October 27, 2016.

Broaddus & Associates advised staff that they planned to deliver the GMPs for these projects on November 8, 2016.

No action was requested.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:54 p.m.

I certify that the foregoing are the true and correct minutes of the October 27, 2016 Facilities Committee Meeting of the South Texas College Board of Trustees.

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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;
- Video Update on Construction Projects;
- Chart of Project Progress; and
- Project Scorecards

Broaddus & Associates has been providing updates and reports on a monthly basis to inform the Facilities Committee and the Board of Trustees of the status of the 2013 Bond Construction Program.

Broaddus & Associates will be present to provide the monthly reports as requested and available to answer any questions.

As of November 8, 2016, the total budget shortfall is estimated to be at \$6,497,398 without use of buyout savings and design and construction contingency. Funding for any shortfall net of savings in use of design and construction contingency will be covered by non-bond funds.

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 November 4, 2016. Staff did not have time to review it adequately in time for the November 4, 2016 publication deadline, and the documents are presented to the Committee as received from Broaddus & Associates.

No action is requested.

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

2013 Bond Program Budget Summary  Facilities Meeting of November 8, 2016	Square Feet Cost				CCL/\$SF	Construction Cost				
	Org. Square Feet	Proposed Sq. Feet	Variance in Sq. Ft.	Construction Based on Org. Sq. Ft.		Org. CCL	GMP Total	GMP Variance	Org. Construction Contingency	Current Construction Contingency
<b>Pecan Campus</b>										
North Academic Building	61,267	64,299	3,032	\$ 13,893,664	171	\$ 10,500,000	\$ 10,951,000	\$ 451,000	\$ 150,000	\$ 162,000
South Academic Building	40,000	41,694	1,694	\$ 9,196,633	170	\$ 6,800,000	\$ 6,657,834	\$ (142,166)	\$ 100,000	\$ 98,355
STEM Building	48,879	50,614	1,735	\$ 11,536,375	174	\$ 8,500,000	\$ 10,417,059	\$ 1,917,059	\$ 125,000	\$ 153,990
Multi-purpose space for student support srvs. & activities	33,042	31,219	(1,823)	\$ 8,112,884	173	\$ 5,700,000	\$ 6,888,179	\$ 1,188,179	\$ 85,000	\$ 100,000
Thermal Plant Expansion	1,440	3,105	1,665	\$ -	N/A	\$ 4,300,000	\$ 4,194,000	\$ (106,000)	\$ 50,000	\$ 50,000
Parking & Site Improvements (GMP Included Atl. #1 & #2)	-	-	-	\$ -	N/A	\$ 2,000,000	\$ 2,618,800	\$ 618,800	\$ 30,000	\$ 37,500
<b>Subtotal</b>	<b>184,628</b>	<b>190,931</b>	<b>6,303</b>	<b>\$ 42,739,556</b>	<b>172</b>	<b>\$ 37,800,000</b>	<b>\$ 41,726,872</b>	<b>\$ 3,926,872</b>	<b>\$ 540,000</b>	<b>\$ 601,845</b>
<b>Nursing &amp; Allied Health Campus</b>										
Expansion for Nursing & Allied Health	87,222	93,296	6,074	\$ 17,310,640	190	\$ 16,600,000	\$ 17,009,860	\$ 409,860	\$ 250,000	\$ 178,900
Thermal Plant Expansion				\$ -	N/A	\$ -	\$ 230,788	\$ 230,788	-	\$ 3,386
Parking & Site Improvements				\$ -	N/A	\$ 1,100,000	\$ 2,205,963	\$ 1,105,963	\$ 16,000	\$ 34,207
<b>Subtotal</b>	<b>87,222</b>	<b>93,296</b>	<b>6,074</b>	<b>\$ 17,310,640</b>	<b>190</b>	<b>\$ 17,700,000</b>	<b>\$ 19,446,611</b>	<b>\$ 1,746,611</b>	<b>\$ 266,000</b>	<b>\$ 216,493</b>
<b>Technology Campus</b>										
Expansion for Technical & Workforce training programs	72,000	72,000	-	\$ 12,190,819	167	\$ 12,000,000	\$ 9,297,546	\$ (2,702,454)	\$ 175,000	\$ 147,215
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	-	-	-	\$ -	N/A	\$ 650,000	\$ 1,963,574	\$ 1,313,574	\$ 10,000	\$ 10,356
<b>Subtotal</b>	<b>72,000</b>	<b>72,000</b>	<b>-</b>	<b>\$ 12,190,819</b>	<b>167</b>	<b>\$ 12,650,000</b>	<b>\$ 11,261,120</b>	<b>\$ (1,388,880)</b>	<b>\$ 185,000</b>	<b>\$ 157,571</b>
<b>Mid Valley Campus</b>										
Professional & Science Bldg.	76,069	78,649	2,580	\$ 18,827,059	177	\$ 13,500,000	\$ 14,453,388	\$ 953,388	\$ 200,000	\$ 193,887
Expansion for Technical & Workforce training programs	10,000	11,810	1,810	\$ 2,308,064	175	\$ 1,750,000	\$ 2,997,098	\$ 1,247,098	\$ 25,000	-
Library Expansion	10,369	10,814	445	\$ 2,393,231	169	\$ 1,750,000	\$ 2,462,776	\$ 712,776	\$ 25,000	\$ 34,723
Student Services Bldg. Expansion	14,269	17,929	3,660	\$ 3,293,376	175	\$ 2,500,000	\$ 3,850,923	\$ 1,350,923	\$ 37,000	\$ 51,093
Thermal Plant Expansion	4,000	3,088	(912)	\$ -	N/A	\$ 3,800,000	\$ 3,896,689	\$ 96,689	\$ 52,602	\$ 61,547
Parking & Site Improvements	-	-	-	\$ -	N/A	\$ 2,000,000	\$ 2,369,786	\$ 369,786	\$ 29,032	\$ 31,731
<b>Subtotal</b>	<b>114,707</b>	<b>122,290</b>	<b>7,583</b>	<b>\$ 26,821,730</b>	<b>174</b>	<b>\$ 25,300,000</b>	<b>\$ 30,030,660</b>	<b>\$ 4,730,660</b>	<b>\$ 368,634</b>	<b>\$ 372,981</b>
<b>Starr County Campus</b>										
Health Professionals & Science Ctr. And STEM programs	48,690	51,789	3,099	\$ 12,397,425	175	\$ 8,500,000	\$ 9,521,000	\$ 1,021,000	\$ 125,000	\$ 143,000
Expand technical workforce training facilities	9,302	16,869	7,567	\$ 2,156,521	172	\$ 1,600,000	\$ 3,094,000	\$ 1,494,000	\$ 25,000	-
Library and renovate existing space for Culteral Arts Center	16,516	18,381	1,865	\$ 3,373,085	170	\$ 2,800,000	\$ 3,700,000	\$ 900,000	\$ 42,000	\$ 55,500
Expansion of student services, advising, admissions, and financial services bldg.	5,000	5,310	310	\$ 1,292,198	170	\$ 850,000	\$ 1,320,000	\$ 470,000	\$ 13,000	\$ 19,500
Expansion of student activities building	4,923	4,670	(253)	\$ 1,272,299	173	\$ 850,000	\$ 1,365,000	\$ 515,000	\$ 13,000	\$ 21,000
Thermal Plant Expansion	4,000	4,267	267	\$ -	N/A	\$ 3,800,000	\$ 3,911,000	\$ 111,000	\$ 55,000	\$ 58,000
Parking & Site Improvements ( GMP 1 - 119,800)	-	-	-	\$ -	N/A	\$ 1,226,820	\$ 1,464,000	\$ 237,180	\$ 15,000	\$ 1,800
<b>Subtotal</b>	<b>88,431</b>	<b>101,286</b>	<b>12,855</b>	<b>\$ 20,491,528</b>	<b>172</b>	<b>\$ 19,626,820</b>	<b>\$ 24,375,000</b>	<b>\$ 4,748,180</b>	<b>\$ 288,000</b>	<b>\$ 298,800</b>
<b>Regional Center for Public Safety Excellence - Pharr</b>										
New Regional Center for Publish Safety	16,000	21,120	5,120	\$ 3,169,435	175	\$ 2,800,000	\$ 3,150,000	\$ 350,000	\$ 57,000	-
Parking & Site Improvements	-	-	-	\$ -	N/A	\$ 200,000	\$ 700,000	\$ 500,000	\$ 18,000	-
<b>Subtotal</b>	<b>16,000</b>	<b>21,120</b>	<b>5,120</b>	<b>\$ 3,169,435</b>	<b>175</b>	<b>\$ 3,000,000</b>	<b>\$ 3,850,000</b>	<b>\$ 850,000</b>	<b>\$ 75,000</b>	<b>-</b>
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>										
Develop STEM labs and entry level workforce training programs	11,000	11,000	-	\$ 1,100,000	100	\$ 1,100,000	\$ 1,100,000	-	\$ 16,000	-
<b>Subtotal</b>	<b>11,000</b>	<b>11,000</b>	<b>-</b>	<b>\$ 1,100,000</b>	<b>100</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>-</b>	<b>\$ 16,000</b>	<b>-</b>
<b>Total</b>	<b>573,988</b>	<b>611,923</b>	<b>37,935</b>	<b>\$ 123,823,708</b>	<b>175</b>	<b>\$ 117,176,820</b>	<b>\$ 131,790,263</b>	<b>\$ 14,613,443</b>	<b>\$ 1,738,634</b>	<b>\$ 1,647,690</b>

11.08.16 Program Budget Summary

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

2013 Bond Program Budget Summary  Facilities Meeting of November 8, 2016	Variance in Construction Contingency	Part II - Construction Phase Srvs. - GMP Inclusions					Part I Construction Services	Owner Procured	
		Fixed Equipment	IT Ductbank	GMP Target	Current Est. or GMP (red)	Variance or Delta	Fees	Chillers	OCIP
<b>Pecan Campus</b>									
North Academic Building	\$ 12,000			\$ 10,500,000	\$ 10,951,000	\$ (451,000)	\$ 16,427		\$ 120,570
South Academic Building	\$ (1,645)			\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638		\$ 78,116
STEM Building	\$ 28,990			\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298		\$ 97,645
Multi-purpose space for student support srvs. & activities	\$ 15,000	\$ 585,000		\$ 6,285,000	\$ 6,888,179	\$ (603,179)	\$ 9,491		\$ 72,116
Thermal Plant Expansion	\$ -			\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440	\$ 47,480
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 7,500		\$ 122,925	\$ 2,122,925	\$ 2,618,800	\$ (495,875)	\$ 3,321		\$ 24,374
<b>Subtotal</b>	<b>\$ 61,845</b>	<b>\$ 585,000</b>	<b>\$ 122,925</b>	<b>\$ 38,507,925</b>	<b>\$ 41,726,872</b>	<b>\$ (3,218,947)</b>	<b>\$ 60,000</b>	<b>\$ 553,440</b>	<b>\$ 440,301</b>
<b>Nursing &amp; Allied Health Campus</b>									
Expansion for Nursing & Allied Health	\$ (71,100)	\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ (34,860)	\$ 25,584		\$ 195,006
Thermal Plant Expansion	\$ 3,386			\$ 181,470	\$ 230,788	\$ (230,788)	\$ 274	\$ 378,170	\$ 2,054
Parking & Site Improvements	\$ 18,207		\$ 321,915	\$ 1,421,915	\$ 2,205,963	\$ (784,048)	\$ 2,142		\$ 16,279
<b>Subtotal</b>	<b>\$ (49,507)</b>	<b>\$ 375,000</b>	<b>\$ 321,915</b>	<b>\$ 18,578,385</b>	<b>\$ 19,446,611</b>	<b>\$ (1,049,696)</b>	<b>\$ 28,000</b>	<b>\$ 378,170</b>	<b>\$ 213,339</b>
<b>Technology Campus</b>									
Expansion for Technical & Workforce training programs	\$ (27,785)			\$ 12,000,000	\$ 9,297,546	\$ 2,702,454	\$ 14,115		\$ 137,835
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 356		\$ 102,575	\$ 650,000	\$ 1,963,574	\$ (1,210,999)	\$ 885		\$ 8,633
<b>Subtotal</b>	<b>\$ (27,429)</b>	<b>\$ -</b>	<b>\$ 102,575</b>	<b>\$ 12,650,000</b>	<b>\$ 11,261,120</b>	<b>\$ 1,491,455</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 146,468</b>
<b>Mid Valley Campus</b>									
Professional & Science Bldg.	\$ (6,113)			\$ 13,500,000	\$ 14,453,388	\$ (953,388)	\$ 28,377		\$ 155,099
Expansion for Technical & Workforce training programs	\$ (25,000)			\$ 1,750,000	\$ 2,997,098	\$ (1,247,098)	\$ 3,679		\$ 20,095
Library Expansion	\$ 9,723		\$ -	\$ 1,750,000	\$ 2,462,776	\$ (712,776)	\$ 3,679		\$ 20,095
Student Services Bldg. Expansion	\$ 14,093	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ (1,025,923)	\$ 5,939		\$ 32,401
Thermal Plant Expansion	\$ 8,945			\$ 3,800,000	\$ 3,896,698	\$ (96,698)	\$ 8,054	\$ 714,200	\$ 42,877
Parking & Site Improvements	\$ 2,699		\$ 492,063	\$ 2,492,063	\$ 2,369,777	\$ 122,286	\$ 5,272		\$ 33,638
<b>Subtotal</b>	<b>\$ 4,347</b>	<b>\$ 325,000</b>	<b>\$ 492,063</b>	<b>\$ 26,117,063</b>	<b>\$ 30,030,660</b>	<b>\$ (3,913,597)</b>	<b>\$ 55,000</b>	<b>\$ 714,200</b>	<b>\$ 304,205</b>
<b>Starr County Campus</b>									
Health Professionals & Science Ctr. And STEM programs	\$ 18,000			\$ 8,500,000	\$ 9,521,000	\$ (1,021,000)	\$ 25,985		\$ 94,645
Expand technical workforce training facilities	\$ (25,000)			\$ 1,600,000	\$ 3,094,000	\$ (1,494,000)	\$ 4,891		\$ 18,397
Library and renovate existing space for Culteral Arts Center	\$ 13,500			\$ 2,800,000	\$ 3,700,000	\$ (900,000)	\$ 8,560		\$ 32,175
Expansion of student services, advising, admissions, and financial services bldg.	\$ 6,500			\$ 850,000	\$ 1,320,000	\$ (470,000)	\$ 2,598		\$ 9,770
Expansion of student activities building	\$ 8,000			\$ 850,000	\$ 1,365,000	\$ (515,000)	\$ 2,598		\$ 9,770
Thermal Plant Expansion	\$ 3,000			\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901	\$ 43,643
Parking & Site Improvements ( GMP 1 - 119,800)	\$ (13,200)		\$ 226,820	\$ 1,226,820	\$ 1,464,000	\$ (237,180)	\$ 3,751		\$ 14,059
<b>Subtotal</b>	<b>\$ 10,800</b>	<b>\$ -</b>	<b>\$ 226,820</b>	<b>\$ 19,626,820</b>	<b>\$ 24,375,000</b>	<b>\$ (4,748,180)</b>	<b>\$ 60,000</b>	<b>\$ 563,901</b>	<b>\$ 222,459</b>
<b>Regional Center for Public Safety Excellence - Pharr</b>									
New Regional Center for Publish Safety	\$ (57,000)			\$ 3,150,000	\$ 3,150,000	\$ (350,000)	\$ -		\$ 32,344
Parking & Site Improvements	\$ (18,000)			\$ 700,000	\$ 700,000	\$ (500,000)	\$ -		\$ 2,185
<b>Subtotal</b>	<b>\$ (75,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,850,000</b>	<b>\$ 3,850,000</b>	<b>\$ (850,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,529</b>
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>									
Develop STEM labs and entry level workforce training programs	\$ (16,000)			\$ 1,100,000	\$ 1,100,000	\$ -	\$ -		\$ 10,370
<b>Subtotal</b>	<b>\$ (16,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,370</b>
<b>Total</b>	<b>\$ (90,944)</b>	<b>\$ 1,285,000</b>	<b>\$ 1,266,298</b>	<b>\$ 120,430,193</b>	<b>\$ 131,790,263</b>	<b>\$ (12,288,965)</b>	<b>\$ 218,000</b>	<b>\$ 2,209,711</b>	<b>\$ 1,371,671</b>

11.08.16 Program Budget Summary



SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

2013 Bond Program Budget Summary  Facilities Meeting of November 8, 2016	GMP + Fees + Chillers + OCIP	Professional Services				Furniture	Technology	Misc. Cost (1.5 % of CCL)	SUBTOTAL
	SUBTOTAL	Design	Furniture Consultant	CPM	Additional Serv.				
<b>Pecan Campus</b>									
North Academic Building	\$ 11,087,997	\$ 600,000	\$ 21,274	\$ 371,010	\$ 86,698	\$ 675,000	\$ 1,024,009	\$ 164,265	\$ 14,030,253
South Academic Building	\$ 6,746,588	\$ 400,000	\$ 13,890	\$ 236,318	\$ 54,586	\$ 450,000	\$ 732,589	\$ 110,638	\$ 8,744,609
STEM Building	\$ 10,528,002	\$ 550,000	\$ 16,973	\$ 327,523	\$ 75,653	\$ 550,000	\$ 681,873	\$ 145,548	\$ 12,875,572
Multi-purpose space for student support srvs. & activities	\$ 6,969,786	\$ 400,000	\$ 11,473	\$ 220,666	\$ 50,971	\$ 500,000	\$ 311,901	\$ 94,548	\$ 8,559,345
Thermal Plant Expansion	\$ 4,801,745	\$ 350,000	\$ 500	\$ 138,526	\$ 30,998	\$ -	\$ 55,282	\$ 62,910	\$ 5,439,961
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 2,646,495	\$ 200,000	\$ -	\$ 62,245	\$ 14,378	\$ -	\$ -	\$ 30,366	\$ 2,953,484
<b>Subtotal</b>	<b>\$ 42,780,613</b>	<b>\$ 2,500,000</b>	<b>\$ 64,110</b>	<b>\$ 1,356,288</b>	<b>\$ 313,284</b>	<b>\$ 2,175,000</b>	<b>\$ 2,805,654</b>	<b>\$ 608,275</b>	<b>\$ 52,603,224</b>
<b>Nursing &amp; Allied Health Campus</b>									
Expansion for Nursing & Allied Health	\$ 17,230,450	\$ 1,000,000	\$ 48,380	\$ 566,022	\$ 130,743	\$ 820,000	\$ 1,192,881	\$ 250,875	\$ 21,239,351
Thermal Plant Expansion	\$ 611,286	\$ 50,000	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ 2,722	\$ 664,908
Parking & Site Improvements	\$ 2,224,384	\$ 120,000	\$ -	\$ 36,194	\$ 8,360	\$ -	\$ -	\$ 12,616	\$ 2,401,554
<b>Subtotal</b>	<b>\$ 20,066,120</b>	<b>\$ 1,170,000</b>	<b>\$ 48,380</b>	<b>\$ 603,116</b>	<b>\$ 139,103</b>	<b>\$ 820,000</b>	<b>\$ 1,192,881</b>	<b>\$ 266,213</b>	<b>\$ 24,305,813</b>
<b>Technology Campus</b>									
Expansion for Technical & Workforce training programs	\$ 9,449,496	\$ 850,000	\$ 18,300	\$ 374,227	\$ 84,197	\$ 600,000	\$ 668,249	\$ 156,193	\$ 12,200,662
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 1,973,092	\$ 75,000	\$ -	\$ 19,959	\$ 6,855	\$ -	\$ -	\$ 27,915	\$ 2,102,821
<b>Subtotal</b>	<b>\$ 11,422,588</b>	<b>\$ 925,000</b>	<b>\$ 18,300</b>	<b>\$ 394,186</b>	<b>\$ 91,052</b>	<b>\$ 600,000</b>	<b>\$ 668,249</b>	<b>\$ 184,108</b>	<b>\$ 14,303,483</b>
<b>Mid Valley Campus</b>									
Professional & Science Bldg.	\$ 14,636,864	\$ 800,000	\$ 26,858	\$ 449,002	\$ 128,285	\$ 900,000	\$ 992,248	\$ 217,513	\$ 18,150,770
Expansion for Technical & Workforce training programs	\$ 3,020,872	\$ 125,000	\$ 3,531	\$ 61,324	\$ 11,096	\$ 100,000	\$ 149,818	\$ 44,956	\$ 3,516,597
Library Expansion	\$ 2,486,550	\$ 150,000	\$ 3,661	\$ 62,092	\$ 10,867	\$ 150,000	\$ 107,559	\$ 35,466	\$ 3,006,195
Student Services Bldg. Expansion	\$ 3,889,263	\$ 750,000	\$ 5,038	\$ 99,843	\$ 16,376	\$ 150,000	\$ 157,165	\$ 52,889	\$ 5,120,574
Thermal Plant Expansion	\$ 4,661,829	\$ 275,000	\$ 1,412	\$ 110,605	\$ 28,207	\$ -	\$ 58,748	\$ 56,810	\$ 5,192,611
Parking & Site Improvements	\$ 2,408,687	\$ 247,915	\$ -	\$ 61,397	\$ 14,182	\$ -	\$ -	\$ 29,806	\$ 2,761,987
<b>Subtotal</b>	<b>\$ 31,104,065</b>	<b>\$ 2,347,915</b>	<b>\$ 40,500</b>	<b>\$ 844,263</b>	<b>\$ 209,013</b>	<b>\$ 1,300,000</b>	<b>\$ 1,465,538</b>	<b>\$ 437,440</b>	<b>\$ 37,748,734</b>
<b>Starr County Campus</b>									
Health Professionals & Science Ctr. And STEM programs	\$ 9,641,630	\$ 550,000	\$ 31,935	\$ 294,243	\$ 69,998	\$ 600,000	\$ 667,262	\$ 135,615	\$ 11,990,683
Expand technical workforce training facilities	\$ 3,117,288	\$ 110,000	\$ 6,101	\$ 53,961	\$ 11,841	\$ 100,000	\$ 78,051	\$ 46,410	\$ 3,523,652
Library and renovate existing space for Culteral Arts Center	\$ 3,740,735	\$ 200,000	\$ 10,832	\$ 92,988	\$ 19,493	\$ 250,000	\$ 269,378	\$ 51,105	\$ 4,634,531
Expansion of student services, advising, admissions, and financial services bldg.	\$ 1,332,368	\$ 75,000	\$ 3,279	\$ 30,473	\$ 5,975	\$ 60,000	\$ 101,372	\$ 17,976	\$ 1,626,443
Expansion of student activities building	\$ 1,377,368	\$ 75,000	\$ 3,229	\$ 30,935	\$ 5,831	\$ 60,000	\$ 106,431	\$ 17,516	\$ 1,676,310
Thermal Plant Expansion	\$ 4,530,161	\$ 300,000	\$ 2,624	\$ 109,321	\$ 28,207	\$ -	\$ 44,342	\$ 58,665	\$ 5,073,320
Parking & Site Improvements ( GMP 1 - 119,800)	\$ 1,481,810	\$ 100,000	\$ -	\$ 30,888	\$ 7,135	\$ -	\$ -	\$ 18,558	\$ 1,638,391
<b>Subtotal</b>	<b>\$ 25,221,360</b>	<b>\$ 1,410,000</b>	<b>\$ 58,000</b>	<b>\$ 642,809</b>	<b>\$ 148,480</b>	<b>\$ 1,070,000</b>	<b>\$ 1,266,836</b>	<b>\$ 345,845</b>	<b>\$ 30,163,330</b>
<b>Regional Center for Public Safety Excellence - Pharr</b>									
New Regional Center for Publish Safety	\$ 3,182,344	\$ 200,000	\$ 4,800	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 42,000	\$ 4,073,412
Parking & Site Improvements	\$ 702,185	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 755,185
<b>Subtotal</b>	<b>\$ 3,884,529</b>	<b>\$ 250,000</b>	<b>\$ 4,800</b>	<b>\$ 99,344</b>	<b>\$ 22,947</b>	<b>\$ 150,000</b>	<b>\$ 371,977</b>	<b>\$ 45,000</b>	<b>\$ 4,828,597</b>
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>									
Develop STEM labs and entry level workforce training programs	\$ 1,110,370	\$ 100,000	\$ 3,000	\$ 35,894	\$ 8,292	\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,573,156
<b>Subtotal</b>	<b>\$ 1,110,370</b>	<b>\$ 100,000</b>	<b>\$ 3,000</b>	<b>\$ 35,894</b>	<b>\$ 8,292</b>	<b>\$ 50,000</b>	<b>\$ 249,100</b>	<b>\$ 16,500</b>	<b>\$ 1,573,156</b>
<b>Total</b>	<b>\$ 135,589,645</b>	<b>\$ 8,702,915</b>	<b>\$ 237,090</b>	<b>\$ 3,975,900</b>	<b>\$ 932,171</b>	<b>\$ 6,165,000</b>	<b>\$ 8,020,235</b>	<b>\$ 1,903,381</b>	<b>\$ 165,526,337</b>

11.08.16 Program Budget Summary

SOUTH TEXAS COLLEGE  
2013 Bond Construction Program  
Program Budget Summary Spreadsheet

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<b>2013 Bond Program Budget Summary</b>	<b>Total Project Cost Summary</b>		
	<b>TOTAL Projected Costs to date</b>	<b>Bond Total Cost</b>	<b>Variance [Total Projected Costs to Bond Total Cost]</b>
<b>Facilities Meeting of November 8, 2016</b>			
<b>Pecan Campus</b>			
North Academic Building	\$ 14,030,253	\$ 14,843,110	\$ 812,857
South Academic Building	\$ 8,744,609	\$ 9,454,426	\$ 709,817
STEM Building	\$ 12,875,572	\$ 13,103,319	\$ 227,747
Multi-purpose space for student support srvs. & activities	\$ 8,559,345	\$ 8,828,254	\$ 268,909
Thermal Plant Expansion	\$ 5,439,961	\$ 5,542,049	\$ 102,088
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 2,953,484	\$ 2,490,261	\$ (463,223)
<b>Subtotal</b>	<b>\$ 52,603,224</b>	<b>\$ 54,261,419</b>	<b>\$ 1,658,195</b>
<b>Nursing &amp; Allied Health Campus</b>			
Expansion for Nursing & Allied Health	\$ 21,239,351	\$ 21,773,439	\$ 534,088
Thermal Plant Expansion	\$ 664,908	\$ 601,877	\$ (63,031)
Parking & Site Improvements	\$ 2,401,554	\$ 1,717,717	\$ (683,837)
<b>Subtotal</b>	<b>\$ 24,305,813</b>	<b>\$ 24,093,033</b>	<b>\$ (212,780)</b>
<b>Technology Campus</b>			
Expansion for Technical & Workforce training programs	\$ 12,200,662	\$ 14,864,990	\$ 2,664,328
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 2,102,821	\$ 905,324	\$ (1,197,497)
<b>Subtotal</b>	<b>\$ 14,303,483</b>	<b>\$ 15,770,314</b>	<b>\$ 1,466,831</b>
<b>Mid Valley Campus</b>			
Professional & Science Bldg.	\$ 18,150,770	\$ 17,277,682	\$ (873,088)
Expansion for Technical & Workforce training programs	\$ 3,516,597	\$ 2,257,363	\$ (1,259,234)
Library Expansion	\$ 3,006,195	\$ 2,288,968	\$ (717,227)
Student Services Bldg. Expansion	\$ 5,120,574	\$ 4,114,228	\$ (1,006,346)
Thermal Plant Expansion	\$ 5,192,611	\$ 5,042,398	\$ (150,213)
Parking & Site Improvements	\$ 2,761,987	\$ 2,796,035	\$ 34,048
<b>Subtotal</b>	<b>\$ 37,748,734</b>	<b>\$ 33,776,674</b>	<b>\$ (3,972,060)</b>
<b>Starr County Campus</b>			
Health Professionals & Science Ctr. And STEM programs	\$ 11,990,683	\$ 11,267,182	\$ (723,501)
Expand technical workforce training facilities	\$ 3,523,652	\$ 2,051,983	\$ (1,471,669)
Library and renovate existing space for Culteral Arts Center	\$ 4,634,531	\$ 3,732,378	\$ (902,153)
Expansion of student services, advising, admissions, and financial services bldg.	\$ 1,626,443	\$ 1,162,522	\$ (463,921)
Expansion of student activities building	\$ 1,676,310	\$ 1,166,402	\$ (509,908)
Thermal Plant Expansion	\$ 5,073,320	\$ 4,938,772	\$ (134,548)
Parking & Site Improvements ( GMP 1 - 119,800)	\$ 1,638,391	\$ 1,397,789	\$ (240,602)
<b>Subtotal</b>	<b>\$ 30,163,330</b>	<b>\$ 25,717,028</b>	<b>\$ (4,446,302)</b>
<b>Regional Center for Public Safety Excellence - Pharr</b>			
New Regional Center for Publish Safety	\$ 4,073,412	\$ 3,655,134	\$ (418,278)
Parking & Site Improvements	\$ 755,185	\$ 319,337	\$ (435,848)
<b>Subtotal</b>	<b>\$ 4,828,597</b>	<b>\$ 3,974,471</b>	<b>\$ (854,126)</b>
<b>STC La Joja Teaching Site (Jimmy Carter ECHS)</b>			
Develop STEM labs and entry level workforce training programs	\$ 1,573,156	\$ 1,436,000	\$ (137,156)
<b>Subtotal</b>	<b>\$ 1,573,156</b>	<b>\$ 1,436,000</b>	<b>\$ (137,156)</b>
<b>Total</b>	<b>\$ 165,526,337</b>	<b>\$ 159,028,939</b>	<b>\$ (6,497,398)</b>

11.08.16 Program Budget Summary

Priority Projects - Fall 2017 & Spring 2018
Non-Bond Projects
Projects with Board Approved Partial GMP's
Bond Program Accountability



South Texas College
2013 Bond Construction Program
Construction Budget Summary Spreadsheet
As of September 27, 2016 Board Meeting
Board Meeting of Oct. 27, 2016



Main data table with columns for project categories (Pecan Campus, Nursing/Allied Health Campus, Technology Campus, Mid Valley Campus, Starr County Campus, Reg. Ctr. For Public Safety Excell., La Joya Teaching Site), original CCLs, fixed assets, IT duct banks, revised CCLs GMP target, approved GMPs, board approved changes orders, 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 expenditures or savings, GMP design contingency remaining balance, change orders, projected construction contingency, GMP construction contingency, construction contingency expenditures or savings, GMP contingency remaining balance, change orders, projected buy-out savings @ 3%, actual buy-out savings to date, actual buy-out savings % based on GMP buy-out process, board approved expenditures from savings, and total balance of actual design & construction contingency and buy-out savings.

2013 BOND PROJECTS MANAGED BY BROADDUS		Projected GMPs	Projected Variance	Current Est. & Approved GMPs	Total Variance CCLs / GMPs	Comments
Program Construction Budget Summary Spreadsheet Projected vs Actual GMP Comparison						
<b>Pecan Campus - Wilson/PBK</b>		<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>Pecan Campus</b>
1	North Academic	\$ -	\$ -	\$ 10,951,000	\$ (451,000)	
2	South Academic	\$ -	\$ -	\$ 6,657,834	\$ 142,166	
3	STEM Building	\$ -	\$ -	\$ 10,417,059	\$ (1,917,059)	
4	Student Activities & Cafeteria	\$ -	\$ -	\$ 6,888,179	\$ (603,179)	
5	Thermal Plant Expansion	\$ -	\$ -	\$ 4,194,000	\$ 106,000	
6	Parking and Site Improvements	\$ -	\$ -	\$ 2,618,800	\$ (495,875)	Based on revised CCL
<b>Pecan Campus Subtotals</b>		\$ -	\$ -	\$ 41,726,872	\$ (3,218,947)	
<b>Nursing &amp; Allied Health Campus ( Wilson)</b>		<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>Nursing &amp; Allied Health</b>
7	Campus Expansion (ERO Arch.)	\$ -	\$ -	\$ 17,009,860	\$ (34,860)	
8	Building Foundation and Underground - Only	\$ -	\$ -	\$ -	\$ -	
9	Thermal Plant Expansion - Bond Fund	\$ -	\$ -	\$ 229,010	\$ (47,540)	
	Thermal Plant Expansion - Non Bond Fund	\$ -	\$ -	\$ -	\$ -	
10	Campus Parking and Site Improvements (R. Gutierrez Engineers)	\$ -	\$ -	\$ 2,314,648	\$ (892,733)	
<b>Nursing &amp; Allied Health Campus Subtotals</b>		\$ -	\$ -	\$ 19,553,518	\$ (975,133)	
<b>Technology Campus (GM@R ECON)</b>		<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>Technology Campus</b>
11	Southwest Building Reno. Pkg	\$ -	\$ -	\$ 9,297,546	\$ 2,702,454	
12	Demolition Pkg GMP (\$358,106)	\$ -	\$ -	\$ -	\$ -	
13	Parking and Site Improvements (Includes Alt. 1 & 2)	\$ -	\$ -	\$ 1,963,574	\$ (1,313,574)	
14	Partial GMP - Demolition Package Only (Hinojosa/Econ)	\$ -	\$ -	\$ -	\$ -	
<b>Technology Campus Subtotals</b>		\$ -	\$ -	\$ 11,261,120	\$ 1,388,880	
<b>Mid Valley Campus (Skanska USA)</b>		<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>Mid Valley Campus</b>
15	Health Professions & Science (ROFA)	\$ -	\$ -	\$ 14,453,388	\$ (953,388)	
16	Workforce Expansion (EGV )	\$ 2,997,098	\$ (1,247,098)	\$ 2,997,098	\$ (1,247,098)	
17	Library Expansion (Mata + Garcia ) bond project	\$ -	\$ -	\$ 2,462,776	\$ (712,776)	
18	Student Services Building Expansion (ROFA)	\$ -	\$ -	\$ 3,850,923	\$ (1,025,923)	
19	Thermal Plant Expansion	\$ -	\$ -	\$ 3,896,689	\$ (96,689)	
20	Campus Parking and Site Improvements	\$ -	\$ -	\$ 2,369,786	\$ 122,277	
<b>Mid Valley Campus Subtotals</b>		\$ 2,997,098	\$ (1,247,098)	\$ 30,030,660	\$ (3,913,597)	
<b>Starr County (Wilson)</b>		<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>Starr County</b>
21	Health Professions & Science Building (\$7,785,000)	\$ -	\$ -	\$ 9,521,000	\$ (1,021,000)	
22	Structural Package GMP 1 (\$1,736,000)	\$ -	\$ GMP vs CCL Variance		\$ -	

2013 BOND PROJECTS MANAGED BY BROADDUS		Projected GMPs	Projected Variance	Current Est. & Approved GMPs	Total Variance CCLs / GMPs	Comments
Program Construction Budget Summary Spreadsheet Projected vs Actual GMP Comparison						
23	Workforce Expansion (30% CD Estimate )	\$ 3,094,000	\$ (1,494,000)	\$ 3,094,000	\$ (1,494,000)	
24	Library Expansion	\$ -	\$ -	\$ 3,700,000	\$ (900,000)	
25	Students Services Expansion	\$ -	\$ -	\$ 1,320,000	\$ (470,000)	
26	Student Activity Expansion	\$ -	\$ -	\$ 1,365,000	\$ (515,000)	
27	Thermal Plant Expansion	\$ -	\$ -	\$ 3,911,000	\$ (111,000)	
28	Parking and Site Improvements (30% CD Estimate)	\$ 1,464,000	\$ (237,180)	\$ 1,464,000	\$ (237,180)	Based on revised CCL
29	Partial GMP - Board Approved 6.28.16	\$ -	\$ -	\$ -	\$ -	
<b>Starr County Subtotals</b>		<b>\$ 4,558,000</b>	<b>\$ (1,731,180)</b>	<b>\$ 24,375,000</b>	<b>\$ (4,748,180)</b>	
<b>Reg. Ctr. For Public Safety Excell. Pharr Campus</b>		<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>Reg. Ctr. For Public Safety Excell. Pharr Campus</b>
31	Training Facility	\$ 2,800,000	\$ -	\$ 3,150,000	\$ (350,000)	
32	Parking and Site Improvements	\$ 200,000	\$ -	\$ 200,000	\$ (500,000)	
<b>Reg. Ctr. For Public Safety Excell. Pharr Campus Subtotal</b>		<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 3,350,000</b>	<b>\$ (850,000)</b>	
<b>La Joya Teaching Site</b>		<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>La Joya Teaching School</b>
33	Training Lab Improvements	\$ 1,100,000	\$ -	\$ 1,100,000		
<b>La Joya Teaching Site Subtotal</b>		<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>		
<b>Grand Totals</b>		<b>\$ 11,655,098</b>	<b>\$ (2,978,278)</b>	<b>\$ 131,397,170</b>	<b>\$ (12,316,977)</b>	



2013 BOND PROJECTS MANAGED BY BROADDUS		Approved CCL's	Approved GMP's	Projected GMP's or Estimates Included at 1.4M Shortfall	Current Est. & Approved GMP's	Total Variance Approved GMP's /Projected GMP's	Variances Included in 4.1 Shortfall	Post 4.1 M Shortfall Variances
4.1 M. GMP Shortfall Comparison Spreadsheet								
<b>Pecan Campus - Wilson/PBK</b>			<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>		
1	<b>North Academic</b>	\$ 10,500,000	\$ 10,951,000	\$ 10,951,000	\$ 10,951,000	\$ (451,000)	\$ (451,000)	
2	South Academic	\$ 6,800,000	\$ 6,657,834	\$ 6,657,834	\$ 6,657,834	\$ 142,166	\$ 142,166	
3	STEM Building	\$ 8,500,000	\$ 10,417,059	\$ 10,417,059	\$ 10,417,059	\$ (1,917,059)	\$ (1,917,059)	
4	Student Activities & Cafeteria	\$ 6,285,000	\$ 6,888,179	\$ 6,888,179	\$ 6,888,179	\$ (603,179)	\$ (603,179)	
5	Thermal Plant Expansion	\$ 4,300,000	\$ 4,194,000	\$ 4,194,000	\$ 4,194,000	\$ 106,000	\$ 106,000	
6	Parking and Site Improvements	\$ 2,122,925	\$ 2,618,800	\$ 2,147,341	\$ 2,618,800	\$ (495,875)	\$ (24,416)	\$ (471,459)
<b>Pecan Campus Subtotals</b>		<b>\$ 38,507,925</b>	<b>\$ 41,726,872</b>	<b>\$ 41,255,413</b>	<b>\$ 41,726,872</b>	<b>\$ (3,218,947)</b>	<b>\$ (2,747,488)</b>	<b>\$ (471,459)</b>
<b>Nursing &amp; Allied Health Campus (Wilson)</b>			<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>		
7	<b>Campus Expansion (ERO Arch.)</b>	\$ 16,975,000	\$ 17,009,860	\$ 17,009,860	\$ 17,009,860	\$ (34,860)	\$ (34,860)	
8	<b>Building Foundation and Underground - Only</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9	Thermal Plant Expansion - Bond Fund	\$ 181,470	\$ 229,010	\$ 181,470	\$ 229,010	\$ (47,540)	\$ (181,470)	\$ (47,540)
	Thermal Plant Expansion - Non Bond Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10	<b>Campus Parking and Site Improvements (R. Gutierrez Engineers)</b>	\$ 1,421,915	\$ 2,314,648	\$ 1,484,915	\$ 2,314,648	\$ (892,733)	\$ (63,000)	\$ (829,733)
<b>Nursing &amp; Allied Health Campus Subtotals</b>		<b>\$ 18,578,385</b>	<b>\$ 19,553,518</b>	<b>\$ 18,676,245</b>	<b>\$ 19,553,518</b>	<b>\$ (975,133)</b>	<b>\$ (279,330)</b>	<b>\$ (877,273)</b>
<b>Technology Campus (GM@R ECON)</b>			<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>		
11	<b>Southwest Building Reno. Pkg</b>	\$ 12,000,000	\$ 10,533,587	\$ 10,533,587	\$ 9,297,546	\$ 2,702,454	\$ 1,587,143	\$ 1,115,311
12	<b>Demolition Pkg GMP (\$358,106)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13	Parking and Site Improvements (Includes Alt. 1 & 2)	\$ 650,000	\$ 1,985,820	\$ 1,985,820	\$ 1,963,574	\$ (1,313,574)	\$ (1,313,574)	
14	Partial GMP - Demolition Package Only (Hinojosa/Econ)	incl'd in total above	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Technology Campus Subtotals</b>		<b>\$ 12,650,000</b>	<b>\$ 12,519,407</b>	<b>\$ 12,519,407</b>	<b>\$ 11,261,120</b>	<b>\$ 1,388,880</b>	<b>\$ 273,569</b>	<b>\$ 1,115,311</b>
<b>Mid Valley Campus (Skanska USA)</b>			<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>		
15	<b>Health Professions &amp; Science (ROFA)</b>	\$ 13,500,000	\$ 14,453,388	\$ 14,453,388	\$ 14,453,388	\$ (953,388)	\$ (953,388)	
16	Workforce Expansion (EGV)	\$ 1,750,000	\$ -	\$ 2,997,098	\$ 2,997,098	\$ (1,247,098)	\$ (1,247,098)	
17	Library Expansion (Mata + Garcia) non-bond project	\$ 1,750,000	\$ 2,462,776	\$ 2,364,405	\$ 2,462,776	\$ (712,776)	\$ (614,405)	\$ (98,371)
18	Student Services Building Expansion (ROFA)	\$ 2,825,000	\$ 3,850,923	\$ 3,850,923	\$ 3,850,923	\$ (1,025,923)	\$ (1,025,923)	
19	Thermal Plant Expansion	\$ 3,800,000	\$ 3,896,689	\$ 3,896,689	\$ 3,896,689	\$ (96,689)	\$ (96,689)	
20	Campus Parking and Site Improvements	\$ 2,492,063	\$ 2,369,786	\$ 2,369,786	\$ 2,369,786	\$ 122,277	\$ 122,277	
<b>Mid Valley Campus Subtotals</b>		<b>\$ 26,117,063</b>	<b>\$ 27,033,562</b>	<b>\$ 29,932,289</b>	<b>\$ 30,030,660</b>	<b>\$ (3,913,597)</b>	<b>\$ (3,815,226)</b>	<b>\$ (98,371)</b>
<b>Starr County (Wilson)</b>			<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>		
21	<b>Health Professions &amp; Science Building (\$7,785,000)</b>	\$ 8,500,000	\$ 9,521,000	\$ 9,521,000	\$ 9,521,000	\$ (1,021,000)	\$ (1,021,000)	
22	<b>Structural Package GMP 1 (\$1,736,000)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

4.1 M Shortfall

2013 BOND PROJECTS MANAGED BY BROADDUS		Approved CCL's	Approved GMP's	Projected GMP's or Estimates Included at 1.4M Shortfall	Current Est. & Approved GMPs	Total Variance Approved GMP's /Projected GMP's	Variances Included in 4.1 Shortfall	Post 4.1 M Shortfall Variances
4.1 M. GMP Shortfall Comparison Spreadsheet								
23	Workforce Expansion (30% CD Estimate )	\$ 1,600,000	\$ -	\$ 3,094,000	\$ 3,094,000	\$ (1,494,000)	\$ (1,494,000)	
24	Library Expansion	\$ 2,800,000	\$ 3,700,000	\$ 3,407,000	\$ 3,700,000	\$ (900,000)	\$ (607,000)	\$ (293,000)
25	Students Services Expansion	\$ 850,000	\$ 1,320,000	\$ 1,198,402	\$ 1,320,000	\$ (470,000)	\$ (348,402)	\$ (121,598)
26	Student Activity Expansion	\$ 850,000	\$ 1,365,000	\$ 1,167,702	\$ 1,365,000	\$ (515,000)	\$ (317,702)	\$ (197,298)
27	Thermal Plant Expansion	\$ 3,800,000	\$ 3,911,000	\$ 3,911,000	\$ 3,911,000	\$ (111,000)	\$ (111,000)	
28	Parking and Site Improvements (30% CD Estimate)	\$ 1,226,820	\$ -	\$ 1,464,000	\$ 1,464,000	\$ (237,180)	\$ (237,180)	
29	Partial GMP - Board Approved 6.28.16	\$ -	\$ 119,800	\$ -	\$ -	\$ -	\$ -	
<b>Starr County Subtotals</b>		<b>\$ 19,626,820</b>	<b>\$ 19,936,800</b>	<b>\$ 23,763,104</b>	<b>\$ 24,375,000</b>	<b>\$ (4,748,180)</b>	<b>\$ (4,136,284)</b>	<b>\$ (611,896)</b>
<b>Reg. Ctr. For Public Safety Excell. Pharr Campus</b>			<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>		
31	Training Facility	\$ 2,800,000	\$ -	\$ 2,800,000	\$ 3,150,000	\$ (350,000)		
32	Parking and Site Improvements	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ (500,000)		
<b>Reg. Ctr. For Public Safety Excell. Pharr Campus Subtotal</b>		<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 3,350,000</b>	<b>\$ (850,000)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>La Joya Teaching Site</b>			<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>		
33	Training Lab Improvements	\$ 1,100,000	\$ -	\$ 1,100,000	\$ 1,100,000			
<b>La Joya Teaching Site Subtotal</b>		<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>			
<b>Grand Totals</b>		<b>\$ 119,580,193</b>	<b>\$ 120,770,159</b>	<b>\$ 130,246,458</b>	<b>\$ 131,397,170</b>	<b>\$ (12,316,977)</b>	<b>\$ (10,704,759)</b>	<b>\$ (943,688)</b>

4.1 M Shortfall

2013 BOND PROJECTS MANAGED BY BROADDUS Buy-Out Savings Summary	Projected Buy-Out Savings @3%	Actual Buy-Out Saving to date	Actual Buy-Out Saving % Based on GMP Buy-Out Process	Board Approved Expenditures from Savings	Total Balance of Design & Construction Contingency and Buy-Out Savings	Change Order	GENERAL COMMENTS
<b>Pecan Campus</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>Pecan Campus</b>
North Academic	\$ 328,530	\$ -	0%	\$ -	\$ 266,000		
South Academic	\$ 199,735	\$ -	0%	\$ -	\$ 164,855		
STEM Building	\$ 312,512	\$ -	0%	\$ -	\$ 257,990		
Student Activities & Cafeteria	\$ 206,645	\$ -	0%	\$ -	\$ 170,000		
Thermal Plant Expansion	\$ 125,820	\$ -	0%	\$ -	\$ 51,224		Corrected 9.15.16 -removed allowance dollars included in 9.13.16 report
Parking and Site Improvements	\$ 64,420	\$ -	0%	\$ -	\$ 62,500		
<b>Pecan Campus Subtotal</b>	<b>\$ 1,237,662</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 972,569</b>		
<b>Nursing &amp; Allied Health Campus</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>Nursing and Allied Health</b>
Campus Expansion	\$ 510,296	\$ -	0%	\$ -	\$ 245,000		
Foundation & Structural Pkg.	\$ -	\$ -	0%	\$ -	\$ 106,500		
Thermal Plant Expansion	\$ 6,870	\$ -	0%	\$ -	\$ 5,586		
Campus Parking and Site Improvements	\$ 69,439	\$ -	0%	\$ -	\$ -		
<b>Nursing &amp; Allied Health Campus Subtotal</b>	<b>\$ 586,606</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 357,086</b>		
		\$ -					
<b>Technology Campus</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>Technology Campus</b>
Expansion - Southwest Bldg. Renovation	\$ 278,926	\$ (1,221,794)	13%	\$ -	\$ 1,444,337	CO 1	CMR's return of Contingency and Buy-Out Savings from Bldg. GMP
Demolition Package Only Partial GMP		\$ -		\$ -	\$ 15,294		\$1,335,820
Parking and Site Improvements (Includes Alt. 1 & 2)	\$ 58,907	\$ (8,000)	4%	\$ -	\$ 19,582	CO 1	CMR's return of Contingency and Buy-Out Savings from Bldg. GMP
Partial GMP - Demolition Package Only	\$ -	\$ -	0%	\$ -	\$ 2,699		
<b>Technology Campus Subtotal</b>	<b>\$ 337,834</b>	<b>\$ (1,229,794)</b>		<b>\$ -</b>	<b>\$ 1,481,912</b>		
		\$ 1,229,794			\$ 1,258,287		Total Return of Design & Construction Cont. and Buy-Out Savings
<b>Mid Valley Campus</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>Mid Valley Campus</b>
Health Professions & Science Building	\$ 433,602	\$ -	0%	\$ -	\$ 387,774		
Workforce Expansion	\$ 89,913	\$ -	0%	\$ -	\$ -		
Library Expansion	\$ -	\$ -	0%	\$ -	\$ -		
Student Services Building Expansion	\$ 115,528	\$ -	0%	\$ -	\$ 102,142		
Thermal Plant Expansion	\$ 116,901	\$ -	0%	\$ 109,367	\$ 123,094	CO 1	
Campus Parking and Site Improvements	\$ 71,094	\$ (109,367)	4%	\$ -	\$ 172,829	CO 1	
<b>Mid Valley Campus Subtotal</b>	<b>\$ 827,037</b>	<b>\$ (109,367)</b>		<b>\$ 109,367</b>	<b>\$ 785,839</b>		
		\$ (109,367)					
<b>Starr County Campus</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>Starr Campus</b>



2013 BOND PROJECTS MANAGED BY BROADDUS Buy-Out Savings Summary	Projected Buy-Out Savings @3%	Actual Buy-Out Saving to date	Actual Buy-Out Saving % Based on GMP Buy-Out Process	Board Approved Expenditures from Savings	Total Balance of Design & Construction Contingency and Buy-Out Savings	Change Order	GENERAL COMMENTS
<b>Health Professions &amp; Science Building</b>	\$ 285,630	\$ -	0%	\$ -	\$ 195,000		90 days Projection of Buy-Out Savings due Dec. 20th
<b>Partial GMP</b>	\$ -	\$ -	0%	\$ -	\$ 44,000		
Workforce Expansion	\$ 92,820	\$ -	0%	\$ -	\$ -		
Library Expansion	\$ 111,000	\$ -	0%	\$ -	\$ 92,500		
Student Sevices Bldg	\$ 39,600	\$ -	0%	\$ -	\$ 32,500		
Student Activities Bldg	\$ 40,950	\$ -	0%	\$ -	\$ 35,000		
Thermal Plant Expansion	\$ 117,330	\$ -	0%	\$ -	\$ 97,000		
Parking and Site Improvements	\$ 43,920	\$ -	0%	\$ -	\$ -		
Partial GMP - Board Approved 6.28.16	\$ -	\$ -	0%	\$ -	\$ 5,400		
<b>Starr County Campus Subtotal</b>	<b>\$ 731,250</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 501,400</b>		
<b>Reg. Ctr. For Public Safety Excell. Pharr</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	<b>Reg. Ctr. For Public Safety Excell. Pharr</b>
Training Facility	\$ 84,000	\$ -	0%	\$ -	\$ -		
Parking and Site Improvements	\$ 6,000	\$ -	0%	\$ -	\$ -		
<b>Reg. Ctr. For Public Safety Excell. Pharr Subtotal</b>	<b>\$ 90,000</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>		
<b>La Joya Teaching Site (Jimmy Carter ECHS )</b>	<b>V</b>	<b>W</b>	<b>X</b>	<b>Y</b>	<b>Z</b>	<b>AA</b>	
Lab Improvements	\$ 33,000	\$ -	0%	\$ -	\$ -		
<b>La Joya Teaching Site Subtotal</b>	<b>\$ 33,000</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>		
<b>Grand Totals</b>	<b>\$ 3,843,388</b>	<b>\$ (1,339,161)</b>		<b>\$ 109,367</b>	<b>\$ 4,098,806</b>		

# SOUTH TEXAS COLLEGE

## 2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

November 08, 2016

**BROADDUS  
& ASSOCIATES**



# BOARD APPROVAL ITEMS

**South Texas College  
2013 Bond Construction Program  
Upcoming Timeline – 10/11/16**

August '16                      September '16                      October '16                      November '16                      December '16

		August '16	September '16	October '16	November '16	December '16
<b>Board Approval</b>						
1	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
2	Pharr RCPSE CM@R Selection – 8/23	GMP Approvals– Starr Campus HP&S Bldg. – Pack. 2 – 9/27	GMP Approvals – N&AH Site & Thermal Plant	Accountability Status	Accountability Status	Accountability Status
3	Pharr RCPSE Master Plan – 8/23	Pharr RCPSE Schematic Design – 9/27	GMP Approvals – N&AH Thermal Energy Plant GMP	GMP Approvals – Starr Campus Student Services & Activities	GMP Approvals – Starr Campus Student Services & Activities	
4	GMP Approvals – Pecan Campus STEM, S. Academic – 8/23	Pecan Campus Parking & Site GMP – 9/27	GMP Approval – MVC Library & Workforce 10/25	N&AH Thermal Energy Plant GMP	N&AH Thermal Energy Plant GMP	
5	CM@R MVC Library Amendment – 8/23	Starr County Site GMP – 9/27	Project Color Boards	Pharr RCPSE SD Approval 11/22	Pharr RCPSE SD Approval 11/22	
6	Starr County Exterior Elevations	La Joya SD & Cost Update		GMP Approvals – Starr Campus Student Services & Activities	GMP Approvals – Starr Campus Student Services & Activities	
	Project Color Boards	Pharr RCPSE CM@R Recommendation – 9/27				
		N&AH Thermal Energy Parking & Site Amendment				
		Project Color Boards				

# OPERATIONAL ITEMS

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

August '16      September '16      October '16      November '16      December '16

	August '16	September '16	October '16	November '16	December '16
<b>1</b>	NTP's	NTP's	NTP's	NTP's	NTP's
<b>2</b>	Ongoing Mobilization & Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity
<b>3</b>	City of McAllen P&Z Approval – North Academic	FF&E Budget Confirmation	Concrete Foundation Pour 10/1	Buyout Savings Requests	Buyout Savings Requests
<b>4</b>		Pecan Campus Portable Bldg. Removal		B&A Staff Alignment	
<b>5</b>		Schedule Optimization			
<b>6</b>					
<b>7</b>					
<b>8</b>					
<b>9</b>					
<b>10</b>					
<b>Operational</b>					

# INFORMATION & PRESENTATION ITEMS

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

August '16      September '16      October '16      November '16      December '16

Informational/Presentations		August '16	September '16	October '16	November '16	December '16
1	Pecan Campus Thermal Plant Issue Presentation		Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update
2	Bond Program Budget Update		Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking
3					OCIP Update	Local Participation Update
4					Drone Construction Video Update	Wage Scale Survey Impact Update
5						Drone Construction Video Update
6						
7						
8						
9						
10						

**2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - November 08, 2016**

Project Number	PROJECT DESCRIPTION	Project Development					Design Phase					Price Proposals					Construction Phase					Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	Design Development	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%	95% Substantial Comp	Occupancy	100%	Final Completion			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>Pecan Campus</b>																							
	North Academic Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PKB Architects	D. Wilson Construction	
	South Academic Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	STEM Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Student Activities Building and Cafeteria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Thermal Plant Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Parking and Site Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
<b>Mid Valley Campus</b>																							
	Health Professions and Science Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skanska USA	
	Workforce Training Center Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skanska USA	
	Library Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skanska USA	
	Student Services Building Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skanska USA	
	Thermal Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skanska USA	
	Parking and Site Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skanska USA	
<b>Technology Campus</b>																							
	Southwest Building Renovation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ECON Construction	
	Parking and Site Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ECON Construction	
<b>Nursing and Allied Health Campus</b>																							
	Campus Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
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<b>Starr County Campus</b>																							
	Health Professions and Science Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Workforce Training Center Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Student Services Building Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Student Activities Building Expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Thermal Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
	Parking and Site Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Wilson Construction	
<b>Regional Center for Public Safety Excellence - Pharr</b>																							
	Training Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD	
	Parking and Site Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD	
<b>STC La Joya Teaching Site (Jimmy Carter ECHS)</b>																							
	Training Labs Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD	

**STC 2013 Bond construction Program - Pecan North Academic Building**

Scorecard #17

Status: **Submitted**

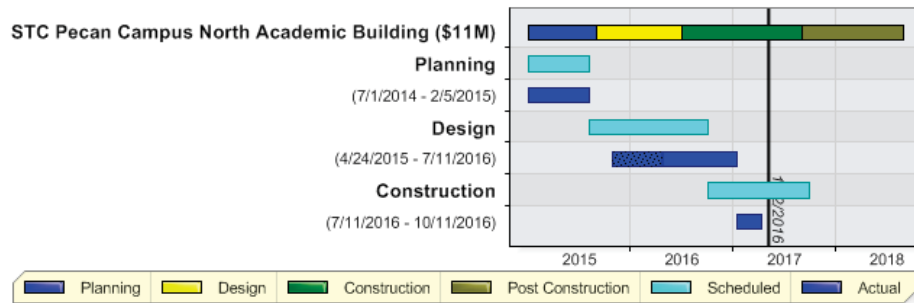
11/02/2016



**Scope**

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

**Schedule**



**Activity**

**30 Day Look Ahead**

- Complete East half of Level 1 slab
- Reroute primary power serving 'Temporary Bldgs'
- Deliver / erect structural steel
- Start metal stud framing and partitions

**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**

- Moisture barrier continuity at fenestration, masonry ties, parapet cap, etc.

**Recent Photo**



# STC 2013 Construction Bond Program - Pecan South Academic Building

Scorecard #19

Status: **Submitted**

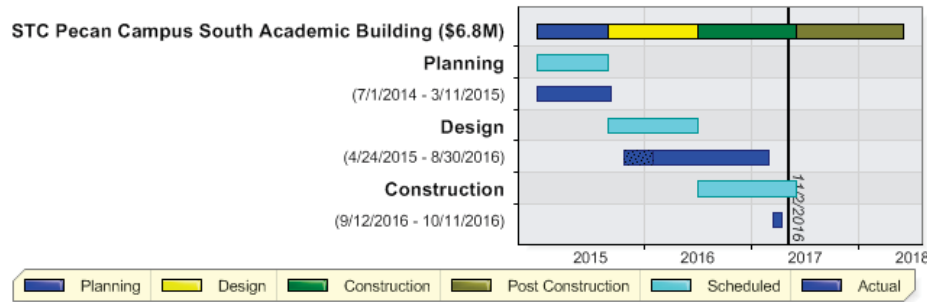
11/02/2016



## Scope

	Initial Program	Current Program
<b>Building SF</b>	40,000	41,694
<b>Budget</b>	\$6,800,000	\$6,800,000
<b>SD Estimate</b>		\$7,605,000
<b>DD Estimate</b>		\$7,375,866
<b>30% CD Estimate</b>		NA
<b>60% CD GMP</b>		\$6,657,834

## Schedule



## Activity

### 30 Day Look Ahead

- GMP to BOT on 8/23/16
- Construction fencing in progress

### Key Consultants/Contractors

- Architect: BSG Architects
- MEP: Half Associates
- Structural: Lopez Engineering
- Civil: PCE
- AV/IT WJHW Consultants

### Key Owner Issues or Concerns

- Student Information Commons and alcoves for student friendly environment

## Recent Photo

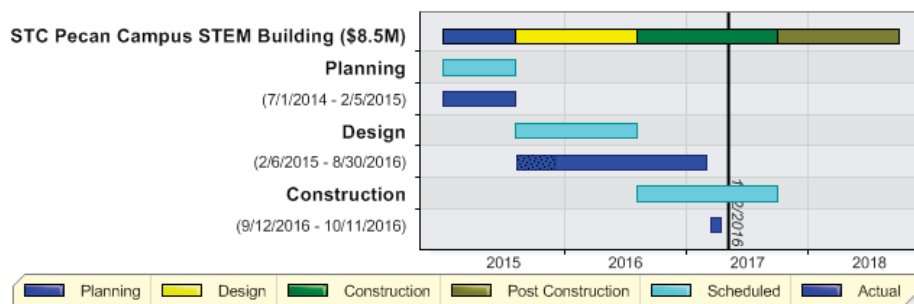




## Scope

	Initial Program	Current Program
Building SF	48,879	51,276
Budget	\$8,500,000	\$8,500,000
SD Estimate		\$9,397,167
DD Estimate		\$9,703,192
CD 30% Est		\$0
CD 60% GMP		\$10,417,059

## Schedule



## Activity

### 30 Day Look Ahead

- Building permit obtained
- Building pad near complete
- Underslab utilities mobilizing
- Concrete slab / spread footing foundation

### Key Consultants/Contractors

- Architect: Boultinghouse Simpson Gates
- MEP: Half Associates
- Structural: Lopez Engineering Group
- Civil: Perez Consulting Engineers
- AV/IT WJHW Consultants

### Key Owner Issues or Concerns

- Coordination of timing and proximity of site utilities package with foundation construction.
- SWPPP compliance

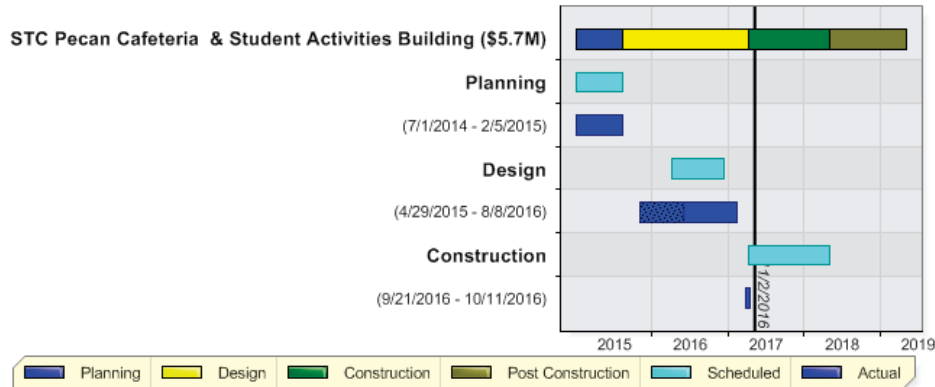
## Recent Photo



**Scope**

	Initial Program	Current Program
<b>Building SF</b>	33,042	33,042
<b>Budget</b>	\$5,700,000	\$6,200,000
<b>SD Estimate</b>		\$6,166,259
<b>DD Estimate</b>		\$6,602,118
<b>30% CD</b>	\$6,350,000	\$6,719,006
<b>60% CD GMP</b>		\$6,888,179

**Schedule**



**Activity**

**30 Day Look Ahead**

- Permits obtained
- Building pad at 95%, pending SD and SS reroutes by Parking & Site contract.
- Concrete slab to start, blocked out at SD and SS noted above

**Key Consultants/Contractors**

- Architect: TWG
- MEP: Half Associates
- Structural: Chanin Engineering
- Civil: Perez Consulting Engineers
- Kitchen: Cospers & Assoc.

**Key Owner Issues or Concerns**

- Site utility coordination with slab construction (deep SD between Cooling Towers and SACB)

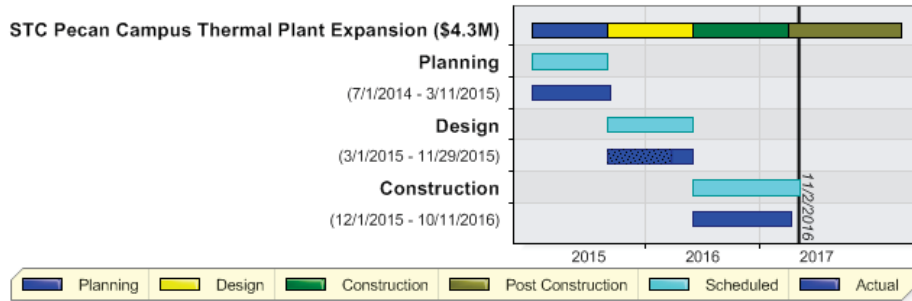
**Recent Photo**



**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**

- T&B chillers and towers
- Point to Point verification
- Fire alarm demonstration and apply for Cert of Occupancy
- Complete closeout and Project Record Documents, Owner Training, etc.

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

- Late request by STC Facilities to 'rename' chillers and towers will be both disruptive and expensive under this contract.

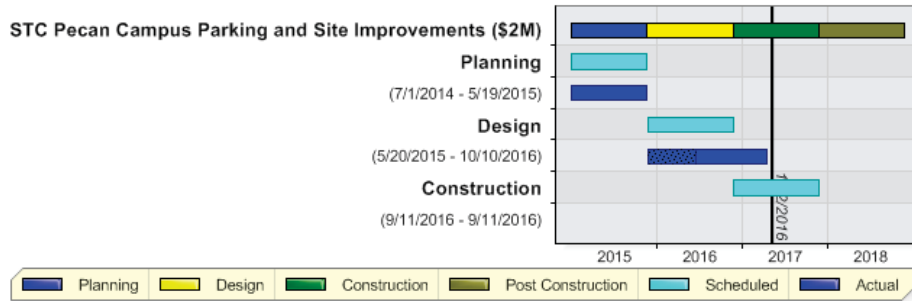
**Recent Photo**



**Scope**

	Initial Program	Current Program
<b>Budget</b>	\$2,000,000	\$2,000,000
<b>SD Estimate</b>		In Progress
<b>DD Estimate</b>		Pending
<b>30% CDS</b>		In Progress
<b>60% CD GMP</b>		\$2,618,800

**Schedule**



**Activity**

**30 Day Look Ahead**

- 100% documents issued: in permitting process.
- Subcontractor bidding Nov 9.

**Key Consultants/Contractors**

- Perez Consulting Engineers (PCE)
- Landscape Designer: SSP Landscape Design

**Key Owner Issues or Concerns**

- Actual start of deep utilities requires careful coordination with imminent start of adjacent building pads / foundation work.

**Recent Photo**



**Scope**

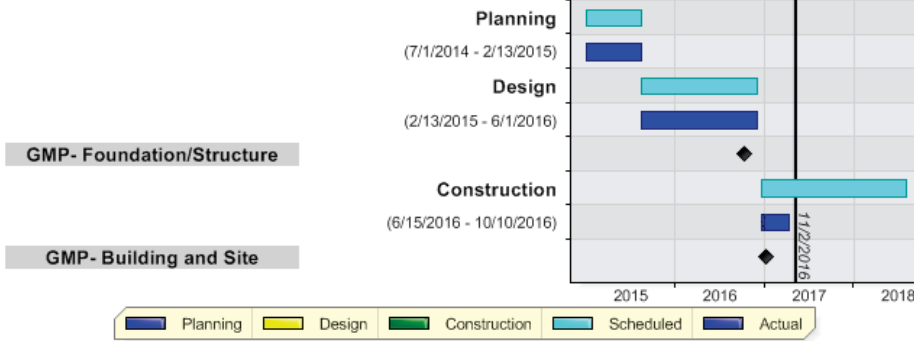
- Hospital Simulation Center
- Library
- Cafeteria
- Classrooms
- Offices

**Budget**

	Current Budget
GMP	\$16,600,000

**Schedule**

**STC Nursing and Allied Health Campus Expansion (\$17.1M)**



**Activity**

**30 Day Look Ahead**

- Complete cmu block at stairs
- Installing columns and beams on the 1st level
- Complete cmu at elevator when steel goes up

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

Reviewing certification for steel erection

Steel installation pre-con

**Recent Photo**



**Scope**

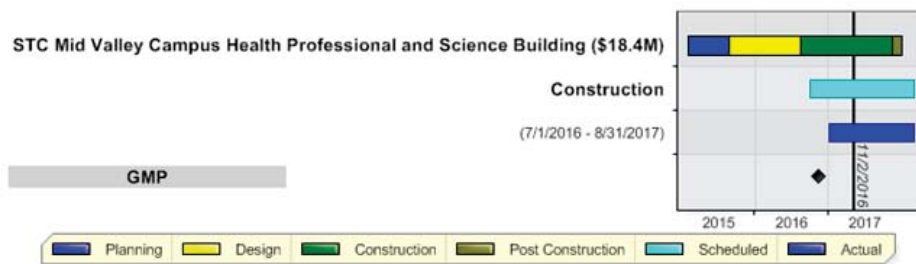
A new multilevel Health Professions and Science Building to house the following spaces:

- Science Classrooms
  1. Chemistry
  2. Physics
  3. Biology
  4. Engineering
- Laboratory Classrooms
- Departmental Offices
- Classrooms
- Computer labs

**Budget**

	Current Budget
GMP	\$14,453,387

**Schedule**



**Activity**

**30 Day Look Ahead**

- Complete remaining portion of building pad build-up ( Northern Half of pad - Southern Half is complete ).
- Begin layout and drilling of piers.
- Transfer of Power by AEP is complete.

**Key Consultants/Contractors**

- ROFA Architects
- DBR- MEP
- HALFF -CIVIL
- Skanska USA

**Key Owner Issues or Concerns**

- Permit Pending
- Schedule completion Priority Project

**Recent Photo**



# Mid Valley Student Services Addition

Scorecard #18  
11/02/2016



## Scope

Student Services Building will include but not limited to:

- Cafeteria
- Lounge Space
- Building Support
- Offices
- Student Admissions

14,262 sq. ft

## Budget

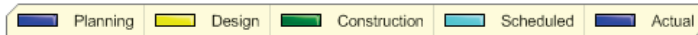
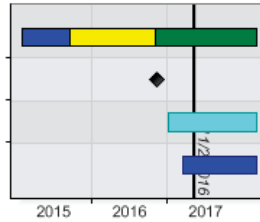
	Initial Budget
Total	\$3,850,923

## Schedule

STC Mid Valley Campus Student Services Building Expansion (\$3.3M)

GMP

Construction  
(9/10/2016 - 8/31/2017)



## Activity

### 30 Day Look Ahead

- Bldg. Permit has been issued.
- Interior spaces have been cordoned off.
- Selective demolition to continue.
- Foundation pad prep to commence in +/- 2 weeks.

### Key Consultants/Contractors

- Architect: ROFA Architects
- Structural: Hinojosa Engineering
- MEP: DBR Engineering
- Civil: Half Associates
- CMR: Skanska USA

### Key Owner Issues or Concerns

- Schedule

## Recent Photo



# Mid Valley Thermal Plant Expansion

Scorecard #17  
11/02/2016



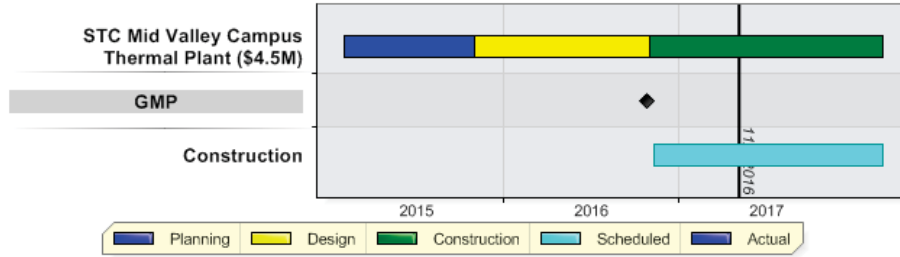
## Scope

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

## Schedule



## Activity

### 30 Day Look Ahead

- Installation of CMU walls is complete.
- MEP in-wall rough-ins are complete.
- Complete installation of joist and metal deck.
- Complete installation of exterior damproofing.
- Continue with overhead MEP rough-ins.
- Begin installation of brick veneer.
- Continue within installation of UG CHW lines throughout the Campus.

### Key Consultants/Contractors

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

### Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

## Recent Photo





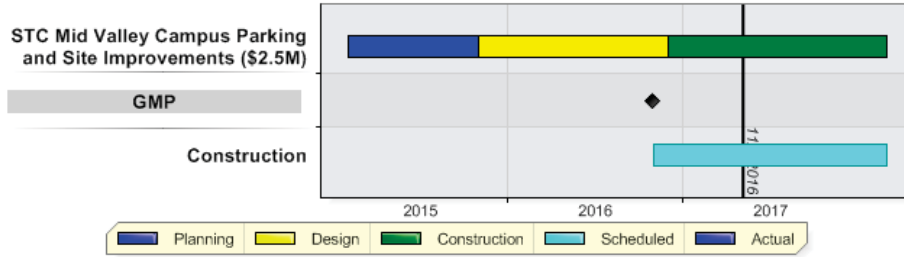
**Scope**

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**

- Complete installation and compaction of flex base material.
- Begin instalation of duct bank portion running North/South perpendicular to proposed parking lot once CHW line installation is complete within same corridor.

**Key Consultants/Contractors**

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

**Key Owner Issues or Concerns**

- Unforseen underground concrete slabs

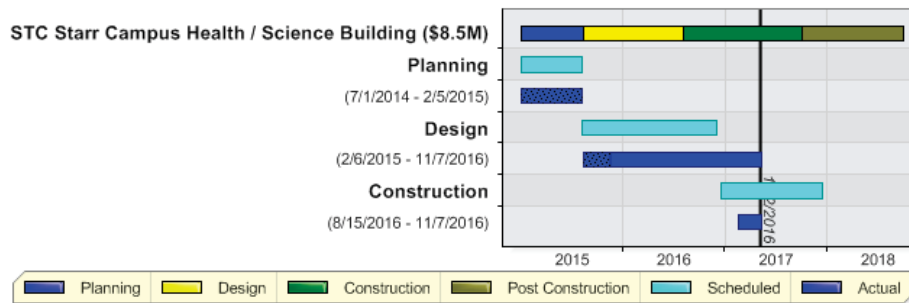
**Recent Photo**



**Scope**

	Initial Program	Current Program
<b>Building SF</b>	48,690	51,611
<b>Budget</b>	\$8,500,000	\$8,500,000
<b>SD Estimate</b>		\$9,067,012
<b>DD Estimate</b>		Pending
<b>30% CD Est</b>		Pending
<b>Partial GMP</b> Fndn & Structure		\$1,736,000
<b>Partial GMP</b> Building		\$7,785,000
<b>60% CD GMP</b> Combined Total		<b>\$9,521,000</b>

**Schedule**



**Activity**

**30 Day Look Ahead**

- Install vapor barrier
- Install slab and beam rebar
- Pre-pour inspections
- Place concrete.

**Key Consultants/Contractors**

- Architect: Mata+Garcia
- MEP: Sigma Engineering
- Structural: CLH Engineering
- Civil: Melden & Hunt Engineering
- AV/IT WJHW Consultants

**Key Owner Issues or Concerns**

- Verification of locations for data floor boxes
- Moving power conduits from GMP1 to 2
- Steel erector procurement

**Recent Photo**



# STC Construction Bond Program - Thermal Plant

Scorecard #15

Status: **Submitted**

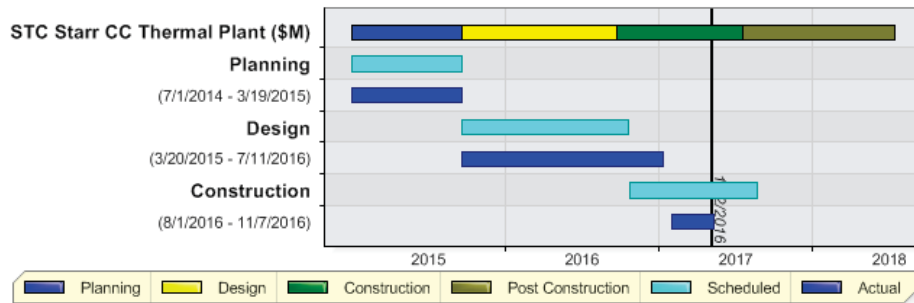
11/02/2016



## Scope

	Initial Program	Current Program
Building SF	4,000	4,000
Budget	\$3,800,000	\$3,800,000
SD Estimate		\$4,100,000
DD Estimate		Pending
30% CD Est		Pending
60% CD GMP		\$3,911,000

## Schedule



## Activity

### 30 Day Look Ahead

- Install underground FDC/Fire Line
- Plumbing Underground
- Electrical underground
- Trench and for form for slab

### Key Consultants/Contractors

- Prime Consultant: Sigma HN
- Architect Consultant: M+G
- Structural: CLH Engineering
- MEP: Sigma HN Engineering
- Civil: Melden & Hunt

### Key Owner Issues or Concerns

- Preparation for the slab pour
- Structural steel deliveries

## Recent Photo



## **Review and Discussion on Updated Summary on Use of Non-Bond Funds for the 2013 Bond Construction Program**

The updated summary on use of non-bond funds for the 2013 Bond Construction Program will be reviewed and discussed at the November 22, 2016 Board meeting.

### **Purpose**

A summary on the use and commitment of non-bond funds for the 2013 Bond Construction Program will be provided for review by the board.

### **Background**

On April 25, 2016, Broaddus & Associates presented the status of the budget for the 2013 Construction Bond Program and informed the board of the program contingency balance in the amount of \$8,191,017. Since then, the approval process of the Guaranteed Maximum Prices (GMPs) for the 2013 Bond Construction Program, various GMPs for the projects have exceeded their established Construction Cost Limitation (CCL). These budget shortfalls were covered by the overall program contingency fund, but has recently been depleted beyond its original amount. In addition, the College has approved the use of non-bond funds to pay for budget shortfalls and alternates.

Broaddus & Associates expects to recover some of the GMP overages through construction buyout savings and by returning unused design and construction contingencies to the owner.

Broaddus & Associates will be providing a summary of the current amount of committed non-bond funds and their associated projects approved by the Board for their review.

### **Enclosed Documents**

Enclosed is an updated summary of the use of Non-Bond Commitments and Expenditures prepared by College administration.

### **Presenters**

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to address any questions or concerns.

### **Recommended Action**

No action is requested.

**South Texas College  
Non-Bond Commitments and Expenditures  
As of November 8, 2016**

<b>I. Non-Bond Commitments</b>				
Project Name - Item Description	Approved Board Dates	Board Approved Expenditures	Not Board Approved Projected Expenditures	Actual GMP/Projected Expenditures
<b>Nursing &amp; Allied Health</b>				
1 Thermal Plant-Design	10/27/2015	\$ 103,350	\$ 2,716,000	\$ 2,819,350
2 Thermal Plant Parking and Site Improvement		-	217,000	217,000
<b>NAH Campus Subtotal</b>		<b>\$ 103,350</b>	<b>\$ 2,933,000</b>	<b>\$ 3,036,350</b>
<b>Mid Valley Campus</b>				
3 Library Retrofit-Design	10/27/2015	\$ 119,600	\$ 2,111,710	\$ 2,231,310
4 Workforce Retrofit		-	100,000	100,000
<b>Mid Valley Campus Subtotal</b>		<b>\$ 119,600</b>	<b>\$ 2,211,710</b>	<b>\$ 2,331,310</b>
<b>Starr County Campus</b>				
5 Workforce Retrofit		\$ -	\$ 180,000	\$ 180,000
<b>Starr Campus Subtotal</b>		<b>\$ -</b>	<b>\$ 180,000</b>	<b>\$ 180,000</b>
<b>Regional Center for Public Safety Excellence</b>				
6 Parking and Site Improvements		\$ -	\$ 1,000,000	\$ 1,000,000
<b>Regional Center for Public Safety Excellence Subtotal</b>		<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Total Non-Bond Expenditures</b>		<b>\$ 222,950</b>	<b>\$ 6,324,710</b>	<b>\$ 6,547,660</b>

<b>II. Bond Budget Deficits - Board Approved - as of October 27, 2016</b>				
(Includes deficits realized after use of Program Contingency Amount)				
Project Name - Item Description	Approved Board Dates	Bond Budget Deficits	Non Bond Budget Deficits	Total Bond and Non-Bond Deficits
1 Mid Valley Campus Thermal Plant Alternate 1 & 2	4/26/2016	\$ -	\$ 718,947.00	718,947.00
2 Starr County Campus Thermal Plant Alternate	6/28/2016	-	788,305.00	788,305.00
3 Pecan Parking and Site Improvements Contingency Variance	9/27/2016	171,819.00	-	171,819.00
6 NAH Campus Parking and Site Improvements GMP Variance	10/27/2016	784,048.00	-	784,048.00
7 Starr County Campus Library Expansion GMP Variance	10/27/2016	900,000.00	-	900,000.00
8 Non-Bond Mid Valley Campus Library Furniture Consultant Fee	10/27/2016	-	18,613.36	18,613.36
9 Non-Bond NAH Campus Thermal Plant AV/IT Consultant Fee	10/27/2016	-	8,850.00	8,850.00
<b>Total Non-Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ 1,855,867.00</b>	<b>\$ 1,534,715.36</b>	<b>\$ 3,390,582.36</b>

<b>III. Bond Budget Deficits - Not Board Approved - as of November 8, 2016</b>				
Project Name - Item Description	Proposed Board Dates	Proposed Bond Budget Deficits	Proposed Non-Bond Budget Deficits	Total Proposed Bond and Non-Bond Deficits
1 Starr County Campus Student Services GMP Variance	11/8/2016	\$ 470,000.00	\$ -	\$ 470,000.00
2 Starr County Campus Student Activities GMP Variance	11/8/2016	515,000.00	-	\$ 515,000.00
3 NAH Campus Thermal Plant GMP Variance	11/8/2016	230,788.00	310,927.00	\$ 541,715.00
4 NAH Campus Thermal Plant Parking and Site Improvements GMP Variance	11/8/2016	-	29,010.00	\$ 29,010.00
5 Midvalley Campus Library Expansion GMP Variance	11/8/2016	712,776.00	-	\$ 712,776.00
<b>Total Non-Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ 1,928,564.00</b>	<b>\$ 339,937.00</b>	<b>\$ 2,268,501.00</b>

<b>Total Non-Bond Funds Expenditures (I, II, and III)</b>	<b>\$ 3,784,431.00</b>	<b>\$ 8,422,312.36</b>	<b>\$ 12,206,743.36</b>
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<b>IV. Additional Projected Deficits CCL/GMP</b>			
Item Description	Proposed Bond Budget Deficits	Non-Bond Budget Deficits	Total Deficits
Additional Projected Deficits CCL/GMP - per Broadus and Associates	\$ 3,828,278	\$ -	\$ 3,828,278

<b>Grand Total Non-Bond Funds Expenditures (I, II, III, and IV)</b>	<b>\$ 7,612,709</b>	<b>\$ 8,422,312</b>	<b>\$ 16,035,021</b>
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**South Texas College  
2013 Bond Construction Program  
Tracking Contingency Log**

#	Item Description	Budget Variance	Contingency Balance
1	Original Contingency Balance	\$ -	\$ 9,978,348
<b>Approved GMPs</b>			
2	Pecan Campus North Academic GMP Variance	\$ (451,000)	\$ 9,527,348
3	Pecan South Academic GMP Variance	\$ 142,166	\$ 9,669,514
4	Pecan STEM Bldg. GMP Variance	\$ (1,917,059)	\$ 7,752,455
5	Pecan Campus Student Services GMP Variance	\$ (603,179)	\$ 7,149,276
6	Pecan Thermal Energy Plant GMP Variance	\$ 106,000	\$ 7,255,276
7	Pecan Parking and Site Improvements GMP Variance	\$ (495,875)	\$ 6,759,401
8	NAH Campus Expansion GMP Variance	\$ (34,860)	\$ 6,724,541
9	NAH Campus Parking and Site Improvements GMP Variance	\$ (784,048)	\$ 5,940,493
10	Technology Campus Renovation GMP Variance	\$ 1,466,413	\$ 7,406,906
11	Technology Campus Site & Parking GMP Variance	\$ (1,335,820)	\$ 6,071,086
12	Technology Campus Site & Parking IT Duct Bank	\$ 102,575	\$ 6,173,661
13	Deductive Change Orders-Tech Campus Renovation	\$ 120,730	\$ 6,294,391
14	Deductive Change Orders-Tech Campus Parking & Site	\$ 22,246	\$ 6,316,637
15	Deductive Change Orders-Tech Campus Renovation	\$ 1,115,311	\$ 7,431,948
16	Mid Valley Health Professions GMP Variance	\$ (953,388)	\$ 6,478,560
17	Mid Valley Student Services Building Expansion GMP Variance	\$ (1,025,923)	\$ 5,452,637
18	Mid Valley Thermal Energy Plant GMP Variance	\$ (96,698)	\$ 5,355,939
19	Mid Valley Parking & Site Improvements GMP Variance	\$ 122,286	\$ 5,478,225
20	Change Order - Mid Valley Thermal Plant	\$ 109,376	\$ 5,587,601
21	Change Order - Mid Valley Parking and Site Improvements	\$ (109,376)	\$ 5,478,225
20	Starr County Campus Health Professions GMP Variance	\$ (1,021,000)	\$ 4,457,225
21	Starr County Campus Library Expansion GMP Variance	\$ (900,000)	\$ 3,557,225
22	Starr County Thermal Energy Plant GMP Variance	\$ (111,000)	\$ 3,446,225
<b>Proposed GMPs</b>			
23	Starr County Campus Student Services GMP Variance	\$ (470,000)	\$ 2,976,225
24	Starr County Campus Student Activities GMP Variance	\$ (515,000)	\$ 2,461,225
25	NAH Campus Thermal Plant (Bond Funded) GMP Variance	\$ (230,788)	\$ 2,230,437
26	Midvalley Campus Library Expansion GMP Variance	\$ (712,776)	\$ 1,517,661
<b>Other Expenditures</b>			
27	A/E Fees	\$ 2,992,085	\$ 4,509,746
28	Chillers Procurement	\$ (2,209,711)	\$ 2,300,035
29	CMR Preconstruction Services for all projectes	\$ (218,000)	\$ 2,082,035
30	B&A Reimbursable Expense for Travel	\$ (900)	\$ 2,081,135
31	B&A Additional Services - Includes AV/IT, Wage Scale Survey, BIM FM, Traffic Study	\$ (932,171)	\$ 1,148,964
32	FF&E- Portion used for Consultant Fees	\$ 66,186	\$ 1,215,150
33	FF&E Consultant-Not in Original Amount	\$ (237,090)	\$ 978,060
34	Technology	\$ 703,422	\$ 1,681,482
35	IT Duct bank-Not in Original Scope	\$ (1,266,298)	\$ 415,184
36	Fixed Kitchen Equipment-Not in Original Scope	\$ (1,285,000)	\$ (869,816)
37	OCIP	\$ (1,371,671)	\$ (2,241,487)
37	Miscellaneous Expense Increase	\$ (427,633)	\$ (2,669,120)
<b>Current Liability Exposure</b>			
40	Current Program Contingency Balance	\$ -	\$ (2,669,120)
41	Mid Valley Workforce Training Center Expansion GMP Variance	\$ (1,247,098)	\$ (3,916,218)
42	Starr County Campus Workforce Training Center Expansion GMP Variance	\$ (1,494,000)	\$ (5,410,218)
43	Starr County Campus Parking and Site Improvements GMP Variance	\$ (237,180)	\$ (5,647,398)
44	Regional Center for Public Safety Excellence GMP Variance	\$ (350,000)	\$ (5,997,398)
45	Regional Center for Public Safety Excellence Parking and Site GMP Variance	\$ (500,000)	\$ (6,497,398)
46	La Joya Center Teaching Site GMP Variance	\$ -	\$ (6,497,398)
47	<b>Projected Program Contingency Balance</b>		<b>\$ (6,497,398)</b>

**Review and Recommend Action on Change Orders for Use of Buyout Savings for the 2013 Bond Construction Technology Campus Southwest Building Renovation**

Approval on proposed change orders for use of buyout savings for the 2013 Bond Construction Projects will be requested at the November 22, 2016 Board meeting.

**Purpose**

The current buyout savings for the 2013 Bond Construction Projects above will be reviewed and the proposed savings will be processed by submitting a change order. Buyout savings are realized when actual construction services are contracted at a lower cost than the Board approved Guaranteed Maximum Price (GMP).

GMPs include Design and Construction contingency funds based upon a percentage of the total construction cost. When buyout savings reduce the total construction costs, the associated contingencies are also reduced from the GMP.

The proposed Change Orders would reduce the overall GMPs due to buyout savings and associated reductions to project level Design and Construction contingencies, and the reduced costs would be transferred to the 2013 Bond Construction Program Contingency fund. Broaddus & Associates is currently working with E-CON Group, LLC. to determine the associated contingency savings and will present them at a later date.

**Background**

On September 27, 2016, the Board approved the buyout savings and associated contingencies for the demolition work portion of the Technology Campus Southwest Building Renovation with E-CON Group, LLC. As part of the buyout process, E-CON Group, LLC brings forward cost information to allow the acceptance of actual buyout savings within the project. They are as follows:

**Funding Source**

Buyout savings

Construction Project	Design Contingency	Construction Contingency	Buyout Savings	Total Savings
Tech Campus Expansion	\$0	\$0	\$1,115,311	\$1,115,311

Technology Southwest Building Renovation	Board Approved Date	Approved GMP Amount
<b>Original Total GMP Approved</b>	6/28/16	<b><u>\$10,533,587</u></b>
Previously Approved Deductive Change Order		<i>(120,730)</i>
<b>Revised GMP</b>	9/27/16	<b><u>\$10,412,857</u></b>
Current Proposed Deductive Change Order		<i>(1,115,311)</i>
<b>Current Revised GMP</b>	pending	<b><u>\$9,297,546</u></b>

Broaddus & Associates recommends accepting the buyout savings for a total of \$1,115,311 and approval of change orders to re-allocate the savings to the 2013 Bond Construction Program Contingency.

Staff has recommended that Broaddus & Associates provide a regular report on buyout savings and documentation as those savings are reallocated to the 2013 Bond Construction Program Contingency fund, to help the College track its overall program budget.

**Presenters**

Representatives from Broaddus & Associates and E-CON Group, LLC. will be present at the Facilities Committee meeting to discuss the buyout savings.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 in the amount of \$1,115,311 for buyout savings and to reduce the GMP amount to \$9,297,546 for the 2013 Bond Construction Technology Campus Southwest Building Renovation project as presented.



## Change Order (For CM/R, D/B and Performance Contracts)

Project Name: Technology Campus Southwest Building Renovations Change Order No.: 2

Project No.: N.A. Date: 11-1-16

Location: 3700 W. Military Hwy, McAllen TX 78503

This Change Order Impacts Part II Services

To: E-Con Group, LLC., Contractor for the above project;  
You are hereby authorized to make the following changes in the work under your contract;

C.P./F.O. No.	Description of Work	Cost	Time Extension
N.A.	Source: Buyout Savings ( Cost of Work )	(\$1,,115,311)	0 Days

It is mutually agreed that the payment (credit) of \$1,115,311 and 0 Days Time extension provided

For in this Change Order, constitutes full compensation to the Contracting Firm (CM/R, D/B, Performance Contractor), whether direct, consequential or otherwise, in any wise incident to, or arising out of, or resulting directly from the work performed or modified by the Contracting Firm under this Change Order. The Contract completion date, including this time extension if any, is N.A.

For the above changes the sum of; One Million One Hundred Fifteen Thousand Three Hundred Eleven Dollars And No Cents, (\$ 1,115,311 ) will be: \_\_\_\_\_ added to, X deducted from, the contract price

Original Part <u>II</u> Services Amt. OR Contingency Allowance	(\$ <u>10,533,587</u> )	<b>Accepted:</b>	
Previous Additions	(\$ <u>N.A.</u> )		
Previous Deductions	(\$ <u>120,730</u> )	By: _____	
Net Bal. Part <u>II</u> Services Amount OR Contingency Allowance	(\$ <u>10,412,857</u> )		E-Con Group, LLC.
This <b>ADDITION</b>	(\$ <u>-</u> )		
This <b>DEDUCTION</b>	(\$ <u>1,115,311</u> )	By: _____	
Adjusted Part <u>II</u> Services Amount OR Contingency Allowance Balance	(\$ <u>9,297,546</u> )		Broaddus & Associates
		By: _____	EGV Architects
<b>Summary of Other Services Total:</b>			
Part <u>I</u> Services Amount	(\$ <u>14,115</u> )	By: _____	
Part _____ Services Amount	(\$ <u>N.A.</u> )		South Texas College
<b>Total Adjusted Contract</b>	(\$ <u>9,311,661</u> )		



**Review and Update on Savings of Owner Controlled Insurance Program (OCIP) for the 2013 Bond Construction Program**

Broaddus & Associates will be present to update and report the projected savings from Owner Controlled Insurance Program (OCIP) for the 2013 Bond Construction Program.

**Background**

On January 26, 2016, the board approved and awarded insurance agent services to Carlisle Insurance Agency, Inc. for the Owner-Controlled Insurance Program for the 2013 Bond Construction Program.

**Enclosed Documents**

A memo has been included from Carlisle Insurance Agency, Inc. indicating the estimated savings.

**Carlisle Insurance Agency, Inc.**  
500 N. Water #900  
Corpus Christi, Texas 78401

**Memorandum**

Date: October 28, 2016

To: Gilbert Gallegos, AIA

From: Chase Carlisle, CIC

We are not able to provide an exact figure as to the savings realized thus far on the project. The bids were submitted net of insurance costs by the contractors. Hence, we do not have an amount from each contractor to include as “insurance costs saved.” However, the wrap administrator has received insurance rating sheets from some of the contractors. The work from these contractors (that also submitted bid sheets) totals \$9,100,000 worth of contracted work. The total insurance amount from those contractors is \$70,000 or 0.77% of the contracted amounts. We also know that the General Contractor’s insurance amounts are typically in the 0.3% to 0.4% range. Accordingly, the total insurance costs for both the GC’s and the subs appears to be 1.07% to 1.17%. Using a conservative figure of 1.0% on the total projected costs of \$116,950,000, the projected costs for insurance is provided by the contractors would be \$1,169,500.

The cost of the GL/Excess OCIP program is:

GL:	\$496,216
Excess:	\$246,960
Excess:	\$107,625
Excess:	\$101,325
<b>Total Premiums:</b>	<b>\$952,126</b>
Wrap Admin:	\$ 30,000
<b>Total Costs:</b>	<b>\$982,126</b>

In addition the district purchased OPPI (professional wrap) and CPL (Contractors Pollution) at a cost of \$174,037 and \$125,508 respectively. These figures are additional coverages that would not have been provided by the contractors so these amounts are not used in calculating the costs savings.

Accordingly, the projected costs savings based upon the data currently in hand from the contractors is:

\$1,169,500 savings in bid costs  
\$ 982,126 OCIP program costs

**\$187,374 SAVINGS (a 16% savings in the total projected insurance costs)**

Also, if the numbers continue to trend in the same fashion for all contractors (1.17% of all costs), then the savings could be as high as \$386,189. I used only 1% as the conservative estimate of costs from the contractors.

Hope this information is helpful and we will provide periodic updates as enrollment continues.

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

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Student Services Building Expansion will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

### **Background**

Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to D. Wilson Construction Company which has provided the GMP in the amount of \$1,320,000.

Original Construction Cost Limitation (CCL)	\$850,000
<b>Less:</b>	
Current Proposed GMP	<u>\$1,320,000</u>
Budget Deficit Variance	<u>(\$470,000)</u>

### **Funding Source**

The Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Student Services Building Expansion project is \$850,000. Funds are budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non-Bond Construction budget in the amount of \$470,000 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

**Enclosed Documents**

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

**Presenters**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$1,320,000 with D. Wilson Construction Company for the 2013 Bond Construction Starr County Campus Student Services Building Expansion project as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** November 08, 2016  
**Subject:** Starr County Campus, Rio Grande City, Texas  
**Re:** 2013 South Texas College Bond Construction Program – Student Services Expansion GMP

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

Broaddus & Associates, has reviewed the submitted GMP for the Starr County Campus Student Services Building Expansion and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve this proposal for a GMP.



**JOB: STC Starr Student Services**  
**Est. Start Date: Friday, October 28, 2016**  
**Completion: Sunday, July 02, 2017**  
**Days: 247**  
**Months: 8**  
**PLAN SF: 5,293**

DWC Project No.: 15-711  
 Contract docs: AIA  
 Liquidated damages: \$1,000  
 Sub list required: Yes

**PRINTED: 10/28/16 4:03 PM**

### Schedule of Values

CSI Section	Starr Student Services 60% CD GMP	COST
01 00 00	GENERAL REQUIREMENTS	54,108
03 00 00	CONCRETE	57,175
04 00 00	MASONRY	25,380
05 00 00	STRUCTURAL STEEL	116,550
06 00 00	CARPENTRY	18,500
07 00 00	MOISTURE PROTECTION	135,460
08 00 00	DOORS & WINDOWS	133,195
09 00 00	FINISHES	163,617
10 00 00	SPECIALTIES	11,110
12 00 00	FURNISHINGS	2,600
14 00 00	CONVEYANCE SYSTEMS	—
21 00 00	FIRE SUPPRESSION	22,100
22 00 00	PLUMBING	39,000
23 00 00	HVAC	144,000
26 00 00	ELECTRICAL	230,186
27 00 00	STRUCTURED CABLING	inc
28 00 00	ELECTRONIC SAFETY AND SECURITY	—
31 00 00	EARTHWORK	72,822
	CONTRACTOR DESIGN CONTINGENCY	1.00% 13,000
	CONSTRUCTION PHASE FEE	3.60% 45,200
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	16,468
	<b>SUBTOTALS:</b>	<b>1,300,472</b>
	<b>PROPOSED GMP AMOUNT:</b>	<b>1,300,500</b>
	OWNER'S CONTINGENCY (NO INSURANCE, BOND, or FEE)	1.50% 19,500
	<b>SERVICES GMP TOTAL:</b>	<b>1,320,000</b>



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

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

### **Background**

Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to D. Wilson Construction Company which has provided the GMP in the amount of \$1,365,000.

Original Construction Cost Limitation (CCL)	\$850,000
<b>Less:</b>	
Current Proposed GMP	\$1,365,000
Budget Deficit Variance	<u>(\$515,000)</u>

### **Funding Source**

The Construction Cost Limitation (CCL) for the 2013 Bond Construction Starr County Campus Student Services Building Expansion project is \$850,000. Funds are budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non-Bond Construction budget in the amount of \$515,000 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

**Enclosed Documents**

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

**Presenters**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$1,365,000 with D. Wilson Construction Company for the 2013 Bond Construction Starr County Campus Student Activities Building Expansion project as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** November 08, 2016  
**Subject:** Starr County Campus, Rio Grande City, Texas  
**Re:** 2013 South Texas College Bond Construction Program – Student Activities Expansion GMP

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

Broaddus & Associates has reviewed the submitted GMP for the Starr County Campus Student Activities building and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve this proposal for a GMP.



**JOB: STC Starr Student Activities**  
**Est. Start Date: Friday, October 28, 2016**  
**Completion: Sunday, July 02, 2017**  
**Days: 247**  
**Months: 8**  
**PLAN SF: 4,925**

DWC Project No.: 15-711  
 Contract docs: AIA  
 Liquidated damages: \$1,000  
 Sub list required: Yes

**PRINTED: 10/28/16 5:15 PM**

### Schedule of Values

CSI Section	Starr Student Activities 60% CD GMP	COST
01 00 00	GENERAL REQUIREMENTS	56,541
03 00 00	CONCRETE	56,520
04 00 00	MASONRY	38,049
05 00 00	STRUCTURAL STEEL	177,423
06 00 00	CARPENTRY	7,000
07 00 00	MOISTURE PROTECTION	124,979
08 00 00	DOORS & WINDOWS	175,875
09 00 00	FINISHES	180,191
10 00 00	SPECIALTIES	6,473
12 00 00	FURNISHINGS	4,500
14 00 00	CONVEYANCE SYSTEMS	—
21 00 00	FIRE SUPPRESSION	23,000
22 00 00	PLUMBING	26,000
23 00 00	HVAC	110,000
26 00 00	ELECTRICAL	196,000
27 00 00	STRUCTURED CABLING	inc
28 00 00	ELECTRONIC SAFETY AND SECURITY	—
31 00 00	EARTHWORK	83,783
	CONTRACTOR DESIGN CONTINGENCY	1.00% 14,000
	CONSTRUCTION PHASE FEE	3.60% 46,800
	INSURANCE SUBTOTAL	-
	BOND SUBTOTAL	16,904
	<b>SUBTOTALS:</b>	<b>1,344,038</b>
	<b>PROPOSED GMP AMOUNT:</b>	<b>1,344,000</b>
	OWNER'S CONTINGENCY (NO INSURANCE, BOND, or FEE)	1.50% 21,000
	<b>SERVICES GMP TOTAL:</b>	<b>1,365,000</b>

## **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Nursing and Allied Health Campus Thermal Plant**

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Halff Associates has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

### **Background**

At the Facilities Committee meeting held on October 11, 2016, Broaddus & Associates was requested to review the proposed GMP and offer options to reduce the overall construction cost associated with the possible removal of existing air conditioning equipment. After careful review and consideration Broaddus & Associates has provided the options listed below for the Facilities Committee review and recommendation:

#### Recommended

- Delete Valve Box (\$11,165)
- Delete two smaller valve boxes (\$18,270)
- Delete Sweeper Package (\$27,405)
- CMU 12"to 8" (\$16,240)
- Total Potential VE (\$73,080)

#### Not Recommended

- Leave HVAC on the Roof (\$20,300)
- Mechanical Yard Concrete (\$27,405)
- Lightning protection (\$24,360)
- Total Potential VE (\$72,065)

Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer has provided the necessary construction documents to D. Wilson Construction Company which has provided the GMP in the amount of \$3,171,715. (All inclusive with no deduct alternates accepted.)

This is a non-bond project previously approved as a capital improvement project to develop a new thermal plant for the campus. This project will provide the chilled water system and lines for the new 2013 Bond Nursing and Allied Health Campus Expansion building and the existing Nursing and Allied Health Campus buildings. Bond funds will be used for the chilled water lines to the new expansion building and the purchase of chillers. Non-bond funds will be used for the new thermal plant, chilled water lines to the existing buildings, and replacement of HVAC units in the existing buildings.

Non-Bond Construction Cost Limitation (CCL) \$2,630,000

Broaddus & Associates had previously proposed to use \$181,470 from the overall bond program contingency to install chilled water lines to the new Nursing and Allied Health Campus Expansion Building. However, since there is no longer a bond program contingency balance, these costs will be charged to the Non-Bond Fund.

Item Description	Bond Budget	Non - Bond Budget	Total
CCL	\$0	\$2,630,000	<b>\$2,630,000</b>
Lines to new building	-	-	-
<b>Total CCL</b>	<b>\$0</b>	<b>\$2,630,00</b>	<b>\$2,630,000</b>
Proposed GMP	\$230,788	\$2,940,927	<b>\$3,171,715</b>
CCL vs GMP Variance	<b>(\$230,788)</b>	<b>(\$310,927)</b>	<b>(\$541,715)</b>

**Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Construction Nursing and Allied Health Campus Thermal Plant project is \$3,171,715. If the recommended alternates are accepted, the GMP will be revised to \$3,098,635. Funds are budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non-Bond Construction budget in the amount of \$541,715 to cover the budget shortfall. If the recommended alternates are accepted, then the shortfall will be \$468,635. This amount will be added to the College’s projected non-bond expenditure commitment to fund current budget shortfalls.

**Reviewers**

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

**Enclosed Documents**

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

**Presenters**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$3,171,715 with D. Wilson Construction Company and utilization of additional Non-Bond funds in the amount of \$541,715 for the Non-Bond Nursing and Allied Health Campus Thermal Plant as presented.



**MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** November 22, 2016  
**Subject:** Non Bond Nursing and Allied Health Campus Thermal Energy Plant (GMP) from D Wilson Construction  
**Re:** 2013 South Texas College Bond Construction Program – Non Bond Nursing and Allied Health Parking Thermal Energy Plant

Broaddus & Associates is pleased to request approval of Guaranteed Maximum Price (GMP) for the STC Non Bond Nursing and Allied Health Campus Thermal Energy Plant. The GMP includes all work to build a new thermal energy plant for the Nursing and Allied Health Campus. This plant will service not only the new Nursing and Allied Health Building under the Bond Program but also the Existing Nursing and Allied Health Campus Building.

The GMP for Nursing and Allied Health Campus Project includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by Halff Engineering, Inc.

Deductive Alternate options have been presented by D Wilson construction as follows:

Recommended

- Delete Valve Box (\$11,165)
- Delete two smaller valve boxes (\$18,270)
- Delete Sweeper Package (\$27,405)
- CMU 12”to 8” (\$16,240)
- Total Potential VE (\$73,080)

Not Recommended

- Leave HVAC on the Roof (\$20,300)
- Mechanical Yard Concrete (\$27,405)
- Lighting protection (\$24,360)
- Total Potential VE (\$72,065)

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Nursing and Allied Health Campus Thermal Energy Plant and concurs with the pricing in the Construction Manager-at-Risk’s proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of this proposal with the recommended deductive alternates as presented.





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JOB: STC NAH THERMAL PLANT 60% CDs  
 Est. Start Date: Tuesday, September 27, 2016  
 Completion:  
 Days:  
 Months:  
 PLAN SF: 6,533

PRINTED: 10/4/16 5:26 PM

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

### Schedule of Values

CSI Section	Division Title	Base Bid
01 00 00	GENERAL REQUIREMENTS	238,632
03 00 00	CONCRETE	73,381
04 00 00	MASONRY	192,016
05 00 00	STRUCTURAL STEEL	72,307
06 00 00	CARPENTRY	10,965
07 00 00	MOISTURE PROTECTION	55,600
08 00 00	DOORS & WINDOWS	54,139
09 00 00	FINISHES	20,880
10 00 00	SPECIALTIES	8,375
12 00 00	FURNISHINGS	460
21 00 00	FIRE SUPPRESSION	14,000
22 00 00	PLUMBING	75,000
23 00 00	HVAC	1,879,068
26 00 00	ELECTRICAL	217,000
27 00 00	STRUCTURED CABLING	inc
28 00 00	ELECTRONIC SAFETY AND SECURITY	inc
31 00 00	EARTHWORK	72,415
	CONTRACTOR DESIGN CONTINGENCY	32,000
	CONSTRUCTION PHASE FEE	3.60% 107,433
	BOND SUBTOTAL	33,169
	<b>SUBTOTALS</b>	<b>3,124,840</b>
	OWNER'S CONTINGENCY (NO FEE)	46,875
	<b>GMP TOTAL:</b>	<b>3,171,715</b>



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JOB: STC NAH THERMAL PLANT 60% CDS

Est. Start Date: Tuesday, September 27, 2016

Completion: Tuesday, September 26, 2017

Days: 364

Months: 12

Bldg & YD SF: 6,533

60% GMP BUDGET- THERMAL PLANT

01 00 00	GENERAL REQUIREMENTS	Valve Box	Deleting 2 Other Valve Boxes	Leave HVAC Equip @ Roof	Delete Sweeper Pckg	Delete Lighting Protection	CMU 12" To 8"	Mech Yard Concrete
	General Conditions							
	Building Permit							
	SWPPP/Erosion Controls							
	Contractor Design Contingency							
	Facilities Management Data							
	SUBTOTAL \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>03 00 00</b>	<b>CONCRETE</b>							
03 30 00	Concrete Foundation Labor							(4,249)
03 30 00	Concrete Footings For CIP CT Supports Labor							
03 31 00	Cast In Place Concrete Columns Labor							
03 30 00	Concrete Materials - Chiller Pads 250 YDS							(7,154)
3 30 00	Footings & CIP Columns for Cooling Tower Supports 54 YDS							(1,200)
03 30 00	Concrete Reinforcement Rebar							
3 30 00	Reinforcement Steel Allowance 300 LF S100							(365)
03 30 00	Concrete Reinforcement Access - Curing Compound/E./Bricks/Sonotube/Etc.							
03 30 00	Concrete Pump							
03 31 00	Hauling & Cleanup							(12,968)
	SUBTOTAL:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>04 00 00</b>	<b>MASONRY</b>							
4 23 00	CMU/Brick Veneer						(15,000)	
9 24 00	CMU Rebar							
	Plaster Soffit							
	SUBTOTAL:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (15,000)	\$ -



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JOB: STC NAH THERMAL PLANT 60% CDS

Est. Start Date: Tuesday, September 27, 2016

Completion: Tuesday, September 26, 2017

Days: 364

Months: 12

Bldg & YD SF: 6,533

60% GMP BUDGET - THERMAL PLANT

05 00 00	STRUCTURAL STEEL	Valve Box	Deleting 2 Other Valve Boxes	Leave HVAC Equip @ Roof	Delete Sweeper Pckg	Delete Lighting Protection	CMU 12" To 8"	Mech Yard Concrete
5 12 00	Structural Steel Joist/Deck							
10 73 00	Protective Covers							
	4 Ton Steel Allowance (@\$3,500 = \$14,000) S100 - Reduce to \$4,000 By B&A							
	<b>SUBTOTAL:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
06 00 00	<b>CARPENTRY</b>							
06 00 10	Rough Carpentry							
06 10 00	Millwork							
	<b>SUBTOTAL:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07 00 00	<b>MOISTURE PROTECTION</b>							
7 11 13	Bit/Dam Proofing							
7 21 00	Thermal Insulation							
7 27 26	Fluid Applied Membrane Barriers							
7 84 13	Penetration Fire Stopping							
7 92 00	Joint Sealants							
7 52 16	SBS Modified Bit Membrane Roofing							
7 62 00	Sheet Metal Flashing & Trim			\$ (7,500)				
7 52 16	Roof Patching @ Existing Building Allowance							
7 72 00	Roof Accessories							
	<b>SUBTOTAL:</b>	\$ -	\$ -	\$ (7,500)	\$ -	\$ -	\$ -	\$ -
08 00 00	<b>DOORS &amp; WINDOWS</b>							
8 11 13	Hollow Metal Doors x 7 & Frames x 5							
8 14 16	Wood Doors x 4							
8 71 00	Hardware							
8 10 00	Frame/Doors/Hardware Labor							
8 31 13	Access Doors & Frames							
8 41 13	Aluminum Storefronts							
8 80 00	Glazing							
8 33 23	Overhead Doors							
	<b>SUBTOTAL:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
09 00 00	<b>FINISHES</b>							
9 22 16	Metal Studs							
9 29 00	Gyp board							
9 51 13	Acoustical Ceiling Panels							
9 30 00	Tiling							
9 65 13	Resilient Base & Accessories							
9 65 19	Resilient Tile Flooring- Delete As Per Owner							
9 91 13	Exterior Painting							
9 91 23	Interior Painting							
9 96 00	High Performance Coatings- EXCLUDED							
9 97 24	Penetrating Liquid Floor Treatment							
	<b>SUBTOTAL:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10 00 00	<b>SPECIALTIES</b>							
10 14 00	Signage- Building Letters							
10 14 00	Interior Signage							
10 14 00	Building Plaque							
10 14 00	Signage Labor							
10 28 00	Toilet Accessories							
10 28 00	Toilet Accessories Labor							
10 44 13	FEC							
10 44 13	FEC Labor							
	<b>SUBTOTAL:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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JOB: STC NAH THERMAL PLANT 60% CDS

Est. Start Date: Tuesday, September 27, 2016

Completion: Tuesday, September 26, 2017

Days: 364

Months: 12

Bldg & YD SF: 6,533

60% GMP BUDGET - THERMAL PLANT

22.00.00	FURNISHINGS	Valve Box	Deleting 2 Other Valve Boxes	Leave HVAC Equip @ Roof	Delete Sweeper Pckg	Delete Lighting Protection	CMU 12" To 8"	Mech Yard Concrete
12.00.00	Window Blinds							
14.00.00	CONVEYANCE SYSTEMS							
	SUBTOTAL \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21.00.00	FIRE SUPPRESSION							
21.13.13	Wet Fire Protection System							
	SUBTOTAL \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.00.00	PLUMBING							
22.01.00	Plumbing Submittal Procedures							
22.05.17	Sleeves and Sleeve Seals for Plumbing							
22.05.18	Escalators for Plumbing Piping							
22.05.23	General Duty Valves for Plumbing Piping							
22.05.29	Hangers and Supports for Plumbing Piping and Equipment							
22.05.53	ID for Plumbing Piping							
22.07.19	Plumbing Piping Insulation							
22.11.16	Domestic Water Piping							
22.11.19	Domestic Water Piping Specialties							
22.11.23	Domestic Water Packaged Booster Pumps							
22.13.16	Sanitary Waste and Vent Piping							
22.13.19	Sanitary Waste Piping Specialties							
22.14.13	Facilities Storm Drainage Piping							
22.14.23	Domestic Water Softeners							
23.33.00	Electric Water Heaters							
22.45.00	Emergency Plumbing Fixtures							
22.47.13	Drinking Fountains							
22.42.13.13	Commercial Water Closets							
22.42.13.16	Commercial Urinals							
22.42.16.13	Commercial Lavatories							
22.42.16.16	Commercial Sinks							
	SUBTOTAL \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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JOB: STC NAH THERMAL PLANT 60% CDS

Est. Start Date: Tuesday, September 27, 2016

Completion: Tuesday, September 26, 2017

Days: 364

Months: 12

Bldg & YD SF: 6,533

60% GMP BUDGET - THERMAL PLANT

23 00 00 HVAC	Valve Box	Deleting 2 Other Valve Boxes	Leave HVAC Equip @ Roof	Delete Sweeper Pckg	Delete Lighting Protection	CMU 12" To 8"	Mech Yard Concrete
23 01 00 Submittal Procedure	(10,454) \$	(17,000) \$	(7,500) \$	(25,000) \$			
23 05 00 Basic General Requirements							
23 05 10 Basic Materials & Methods							
23 05 13 Common Motor Requirements for HVAC Equipment							
23 05 18 Escutcheons for HVAC Piping							
23 05 19 Meters and Gauges for HVAC Piping							
23 05 23 General Duty Valves for HVAC Piping							
23 05 29 Hangers and Supports for HVAC Piping and Equipment							
23 05 53 ID for HVAC Piping & Equipment							
23 07 13 Duct Insulation							
23 07 16 HVAC Equipment Insulation							
23 07 19 HVAC Piping Insulation							
23 09 00 Instrumentation and Control for HVAC							
23 31 13 Hydronic Piping							
23 31 23 Hydronic Pumps							
23 31 33 Metal Ducts							
23 33 00 Air Duct Accessories							
23 43 23 HVAC Power Ventilators							
23 36 00 Air Terminal Units							
23 37 13 Diffusers, Registers and Grills							
23 37 23 HVAC Gravity Ventilators							
23 73 13 Modular Indoor Central Station Air Handling Equipment							
<b>26 00 00 ELECTRICAL</b>							
26 00 00 Basic Electrical Requirements							
26 01 00 Electrical Submittal Procedures					(22,000)		
26 05 19 Low Voltage Electrical Power Conductors and Cables							
26 05 26 Grounding and Bonding for Electrical Systems							
26 05 29 Hangers and Supports for Electrical Raceways							
26 05 33 Raceways and Boxes for Electrical Systems							
26 05 43 Underground Ducts and Raceways for Electrical Systems							
26 05 53 ID for Electrical Systems							
26 05 73 Overcurrent Protective Device Coordination and Arc-Flash Study							
26 09 23 Lighting Control Devices							
26 09 43 Network Lighting Control Devices							
26 22 00 Low Voltage Transformers							
26 24 13 Switchboards							
26 24 16 Panelboards							
26 27 26 Wiring Devices							
26 28 13 Fuses							
26 28 16 Enclosed Switches and Circuit Breakers							
26 43 13 Transient Voltage Suppression for Low Voltage Electrical Power Circuits							
26 51 00 Interior Lighting							
26 56 00 Exterior Lighting							
<b>SUBTOTAL \$</b>	<b>(10,454) \$</b>	<b>(17,000) \$</b>	<b>(7,500) \$</b>	<b>(25,000) \$</b>	<b>-\$</b>	<b>-\$</b>	<b>-\$</b>



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JOB: STC NAH THERMAL PLANT 60% CDs  
 Est. Start Date: Tuesday, September 27, 2016  
 Completion: Tuesday, September 26, 2017  
 Days: 364  
 Months: 12  
 Bldg & YD SF: 6,533

60% GMP BUDGET - THERMAL PLANT

	Valve Box	Deleting 2 Other Valve Boxes	Leave HVAC Equip @ Roof	Delete Sweeper Pckg	Delete Lighting Protection	CMU 12" To 8"	Mech Yard Concrete
27 00 00	Structured Cabling						
27 10 00							
	SUBTOTAL \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28 00 00	ELECTRONIC SAFETY AND SECURITY						
28 31 11	Digital Addressable Fire Alarm						
	SUBTOTAL \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31 00 00	EARTHWORK						
31 05 13	Soils for Earthwork						(5,800)
	Cut & Patch		(4,200)				
31 11 00	Site Clearing						
31 22 13	Rough Grading						
31 23 16	Excavation and Fill						
31 00 00	Chain Link Fencing Vinyl Coated						(5,860)
31 31 16	Termite Control						(311)
31 00 00	Temporary Fence						
31 00 00	Dumpsters						
31 00 00	Equipment Rentals						
31 00 00	Clean-Up						
31 00 00	Housekeeping Paid Demo		(3,675)				
	SUBTOTAL \$	\$ -	\$ (3,675)	\$ -	\$ -	\$ -	\$ (11,971)
	PROJECT SUBTOTAL \$	\$ (10,454)	\$ (17,000)	\$ (18,938)	\$ (22,000)	\$ (15,000)	\$ (24,939)
	D. Wilson Construction Company fee	\$ (376)	\$ (612)	\$ (682)	\$ (792)	\$ (540)	\$ (898)
	PROJECT SUBTOTAL \$	\$ (10,830)	\$ (17,612)	\$ (19,619)	\$ (22,792)	\$ (15,540)	\$ (25,837)
	INSURANCE SUBTOTAL	\$ (10,830)	\$ (17,612)	\$ (19,619)	\$ (22,792)	\$ (15,540)	\$ (25,837)
	Bond	\$ (117)	\$ (190)	\$ (212)	\$ (246)	\$ (168)	\$ (279)
	Bond (add for additional months)	\$ (117)	\$ (190)	\$ (212)	\$ (246)	\$ (168)	\$ (279)
	PROJECT TOTAL \$	\$ (10,947)	\$ (17,802)	\$ (19,831)	\$ (23,038)	\$ (15,708)	\$ (26,116)
	Proposed Budget Amount:	\$ (11,000)	\$ (18,000)	\$ (20,000)	\$ (24,000)	\$ (16,000)	\$ (27,000)
	Owner Project Contingency:	\$ (165)	\$ (270)	\$ (300)	\$ (360)	\$ (240)	\$ (405)
	60% GMP BUDGET:	\$ (11,165)	\$ (18,270)	\$ (20,300)	\$ (24,360)	\$ (16,240)	\$ (27,405)

## **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements**

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. R. Gutierrez Engineering Corporation has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

### **Background**

At the Facilities Committee meeting held on October 11, 2016, Broaddus & Associates was requested to review the proposed GMP and offer options to reduce the overall construction cost. A \$10,812 savings was realized from further review of the IT duct bank routing on the site and has been incorporated in the revised GMP.

Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The engineer has provided the necessary construction documents to D. Wilson Construction Company which has provided the GMP in the amount of \$229,010.

This is a non-bond project previously approved as part of a capital improvement project to develop the new thermal plant for the campus. This project will provide parking and site work for the new thermal plant and its immediate surrounding area.

Construction Cost Limitation (CCL)	\$200,000
Less:	
Total Proposed GMP	<u>229,010</u>
Budget Deficit Variance	<u>(\$29,010)</u>

### **Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements project is \$200,000. Funds are budgeted in the Non-Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non-Bond Construction budget in the amount of \$29,010 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

### **Enclosed Documents**

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

### **Presenters**

Representatives from Broaddus & Associates, R. Gutierrez Engineering Corporation, and D. Wilson Construction Company will be present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$229,010 with D. Wilson Construction Company and utilization of additional Non-Bond funds in the amount of \$29,010 for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements as presented.





**MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director, and FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President, Broaddus & Associates  
**Date:** November 22, 2016  
**Subject:** Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements (GMP) from D Wilson Construction  
**Re:** 2013 South Texas College Bond Construction Program – Nursing and Allied Health Thermal Plant Parking and Site Improvements

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Broaddus & Associates is pleased to request approval of a Guaranteed Maximum Price (GMP) for the STC Non Bond Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements. The GMP includes all work to do all the civil engineering for the NAH Thermal Energy Plant including but not limited to: Utilities, Landscaping, Irrigation, sidewalks, data duct bank and parking for a new thermal energy plant at the Nursing and Allied Health Campus. This plant will service not only the new Nursing and Allied Health Building under the Bond Program but also the Existing Nursing and Allied Health Campus Building.

The GMP for Nursing and Allied Health Campus Thermal Project Parking and Site Improvements includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by R Gutierrez Engineering, Inc.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the GMP for the Nursing and Allied Health Campus Thermal Energy Plant Parking and Site Improvements and concurs with the pricing in the Construction Manager-at-Risk’s proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of this proposal as presented.



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JOB: STC Nursing Allied & HealthThermal Site  
 Est. Start Date: Wednesday, November 02, 2016  
 Completion: Wednesday, April 25, 2018  
 Days:  
 Months:  
 PLAN SF:

PRINTED: 9:15:11 AM

Addendum:  
 Alternates: 0  
 Contract docs: 0  
 Liquidated damages:  
 Sub list required:

### Schedule of Values

CSI Section	Division Title			
01 00 00	GENERAL REQUIREMENTS			11,421
03 00 00	CONCRETE			25,690
05 00 00	STRUCTURAL STEEL			7,447
26 00 00	ELECTRICAL			136,500
27 00 00	STRUCTURED CABLING			INC
31 00 00	EARTHWORK			34,200

CONTRACTOR DESIGN CONTINGENCY		2,200
CONSTRUCTION PHASE FEE	3.60%	7,749
INSURANCE SUBTOTAL		-
BOND SUBTOTAL		2,617
	<b>SUBTOTALS:</b>	<b>225,624</b>
	OWNER'S CONTINGENCY (NO FEE)	3,386
	<b>GMP TOTAL:</b>	<b>229,010</b>

## **Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Mid Valley Campus Library Expansion**

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Mid Valley Campus Library Expansion will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

### **Background**

Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to Skanska USA Building, Inc. which has provided the GMP in the amount of \$2,462,776.

Original Construction Cost Limitation (CCL)	\$1,750,000
<b>Less:</b>	
Current Proposed GMP	<u>\$2,462,776</u>
Budget Deficit Variance	<u>(\$712,776)</u>

### **Funding Source**

The Construction Cost Limitation (CCL) for the 2013 Bond Construction Mid Valley Campus Library Expansion project is \$1,750,000. Funds are budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds are required from the Non-Bond Construction budget in the amount of \$712,776 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

### **Reviewers**

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

**Enclosed Documents**

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

**Presenters**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$2,462,776 with Skanska USA Building, Inc. for the 2013 Bond Construction Mid Valley Campus Library Expansion project as presented.



## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** November 08, 2016  
**Subject:** Mid-Valley Campus, Weslaco, Texas  
**Re:** 2013 South Texas College Bond Construction Program – Library Expansion GMP

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Broaddus & Associates is pleased to bring forward a GMP for the STC Board of Trustees approval. This request is for the Mid-Valley Campus Library Building Expansion. The GMP is based on 60% Construction Documents from the Design Team of Mata Garcia Architects and includes all of the labor and materials for the project scope. The GMP provided is a not-to-exceed amount and with the Board of Trustee's approval will allow for the Construction Manager-at-Risk, Skanska USA Building, Inc., to begin their construction work.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted GMP for the Mid-Valley Campus Library Building Expansion and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve this proposal for a GMP.



SKANSKA USA BUILDING INC.

October 24, 2016

Project Name STC Mid Valley Campus Package III (Library Expansion - New Addition)  
 Owner Name South Texas College  
 Location Weslaco, TX

Bid Package	Description	Total Cost GMP
1	General Requirements	\$ -
2	Existing Conditions	\$ -
3	Concrete	\$ 123,518
4	Masonry	\$ 52,163
5	Metals	\$ 197,355
6	Woods, Plastic, and Composites	\$ 24,872
7	Thermal and Moisture Protection	\$ 264,590
8	Openings	\$ 220,351
9	Finishes	\$ 307,631
10	Specialities	\$ 36,535
11	Equipment	\$ -
12	Furnishings	\$ 4,116
13	Special Construction	\$ -
14	Conveying Systems	\$ -
21	Fire Suppression	\$ 21,275
22	Plumbing	\$ 92,990
23	Heating, Ventilating, and Air Conditioning	\$ 256,697
25	Integrated Automation	\$ -
26	Electrical	\$ 455,147
27	Communications	\$ 22,522
28	Electronic Safety and Security	\$ -
31	Earthwork	\$ 110,150
32	Exterior Improvements	\$ -
33	Utilities	\$ -
34	Transportation	\$ -
35	Waterway and Marine Construction	\$ -
40	Process Integration	\$ -
41	Material Processing and Handling Equipment	\$ -
42	Process Heating, Cooling, Drying Equipment	\$ -
43	Process Gas and Liquid Handling, Purification, and Storage Equipment	\$ -
44	Pollution Control Equipment	\$ -
45	Industry-Specific Manufacturing Equipment	\$ -
48	Electrical Power Generation	\$ -
	Building Permit Fees	\$ 7,086
	<b>SUBTOTAL</b>	<b>\$ 2,196,998</b>
	Escalation	\$ -
	<b>TOTAL COST OF WORK WITH ESCALATION</b>	<b>\$ 2,196,998</b>
	Construction Contingency - 1.50%	\$ 32,955
	Design Contingency - 1.50%	\$ 32,955
	<b>SUBTOTAL</b>	<b>\$ 2,262,908</b>
	General Conditions	\$ 114,289
	CCIP	NA
	Fee - 3.60%	\$ 85,579
	<b>TOTAL COST</b>	<b>\$ 2,462,776</b>
	<b>GRAND TOTAL COST</b>	<b>\$ 2,462,776</b>

ALTERNATES/BREAKOUT PRICING	TOTAL
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\*The GMP pricing above assumes efficiencies that can only be realized if the STC Mid Valley Campus Package III (ie. Workforce Training, the Library Expansion and the Library Renovation) GMP's are approved at the November 8th board meeting. Pricing is subject to modification in the event that GMP approval is unreasonably withheld for any of the GMP packages presented as STC Mid Valley Campus Package III.

## **Review and Recommend Action on Guaranteed Maximum Price for the Non-Bond Construction Mid Valley Campus Library Renovation**

Approval of a Guaranteed Maximum Price (GMP) for the Non-Bond Construction Mid Valley Campus Library Renovation will be requested at the November 22, 2016 Board meeting.

### **Purpose**

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

### **Justification**

The submitted GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Mata + Garcia Architects, LLP. has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees.

### **Background**

On September 22, 2015, the Board was advised the benefits of combining the 2013 Bond Construction project at the Mid Valley Campus Library Expansion with the Non-Bond Mid Valley Campus Library Renovation project to ensure that the entire building is designed to function properly and provide the necessary library services effectively for the students. The concurrent redesign and renovation of the current library space with the designing and construction of the new library expansion was recommended to allow the existing and new portions of the building to function as a cohesive whole.

Approval of the GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to Skanska USA Building, Inc. which has provided the GMP in the amount of \$1,123,682.

Non-Bond Construction Cost Limitation (CCL)	\$1,585,710
<b>Less:</b>	
Total Proposed GMP	<u>\$1,123,682</u>
Budget Variance	<u>\$462,028</u>

### **Funding Source**

The current Construction Cost Limitation (CCL) for the Non-Bond Mid Valley Campus Library Renovation project is \$1,585,710. Funds are budgeted in the Non-Bond Construction budget for fiscal year 2016-2017.

**Reviewers**

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

**Enclosed Documents**

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

**Presenters**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$1,123,682 with Skanska USA Building, Inc. for the Non-Bond Mid Valley Campus Library Renovation project as presented.





## **MEMORANDUM**

**To:** Ricardo de la Garza, Associate AIA, Director FP&C  
**From:** Gilbert Gallegos AIA, Senior Vice President  
**Date:** November 08, 2016  
**Subject:** Mid-Valley Campus, Weslaco, Texas  
**Re:** 2013 South Texas College Bond Construction Program – Library Renovation GMP

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Broaddus & Associates is pleased to bring forward a GMP for the STC Board of Trustees approval. This request is for the Mid-Valley Campus Library Building Renovation. The GMP is based on 60% Construction Documents from the Design Team of Mata Garcia Architects and includes all of the labor and materials for the project scope. The GMP provided is a not-to-exceed amount and with the Board of Trustee's approval will allow for the Construction Manager-at-Risk, Skanska USA Building, Inc., to begin their construction work.

Broaddus & Associates Cost Control Estimator, Joseph Gonzalez, has reviewed the submitted GMP for the Mid-Valley Campus Library Building Renovation and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees that they approve this proposal for a GMP.

# SKANSKA

SKANSKA USA BUILDING INC.

October 14, 2016

Project Name STC Mid Valley Campus Package III (Library Expansion - Renovation)  
 Owner Name South Texas College  
 Location Weslaco, TX

Bid Package	Description	Total Cost GMP
1	General Requirements	\$ -
2	Existing Conditions	\$ 145,166
3	Concrete	\$ -
4	Masonry	\$ 9,827
5	Metals	\$ 17,056
6	Woods, Plastic, and Composites	\$ 5,000
7	Thermal and Moisture Protection	\$ 4,000
8	Openings	\$ 100,265
9	Finishes	\$ 246,129
10	Specialities	\$ 15,000
11	Equipment	\$ 6,500
12	Furnishings	\$ 0
13	Special Construction	\$ -
14	Conveying Systems	\$ -
21	Fire Suppression	\$ 43,450
22	Plumbing	\$ -
23	Heating, Ventilating, and Air Conditioning	\$ 77,945
25	Integrated Automation	\$ -
26	Electrical	\$ 159,675
27	Communications	\$ 51,828
28	Electronic Safety and Security	\$ -
31	Earthwork	\$ -
32	Exterior Improvements	\$ -
33	Utilities	\$ -
34	Transportation	\$ -
35	Waterway and Marine Construction	\$ -
40	Process Integration	\$ -
41	Material Processing and Handling Equipment	\$ -
42	Process Heating, Cooling, Drying Equipment	\$ -
43	Process Gas and Liquid Handling, Purification, and Storage Equipment	\$ -
44	Pollution Control Equipment	\$ -
45	Industry-Specific Manufacturing Equipment	\$ -
48	Electrical Power Generation	\$ -
	Building Permit Fees	\$ 4,407
	<b>SUBTOTAL</b>	<b>\$ 886,249</b>
	Escalation	\$ -
	<b>TOTAL COST OF WORK WITH ESCALATION</b>	<b>\$ 886,249</b>
	Construction Contingency - 1.50%	\$ 13,294
	Design Contingency - 1.50%	\$ 13,294
	<b>SUBTOTAL</b>	<b>\$ 912,837</b>
	General Conditions	\$ 171,799
	CCIP	NA
	Fee - 3.60%	\$ 39,047
	<b>TOTAL COST</b>	<b>\$ 1,123,682</b>
	<b>GRAND TOTAL COST</b>	<b>\$ 1,123,682</b>

ALTERNATES/BREAKOUT PRICING	TOTAL
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**Review and Recommend Action on Guaranteed Maximum Price for 2013 Bond Construction Projects**

- 1. Mid Valley Campus Workforce Training Center Expansion**
- 2. Starr County Campus Workforce Training Center Expansion**

The College recommends the Mid Valley Campus Workforce Training Center Expansion and Starr County Campus Workforce Training Center Expansion projects be postponed.

The per-square-foot costs of \$183 at Starr County Campus and \$252 at Mid Valley Campus seem excessive, and efforts to reduce the cost have not been successful. The proposed GMP for the Starr County Campus Workforce Training Center was approximately \$1.5M over the CCL, and the proposed GMP for the Mid Valley Campus Workforce Training Center was approximately \$1.2M over the CCL. The cost factor and the desire of staff to revisit allocated space and the opportunity to identify new training programs provides the opportunity to pause on existing plans.

The labor markets and workforce training demands have changed since the workforce center expansions were designed and the Division of Academic Affairs would like the opportunity to revisit space allocated for specific workforce programs. Additionally, the College is contracting with EMSI (an international economic modelling and analysis firm focused on higher education and workforce development) to conduct a study of workforce training opportunities that can be expected in the next few years in the Valley.

The postponement will also allow the current market to stabilize since recently obtained GMPs are significantly exceeding the projected construction cost limitations (CCL), which is heavily influenced by the volume of concurrent construction projects, including the College's own 2013 Bond Construction Program.

**Recommended Action**

Action as necessary

**Review and Recommend Action of the Texas Historical Commission of the  
Memorable Marker at the Starr County Campus**

The College has been notified that the Texas Historical Commission has approved a marker for the County of Starr in Rio Grande City to memorialize the 1966 farm worker strike and march. It is proposed that the site of this marker should be in a place easily viewed by the younger generation so that they may be informed about their own history. The Facilities Committee is being asked to recommend action to permanently place the bronze marker at the Starr County Campus.

The marker will be bronze and measures approximately 27" x 42" in size. The Starr County Judge and the Commissioners have agreed to fund the cost associated with setting of the memorable marker.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, to place the marker commemorating the 1966 farm worker strike and march at the Starr County Campus.

**Review and Update on Balance of Guaranteed Maximum Price for the 2013 Bond Construction Starr County Campus Parking and Site Improvements**

Broaddus & Associates has been asked to discuss the current status on the balance of the Guaranteed Maximum Price (GMP) for the Starr County Campus Parking and Site Improvement project.

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 this project to the Facilities Committee on October 11, 2016 or October 27, 2016, and to the Board of Trustees on October 27, 2016.

Broaddus & Associates has advised staff that they had planned to deliver the GMP for this project on November 8, 2016, but the current GMP estimate is over budget. Broaddus & Associates and the project team are reviewing the GMP estimate provided by D. Wilson Construction and will present a recommended GMP for this project at a later date.

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

**Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System Upgrades**

Approval to contract construction services for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project will be requested at the November 22, 2016 Board meeting.

**Purpose**

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

**Background**

On July 26, 2016, the Board of Trustees approved design services with Sigma HN Engineering to prepare plans and specifications for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project. The design team at Sigma HN worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on October 10, 2016. A total of three (3) sets of construction documents were issued to general contractors and sub-contractors, and a total of two (2) proposals were received on October 26, 2016.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
October 10, 2016	Solicitation of competitive sealed proposals began.
October 26, 2016	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend NM Contracting, LLC as the highest ranked in the amount of \$267,652.

**Funding Source**

This project was estimated to be \$200,000 by the engineer and was not part of the FY 2016 - 2017 Non-Bond Construction budget, but funds in the amount of \$267,000 are available from savings from other construction projects to fund this project.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Funds Available</b>	<b>Highest Ranked Proposal NM Contracting, LLC</b>
Non-Bond Construction	\$0	\$267,652	\$267,652

**Reviewers**

The proposals have been reviewed by Sigma HN Engineers and staff from the Facilities Planning & Construction, Science, and Purchasing departments.

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the November 22, 2016 Board meeting, to contract construction services with NM Contracting, LLC in the amount of \$267,652 for the Non-Bond Pecan Campus Building G Science Lab Fume Hood Exhaust System project as presented.

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS BUILDING G FUME HOODS - PHASE II  
PROJECT NO. 16-17-1015**

<b>VENDOR</b>	Holchemont, Ltd.	NM Contracting, LLC.	
<b>ADDRESS</b>	900 N Main St	2022 Orchid Ave	
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501	McAllen, TX 78504	
<b>PHONE</b>	956-686-2901	956-631-5667	
<b>FAX</b>	956-686-2925	956-627-3959	
<b>CONTACT</b>	Michael Che Montalvo	Noel Munoz, Jr.	
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
1	<b>Base Bid:</b> Pecan Campus Building G Fumes Hoods - Phase II	\$ 337,000.00	\$ 267,652.00
2	Alternate #1 - Purge Fans	\$ 18,350.00	\$ 11,969.00
3	Begin Work Within	10 Working Days	5 Working Days
4	Completion of Work Within	by January 20, 2017	90 Calendar Days
<b>TOTAL PROPOSAL AMOUNT</b>		\$ 337,000.00	\$ 267,652.00
<b>TOTAL EVALUATION POINTS</b>		76.1	91.8
<b>RANKING</b>		2	1



**SOUTH TEXAS COLLEGE  
PECAN CAMPUS BUILDING G FUME HOODS - PHASE II  
PROJECT NO. 16-17-1015**

<b>VENDOR</b>		Holchemont, Ltd.		NM Contracting, LLC.	
<b>ADDRESS</b>		900 N Main St		2022 Orchid Ave	
<b>CITY/STATE/ZIP</b>		McAllen, TX 78501		McAllen, TX 78504	
<b>PHONE</b>		956-686-2901		956-631-5667	
<b>FAX</b>		956-686-2925		956-627-3959	
<b>CONTACT</b>		Michael Che Montalvo		Noel Munoz, Jr.	
1	The Respondent's price proposal. (up to 45 points)	35.6	35.6	45	45
		35.6		45	
		35.6		45	
		35.6		45	
		35.6		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.2	9	8.4
		9		9	
		8		8	
		8		8	
		7		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.7	9	8.4
		9		8	
		9		9	
		9		8	
		8		8	
4	The Respondent's safety record. (up to 5 points)	4	4.2	4	3.6
		4.5		3.5	
		5		4	
		3.5		3.5	
		4		3	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.1	6	6.6
		7.5		7	
		7		6	
		7		7	
		7		7	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7	7.2	8	7.9
		7		7.5	
		7		9	
		8		8	
		7		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.1	5	4.9
		5.5		4	
		5		6	
		5		4.5	
		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	0	0	7	7
		0		7	
		0		7	
		0		7	
		0		7	
<b>TOTAL EVALUATION POINTS</b>		76.1		91.8	
<b>RANKING</b>		2		1	

### **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 - November 1, 2016

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Architect/Engineer	Contractor		
		Project Development	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%			95% Substantial Comp	100%
<b>Pecan Campus and Pecan Plaza</b>																			
15-1-006	Pecan - Library Study Rooms Additions																Robert	Boultinghouse Simpson Gates Architects	TBD
15-1-007	Pecan - Infrastructure for Portable Buildings - Phase II																Robert	Sigma Engineering	Z/Pro Electric
15-1-008	Pecan - Building K Enrollment Center																David	Boultinghouse Simpson Gates Architects	TBD
16-1-004	Pecan - Arbor Brick Columns Repair & Replacement (RR)																David	N/A	5 Stair
16-1-004	Pecan - Library Compact Shelving & Furniture																Robert	Library Staff	
16-1-014	Pecan - Sand Volleyball Courts																David		
16-1-001	Pecan - Building A Sign Replacement (RR)																Robert	Public Relations	
15-1-001	Pecan Plaza - GED Entrance and Office Area Improvements																Robert	M&O	
15-1-003	Pecan Plaza - Emergency Generator and Wiring																Sam	TBD	TBD
16-1-016	Pecan Plaza - Parking Area for Police Vehicles																David	R. Gutierrez Engineering	TBD
16-1-003	Pecan Plaza - Renovation - Music Practice Rooms																Robert	FPC	O&M
16-2-007	Pecan - G Fume Hoods - Phase II																Robert	SigmaHN	TBD
<b>Mid Valley Campus</b>																			
16-2-007	MV - Covered Walkway for Building G																Sam	on hold	TBD
<b>Technology Campus</b>																			
15-3-004	TC - Building B Doors and Frame Replacement																Robert	ROFA	TBD
15-3-006	TC - GM Car Storage Area Upgrade																David	R. Gutierrez Engineers	Robt Excavating, Inc.
15-3-014	TC - Workforce Building Conference Room																Robert	ROFA	TBD
16-2-011	TC - Ford Lab Exhaust System																Sam	TBD	TBD
15-3-002	TC - Building D Exterior Metal Siding Repairs (RR)																Sam	N/A	TBD
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)																David	CLH Engineering	TBD
15-3-003	TC - Building B Concrete Floor Repairs (RR)																David	CLH Engineering	TBD
16-2-013	TC - Building B Domestic Fire Sprinkler Lines (RR)																Sam	Half Associates	TBD
<b>Nursing and Allied Health Campus</b>																			
16-4-016	NAH - Resurface Parking Lot #2 (RR)																Robert	PCE	Mid Valley Paving
<b>Starr County Campus</b>																			
15-5-005	Starr - Building E & J Crisis Mgt Center Generator																Sam	DBR	TBD
16-4-018	Starr - Building F Site Grading & Sidewalk Replacement (RR)																Sam	Meiden and Hunt	TBD
<b>District Wide Improvements</b>																			
15-6-003	DW - Automatic Doors Phase III																Robert	TBD	TBD
14-6-010	DW - Building to Building ADA Compliance Ph II																Robert	Damenbaum Engineering	TBD
14-6-013	DW - La Joya Monument Sign																David	N/A	TBD
14-6-014	DW - Marker Boards Replacement (RR)																Sam	N/A	TBD
15-6-001	DW - Outdoor Furniture																Rick	N/A	TBD
15-6-002	DW - Directional Signage																David	N/A	TBD
16-6-017	DW - Surveillance Cameras & Poles Campus Entrances																David	DPS	TBD
16-6-019	DW - Walkway LED Lighting Upgrade Ph I (RR)																Rick	M&O	TBD

For FY 2016-2017, 25 non-bond projects are currently in progress, 6 have been completed and 40 pending start up - 71 Total

# Status of Non-Bond Construction Projects in Progress October 2016

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Pecan Campus								
Library Additional Study Rooms	15%	December 2016	1. Construction Phase 2. Bidding in Progress	\$ 54,000.00	TBD	TBD	\$ -	TBD
Infrastructure for Relocation of Portable Buildings-Phase II	100%	August 2016	1. Construction Phase 2. Construction Complete	\$ 350,000.00	\$ (22,337.93)	\$ 372,337.93	\$ 372,337.93	\$ -
Student Services Building K Enrollment Center	20%	January 2017	1. Construction Phase 2. Construction in Progress	\$ 490,000.00	\$ 8,600	\$ 408,600	\$ -	\$ -
Arbor Brick Columns Repair and Replacement	5%	November 2016	1. Construction Phase 2. Construction in Progress	\$ 60,000.00	\$ 10,528.00	\$ 49,472.00	\$ 49,472.00	\$ -
Library Compact Shelving and Furniture	15%	December 2016	1. Construction Phase 2. Bidding in Progress	\$ 400,000.00	\$ 5,347.92	\$ 394,652.08	\$ 394,652.08	\$ -
Sand Volleyball Courts	10%	May 2017	1. Project Development 2. Design in Progress	\$ 50,000.00	TBD	TBD	\$ -	\$ -
Building A Sign Replacement	0%	December 2016	1. Project Development 2. Design in Progress	\$ 10,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza GED Entrance and Office Area Improvements	100%	August 2016	1. Construction Phase 2. Construction Complete	\$ 70,000.00	\$ 60,375.38	\$ 9,624.62	\$ 9,624.62	\$ -
Pecan Plaza Police Department Emergency Generator	95%	October 2016	1. Design Phase 2. Contract Negotiation	\$ 400,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza Parking Area for Police Vehicles	95%	October 2016	1. Design Phase 2. Design in Progress	\$ 25,000.00	\$ 212.00	\$ 24,788.00	\$ 10,661.80	\$ 14,126.20
Pecan Plaza Renovation-Music Practice Rooms	100%	July 2016	1. Construction Phase 2. Construction Complete	\$ 25,000.00	TBD	TBD	\$ -	TBD
<b>Pecan Campus Total</b>				<b>\$ 1,934,000.00</b>	<b>\$ 62,725.37</b>	<b>\$ 1,259,474.63</b>	<b>\$ 836,748.43</b>	<b>\$ 14,126.20</b>

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
<b>Mid Valley Campus</b>								
Covered Walkway for Building G	10%	August 2017	1. Project Development 2. Design in Progress	\$ 71,000.00	TBD	TBD	\$ -	TBD
<b>Mid Valley Campus Total</b>				<b>\$ 71,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Technology Campus</b>								
Building B Main Door and Frame Replacement	5%	December 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 12,867.00	\$ 37,133.00	\$ -	\$ 37,133.00
GM Car Storage Area Upgrade	90%	July 2016	1. Construction Phase 2. Contract Negotiations	\$ 275,000.00	TBD	TBD	\$ -	TBD
Building C Conference Room Addition	5%	December 2016	1. Construction Phase 2. Construction in Progress	\$ 60,000.00	\$ (17,767.00)	\$ 77,767.00	\$ -	\$ 77,767.00
Ford Lab Exhaust System	5%	December 2016	1. Project Development 2. Design in Progress	\$ 100,000.00	TBD	TBD	\$ -	TBD
Building D Exterior Metal Siding Repairs	75%	October 2016	1. Project Development 2. Design in Progress	\$ 35,000.00	TBD	TBD	\$ -	TBD
Repair Concrete Floor Mechanical Room	30%	October 2016	1. Design Phase 2. Design in Progress	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00
Building B Concrete Floor Repairs	90%	October 2016	1. Project Development 2. Design in Progress	\$ 400,000.00	TBD	TBD	\$ -	TBD
Building B Domestic/Fire Sprinkler Lines	25%	October 2016	1. Construction Phase 2. Contract Negotiations	\$ 700,000.00	TBD	TBD	\$ -	TBD
<b>Technology Campus Total</b>				<b>\$ 1,622,000.00</b>	<b>\$ (3,900.00)</b>	<b>\$ 115,900.00</b>	<b>\$ -</b>	<b>\$ 115,900.00</b>
<b>Nursing and Allied Health Campus</b>								
Thermal Plant	80%	October 2016	1. Construction Phase 2. Bidding in Progress	\$ 2,650,000.00	TBD	TBD	\$ -	TBD
Resurface Parking Lot 2	100%	July 2016	1. Construction Phase 2. Construction Complete	\$ 250,000.00	\$ 151,632.70	\$ 98,367.30	\$ 98,367.30	\$ -
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 2,900,000.00</b>	<b>\$ 151,632.70</b>	<b>\$ 98,367.30</b>	<b>\$ 98,367.30</b>	<b>\$ -</b>

Project	% Complete	Date to Complete	Current Activity	Original Budget	Comparison to Budget	Contract Amount	Amount Paid	Contract Balance
Bldg E & J Crisis Management Center with Generator	95%	October 2016	1. Design Phase 2. Contract Negotiation	\$ 40,000.00	TBD	TBD	\$ -	TBD
Bldg F Site Grading and Sidewalk Replacement	5%	October 2016	1. Design Phase 2. Contract Negotiation	\$ 6,000.00	TBD	TBD	\$ -	TBD
<b>Starr County Campus Total</b>				<b>\$ 46,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>District Wide</b>								
Automatic Doors Phase III	5%	November 2016	1. Construction Phase 2. Construction in Progress	\$ 65,000.00	TBD	TBD	\$ -	TBD
Building to Building ADA Accessibility Improvements Phase	100%	September 2016	1. Construction Phase 2. Construction Complete	\$ 400,000.00	\$ (68,170.04)	\$ 468,170.04	\$ 468,170.04	\$ -
La Joya Monument Sign	100%	August 2016	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
Marker Boards Replacement	50%	October 2016	1. Design Phase 2. Design in Progress	\$ 200,000.00	TBD	TBD	TBD	TBD
Outdoor Furniture	0%	January 2017	1. Design Phase 2. Design in Progress	\$ 25,000.00	TBD	TBD	TBD	TBD
Directional Signage Updates	20%	October 2016	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	TBD	TBD	TBD	TBD
Surveillance Cameras and Poles Campus Entrances	50%	January 2017	1. Construction Phase 2. Bidding in Progress	\$ 155,000.00	TBD	TBD	TBD	TBD
Walkway LED Lighting Upgrade	15%	July 2017	1. Design Phase 2. Bidding in Progress	\$ 35,000.00	TBD	TBD	TBD	TBD
<b>District Wide Total</b>				<b>\$ 930,000.00</b>	<b>\$ (68,170.04)</b>	<b>\$ 468,170.04</b>	<b>\$ 468,170.04</b>	<b>\$ -</b>
<b>Non-Bond Construction Project Total</b>				<b>\$ 7,503,000.00</b>	<b>\$ 142,288.03</b>	<b>\$ 1,941,911.97</b>	<b>\$ 1,403,285.77</b>	<b>\$ 130,026.20</b>
<b>For FY 2016 - 2017, 24 non-bond projects are currently in progress, 6 have been completed and 40 pending start up - 70 Total</b>								