

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, February 14, 2017
@ 4:00 PM
McAllen, Texas

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

I.	Approval of Facilities Committee Meetings Minutes.....	1-18
	1. January 17, 2016 Facilities Committee Meeting	
II.	Update on Status of the 2013 Bond Construction Program and Status of Project and Program Accountability.....	19-46
III.	Review and Action as Necessary on Updated Timeline for the Scheduled Guaranteed Maximum Prices (GMPs), Completion Dates and Occupancy Dates for the 2013 Bond Construction Program.....	47-49
IV.	Review and Recommend Action on Amendment to Agreement to Construction Manager at Risk with D. Wilson Construction for Off-Site Storage of Materials at Non-Bonded Facilities for the 2013 Bond Construction Program	50-58
V.	Review and Recommend Action on Revised Schematic Design for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements	59-77
VI.	Review and Recommend Action on Additional Civil Engineering Services with Dannebaum Engineering Company-McAllen, LLC for 2013 Bond Construction Regional Center for Public Safety Excellence	78-80
VII.	Review and Recommend Additional Landscape and Irrigation Design Services for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements	81-86
VIII.	Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects.....	87-104
	1. Pecan Campus STEM Building	
	2. Pecan Campus South Academic Building	
IX.	Review and Discussion on Change Order for 2013 Bond Construction Pecan Campus Thermal Plant	105
X.	Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Regional Center for Public Safety Excellence Building.....	106-109

- XI. Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements 110-114
- XII. Review and Recommend Action on Agreement with La Joya Independent School District for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center 115-116
- XIII. Review and Recommend Action on Contracting Construction Services for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center..... 117-121
- XIV. Review and Recommend Action on Renewal of Lease Agreement with City of Edinburg 122
- XV. Review and Recommend Action on Substantial Completion of the Following Non-Bond Construction Projects 123-127
 - 1. Technology Campus Building B Door Replacement and Workforce Building Conference Room
 - 2. Technology Campus General Motors (GM) Car Storage
- XVI. Update on Status of Non-Bond Construction Projects 128-132
- XVII. Review and Recommend Action as Necessary Regarding Contracts..... 133

Approval of Facilities Committee Meetings Minutes

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

1. January 17, 2017 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

January 17, 2017

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, January 17, 2017 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, January 17, 2017 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:00 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Paul Varville, Mr. Sam Saldana, Mr. Brian Fruge, Mr. Gilbert Gallegos, Ms. Tammy Tijerina, Mr. Robert Seitz, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the following Minutes for the Facilities Committee meeting were approved as written:

1. December 6, 2016 Facilities Committee Meeting

The motion carried.

**Update on Status of the 2013 Bond Construction Program and Status of Project
and Program Accountability**

Broaddus & Associates provided the enclosed documents on the current status of the 2013 Bond Construction program.

- Update on the status of the 2013 Bond Construction Program;
- Video Update on Construction Projects;
- Chart of Project Progress; and
- Project Scorecards
- Master Program Schedule as of October 27, 2017 Board Meeting

Broaddus & Associates provided the following accountability reports:

- Program Budget Summary worksheet;
- Construction Budget worksheet;

In addition, the College administration provided the following documents to reflect the 2013 Bond Construction Program budget shortfalls:

- Non-Bond Commitments and Expenditures worksheet
- Tracking Contingency Log

As of January 17, 2017, the total budget shortfall was estimated to be at \$4,668,372 with the use of buyout savings and design and construction contingency. There were no changes to bond budget this month and the estimated total budget shortfall remains the same as reported at the December 13, 2016 Board meeting.

Funding for any shortfall net of buyout savings and use of design and construction contingency will be covered by non-bond funds.

Owner Insite

Brian Fruge with Broaddus & Associates reported that 2013 Bond Construction Program project budgets had been entered into Owner Insite, a package of construction management software tools included in their contract as managers of the program. As actual costs are entered into the system moving forward, this software will give Broaddus & Associates and College administration powerful tools to monitor and report on the budgets and to keep the Board informed of progress.

Incident Reporting

Mr. Fruge also reported that there were several incidences during the College's closure for winter break 2016, in which construction teams caused accidental damage to existing infrastructure. There were no injuries, and no costs incurred by the College. The incidences, separately at Pecan, Mid Valley, and Starr County campuses, highlighted the need for all teams to have a consistent and clear procedure for reporting, responding to, and documenting issues that arise during the program. Mr. Fruge announced that he has developed a Call List and an Incident Report procedure for use by all contractors working on the program that properly outlines necessary communication and documentation of future incidents.

The Committee clarified that no contingency funds would be used for reparations for these damages, and Mr. Fruge agreed that there was no cost to the College, including through the use of Design Contingency or Construction Contingency funds.

AV/IT Purchasing

Mr. Fruge reported that the team was reviewing responses to an RFP for AV/IT technology purchases for the 2013 Bond Construction Program, and the pricing was looking very favorable. Mr. Fruge was hopeful that the College could save nearly \$1M of its planned budget, which savings would help offset over budget expenditures incurred by construction hard costs.

The Committee asked Mr. Fruge if any compromises had been made in the quality of technology purchased, and Mr. Fruge replied that absolutely no compromises in quality were made.

No action was requested.

Update on Status of the 2013 Bond Construction Pecan Campus Thermal Plant

Broaddus & Associates provided an update on the current status of the 2013 Bond Construction Pecan Campus Thermal Plant.

- Pecan Campus Thermal Plant Expansion Project was reported at substantial completion by Broaddus and Associates, having achieved Certificate of Substantial Completion, with punch list of minor completion items remaining.
- Of 270 noted punch items, only 50 remained open, in various stages of correction, completion, or pending re-inspection. The Date of Substantial Completion, as approved and certified by Halff Associates, was determined to be December 16, 2016.
- The chillers and cooling towers were operational, and under control of Facilities personnel, however, the Testing and Balance agent was scheduled for week of January 16, 2017.
- Project Records and Closeout documents, including Operation and Maintenance Manuals, were submitted and under review by Engineer for completeness.
- Broaddus & Associates was working with Halff Associates and D. Wilson Construction Company to prepare a proposal for installation of the designed waves motif removed in the GMP negotiations process. The estimated cost was expected to be at or under \$85,000, which was the approximate value engineered savings for removing this item during the GMP negotiation process.
- When final, the proposal would be presented to the Board for approval, funded from buy out savings. This item of work was proposed to be accomplished prior to Final Completion.

Wavy Design Motif

Mr. Fruge reported that he had continued to review the documentation to determine why the wavy design motif was removed from the design, though it had been explicitly added by the Board during the schematic design phase.

Mr. Fruge could not determine by whose authority the wavy motif was negotiated out of the design, but did track down the modification to the GMP. He noted that when the GMP was presented to the Board for action, it was not clearly documented or explained to the Board that the proposed GMP did not include the expected design.

Mr. Fruge also mentioned that value engineering negotiations reduced the GMP price by approximately \$82,000 - \$85,000, though he didn't have the exact figures available at the meeting. He was confident that the design could be reincorporated for less than the savings, and confirmed that he understood the Committee's instruction that the College would not be responsible for any costs above and beyond the savings that had been negotiated against the Board's expectation.

Delays in Structural Steel Procurement

Mr. Fruge also touched on an issue from the general 2013 Bond Status Update previously covered, regarding construction delays at the Pecan and Mid Valley Campus. For the Pecan Campus STEM Building and South Academic Building projects and, separately, at the Mid Valley Campus Health Professions Building, there were design and fabrication delays for the structural steel, which set the projects back by approximately four weeks.

Mr. Fruge had called in the separate design and construction teams and was developing a project recovery schedule for each delayed project.

The Committee asked whether there would be any additional cost to the College related to the procurement problems, or the delayed project completion. Mr. Fruge responded that he had been explicit in his communications with design and construction teams that no additional costs could be permitted and that it was necessary to make up the lost time. The Committee asked for documentation of this, to be presented to the Board of Trustees at the January 31, 2017 Regular Board Meeting, as part of the official record. Mr. Fruge agreed to review his meeting Minutes and other correspondence, and to provide sufficient documentation to the College.

Representatives from Broaddus & Associates were present to answer questions.

No action was requested.

Update on Status of the 2013 Bond Construction Regional Center for Public Safety Excellence Projects

Broaddus & Associates presented an update on the current status of the 2013 Bond Construction Regional Center for Public Safety Excellence Projects

Background

On November 22, 2016, the Board of Trustees approved the 2013 Bond Construction Regional Center for Public Safety Excellence projects which included the new building and the parking and site improvements. The Board requested that Broaddus & Associates work with the City of Pharr and the Pharr-San Juan- Alamo Independent School District to find opportunities to reduce costs of the projects. Broaddus & Associates along with the project design teams met with the representatives with the City of Pharr and PSJA ISD. Broaddus & Associates provided the following updates:

Infrastructure and Site Improvements:

- Connecting the new sanitary sewer line to the existing PSJA ISD High School located north of the property
- Connecting the new fire line to the existing PSJA ISD fire loop
- Connecting the new water service to the existing 18" water service line along Cage Boulevard (HWY 281)
- City of Pharr will provide fill for the site grading

Broaddus & Associates confirmed that discussions were underway with PSJA ISD regarding the connection to existing sanitary sewer lines north of the property, pending confirmation that the capacity would be sufficient to accommodate Phase I and subsequent development at the Regional Center for Public Safety Excellence. PSJA ISD confirmed that the sanitary sewer line was installed with the expectation to serve future developments.

Broaddus & Associate also confirmed that the City of Pharr could provide access to the existing 18" water service line along Cage Boulevard.

Administration requested clarification of the second bullet list item above, regarding connecting the new fire line, to serve the RCPSE, to the existing PSJA ISD fire loop. Broaddus & Associates clarified that the College would need to build its own fire loop for the RCPSE, but that it would be able to tie this loop to the school district's infrastructure.

The City of Pharr along with the project team recommended relocating the proposed detention ponds indicated in the Master Plan and Schematic Design to be relocated to the east of the proposed building. This change would allow for the natural drainage to flow east and decrease the depth of the ponds. This would also allow for less fill required

under the new proposed building and parking since the existing natural grade was higher closer to Cage Blvd. This option should also result in reduced site improvement costs.

Presenters

Representatives from Broaddus & Associates and Dannebaun Engineering Company-McAllen, LLC, were present to answer questions.

No action was requested.

Review and Recommend Action on Revised Schematic Design for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval of the revised schematic design by Dannebaum Engineering Company-McAllen, LLC. for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project was scheduled for the January 31, 2017 Board meeting.

Purpose

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

Background

The schematic design was previously approved by the Board of Trustees on November 22, 2106. The current design included detention ponds located at the west side of the property adjacent to Cage Boulevard (HWY 281). The project team met with the City of Pharr and concluded that the location of the detention ponds would function more efficiently and effectively on the east side of the proposed building and future buildings. The relocation of the ponds would allow the building and parking lot to be closer to Cage Blvd. which has advantages:

- Higher natural grade elevations
- Allowing for the drainage to flow towards the east which follows the natural grading
- Less fill required for the proposed building, future buildings, and proposed parking lots
- Allow for shallower detention pond depths

Broaddus & Associates clarified an additional benefit of installing wider, shallower detention ponds based on the City of Pharr's requirement that a fence be installed around any drop greater than three feet. If the detention pond could be built shallower than this

limit, that would reduce some difficulty in landscaping and maintaining the pond and its surroundings.

Richard Seitz, Project Manager for Dannenbaum Engineering, added that the detention ponds could be consolidated at a point east of the proposed buildings, with an underground connection back to a storm sewer drain already installed along Cage Boulevard, adjacent to the western boundary of the RCPSE property.

Administration asked about the feasibility of locating the detention pond along the southern edge of the property, perhaps even shifting the proposed access road and future building sites north as needed. This would allow the detention pond to sit further from the high-traffic areas of the center.

Reviewers

The proposed revised schematic design was reviewed by Broaddus & Associates and staff from Facilities Planning & Construction

Enclosed Documents

Revised Schematic Design Layout for the Parking and Site Improvements

Presenters

Representatives from Dannebaum Engineering Company-McAllen, LLC. and Broaddus & Associates attended the Facilities Committee meeting to present the schematic design.

Recommended Action

It was requested that the Facilities Committee recommend for Board approval at the January 31, 2017 Board meeting, the proposed revised schematic design by Dannebaum Engineering Company-McAllen, LLC. for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented.

Due to the deliberations regarding the location of the detention pond, the Committee refrained from taking any action. The Committee asked Dannenbaum and Broaddus & Associates to review options for the location of the detention pond(s) and to make a recommendation to the Board of Trustees on January 31, 2017.

The Facilities Committee deliberated on the following agenda item out of the posted agenda order:

Review and Recommend Action on Substantial Completion for the Non-Bond Pecan Campus Building K Student Enrollment Center

Approval of substantial completion for the following non-bond Pecan Campus Building K Student Enrollment Center was scheduled for the January 31, 2017 Board Meeting:

Project		Substantial Completion	Documents Attached
1.	Pecan Campus Building K Student Enrollment Center Engineer: Boultinghouse Simpson Gates Architects Contractor: NM Contracting. LLC	Recommended	Certificate of Substantial Completion

Boultinghouse Simpson Gates Architects and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, the project was certified by the architect on January 10, 2017, and a Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was provided in the packet.

Recommended Action

Upon a motion by Mrs. Graciela Farias and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the substantial completion of the Non-Bond Pecan Campus Building K Student Enrollment Center as presented. The motion carried.

The Facilities Committee returned to the posted agenda order:

Review and Recommend Action on Substantial Completion for the 2013 Bond Construction Pecan Campus Thermal Plant

Approval of substantial completion for the following 2013 Bond Construction Pecan Campus Thermal Plant was scheduled for the January 31, 2017 Board Meeting:

Project		Substantial Completion	Documents Attached
1.	2013 Bond Construction Pecan Campus Thermal Plant Engineer: Halff Associates Construction Manager at Risk: D. Wilson Construction Company	Recommended	Certificate of Substantial Completion

Broaddus & Associates, Halff Associates, and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, the project was certified by the architect on December 16, 2016. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the

time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was provided in the packet.

Broaddus & Associates was working with Halff Associates and D. Wilson Construction Company to provide a quote for the installation of the wave material design that was removed during the GMP process. The cost and the proposed use of buy out savings needed for this item would be presented to the Board for approval. This work would be proposed to be done prior to Final Completion.

Recommended Action

Upon a motion by Mrs. Graciela Farias and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the substantial completion of the 2013 Bond Construction Pecan Campus Thermal Plant as presented. The motion carried.

Review and Recommend Action on Lease Agreement with La Joya Independent School District for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center

Approval of the facility lease agreement with La Joya Independent School District for use by South Texas College for instructional was scheduled for the January 31, 2017 Board meeting.

Purpose

Authorization was requested to approve the new facility lease agreement with the La Joya Independent School District to continue providing instructional facilities.

Justification

The lease was needed to accommodate programs with specific needs for the general classrooms, science labs, computer labs, welding lab, continuing education courses and Early College High School courses being offered at the La Joya Jimmy Carter High School facility.

Background

The Board of Trustees previously approved the current facility lease agreement on August 25, 2015 as part of the La Joya Jimmy Carter Early College High School program. Existing furniture and equipment was used since 2010.

The new lease agreement incorporated the new renovation areas for classrooms, science labs, science prep rooms, science storage rooms, computer labs and a new outdoor welding lab. The renovations of the interior spaces and the new welding lab were part of the 2013 Bond Construction La Joya Jimmy Carter Teaching Center project. In addition, new furniture and equipment would be provided for these spaces.

The College's legal counsel worked with College staff and Broaddus & Associates to prepare the lease agreement which was pending final review by La Joya ISD staff.

Staff recommended approval to the lease agreement as noted below.

Facility	Lease Term	Term Requested	Lease Cost
La Joya ISD – Jimmy Carter High School – Classrooms, Science Labs, Science Prep Rooms, Science Storage Rooms, Computer Labs, Welding Lab, Library and Parking Lot	5 years	August 15, 2017 to August 14, 2022	\$1 annually

Funding Source

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

Recommended Action

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the new facility lease agreement with La Joya Independent School District for use of instructional facilities for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center facility for the period, subject to final review by La Joya ISD, as presented. The motion carried.

Review and Recommend Action on Renewal of Facility Lease Agreements

Approval of the facility lease agreements for use by South Texas College for instructional use was scheduled for the January 31, 2017 Board meeting.

Purpose

Authorization was requested to renew the current facility lease agreements with the Pharr-San Juan-Alamo Independent School District to continue providing instructional facilities and with the El Milagro Clinic and City of McAllen to continue providing parking at the Nursing and Allied Health Campus adjacent to the El Milagro Clinic.

Justification

The continuation of these leases was needed to accommodate programs with specific needs for the construction science, law enforcement, and fire science courses being offered and for providing eighty (80) parking spaces at the Nursing and Allied Health Campus.

Background

The Board of Trustees previously approved these facility leases.

At the August 25, 2015 Board meeting, the Board approved the renewal of the lease agreement with the PSJA ISD for use of the CCTA and Ballew High School for instructional use. The South Texas College staff recommended to continue to use this facility.

At the September 23, 2014 Board meeting, the Board approved the lease agreement with the El Milagro Clinic and the City of McAllen to use the parking facility adjacent to the El Milagro Clinic. The South Texas College Nursing and Allied Health staff recommended to continue to use this parking facility.

Staff recommended approval to renew these lease agreements as noted below.

Facility	Renewals in Contract	Renewal Requested	Lease Cost
PSJA ISD – CCTA and Ballew High School – Classrooms, Science Labs, Electronic Lab, Welding Lab and Staff Offices	4 – one year renewals	2nd August 15, 2016 to August 14, 2017	\$1 annually plus prorated cost of security, custodial, and utilities
El Milagro Clinic and City of McAllen	1 - two year renewals	1st October 20, 2016 to October 19, 2018	\$1,250 per year

Funding Source

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

Recommended Action

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the renewal of the current facility lease agreements with Pharr-San Juan-Alamo Independent School District for use of instructional facilities and the El Milagro Clinic and the City of McAllen for the parking facility for the periods as presented. The motion carried.

Review and Discussion of Proposed Gun Free Zones

During the 84th session of the Texas Legislature, Senate Bill 11 provided for the concealed carrying of handguns, by license holders, on college and university campuses, including

South Texas College. The bill was passed into law, and while it took effect for universities on August 1, 2016, SB 11 specifically postponed the effective date for public junior colleges until August 1, 2017.

General Requirements of SB 11:

Concealed Carrying of Handguns on College Campuses

SB 11 explicitly stated that colleges may not prohibit license holders from carrying handguns on campus generally, although specific provisions may be made to prohibit the carrying of handguns by license holders at specific locations, as necessary for campus safety.

Reasonable Rules, Regulations, or Other Provisions Enacted by an Institution

SB 11 established a procedure by which the College was required to consult with students, staff, and faculty regarding the specific safety considerations, at which time the College President is authorized to establish “reasonable rules, regulations, or other provisions regarding the carrying of concealed handguns by license holders...” Under SB 11, the Board has the authority, by 2/3 vote, to amend any rules established by the President.

Publication and Reporting of any Rules, Regulations, or Other Provisions Established

SB 11 further established that any such rules must be distributed to the institutions’ students, faculty, and staff, including publication on the website.

Furthermore, the College is required to regularly report any rules, regulations, or other provisions that it adopts, as well as explanation of the adoption of such rules, to a committee of the Texas Legislature.

South Texas College Campus Carry Action Plan:

Mr. Paul Varville, Chief Administrator for the Department of Public Safety, led the task force that developed and implemented the *South Texas College Campus Carry Action Plan*, to comply with the requirements of SB11.

The Campus Carry Task Force membership roster and their timeline to develop and implement the action plan were included in the packet.

The Task Force identified the following activities toward the implementation of Campus Carry at South Texas College:

Completed Steps

- Development of a campus website to provide information on Campus Carry
- Communication with the college about the website and other resources
- Ongoing Web Survey requesting stakeholder recommendations for gun free zones
- Campus Forums with students, faculty, and staff
 - Forums were advertised to all students, faculty, and staff.
 - Forums were open to all, and held at each campus
 - 163 students and 134 employees participated, district wide:

<u>Campus</u>	<u>Student</u>	<u>Faculty/Staff</u>	<u>Total</u>
Pecan	37	60	97
Nursing & Allied Health	12	26	38
Technology	48	47	95
Mid Valley	32	35	67
Starr County	78	21	99
Total:	207	189	396

- Review of Campus Forum and Survey responses with administrative staff
- Task force review of recommendations gathered at forums
- Presentation of preliminary recommendations at additional campus forums
- Further review of recommended gun free zones with administrative staff
- President's review of Task Force Recommendations

Next Steps

- Board review of President's Recommendations
- Board Action as necessary on Gun Free Zones
- Continued communication with campus stakeholders

As the Task Force moves forward, the website would continue to be updated to give all stakeholders a place for accurate information related to this important process.

Texas Attorney General Opinion Regarding Gun Free Zones:

Texas Attorney General Ken Paxton issued an opinion, KP-0120, regarding the authority of a community college to prohibit the carrying of concealed handguns in classrooms or other areas where minors attend class or are routinely present.

Excerpts of KP-0120 include:

- "A junior or community college may not categorically prohibit concealed handguns from the junior or community college campus."
- "A junior or community college may not adopt a blanket prohibition against concealed handguns in all of its classrooms merely because minors may attend or be present in any or all classrooms."

- “Nothing in S.B. 11 expressly excepts from the concealed carry authorization areas of a campus of an institution of higher education in which minors may congregate.”
- “We cannot conclude the Legislature intended section 46.03 to impose a general prohibition against firearms and other weapons from a location, particularly college campuses, due to the mere presence of minors.”
- “This is especially true given that the Legislature has not prohibited in that section firearms in a number of locations where minors may congregate, such as shopping malls, movie theaters, museums, and music venues.”

“Gun Free Zone” Recommendations as of January 2017:

Currently, the Task Force recommended the following “Gun Free Zones” at South Texas College, pending further discussion and review with the President and the Board. Each recommended zone was supported by the cited statutes as a place at which the concealed carrying of handguns by license holders may be prohibited.

Restricted Gun Free Zone

Legal Basis

- | | |
|--|---|
| 1. Early College High School - Pecan Campus | Texas Penal Code Section 46.03 (1) |
| 2. Sporting Events on Premises – MVC
Wellness CTR | Texas Penal Code Section 46.035 (b) (2) |
| 3. Counseling Offices | Texas Govt. Code Section 411.2031 (d-1) |
| 4. Child Development Center | Texas Govt. Code Section 411.2031 (d-1) |
| 5. Areas with chemicals or pressurized gas | Texas Govt. Code Section 411.2031 (d-1) |
| 6. Testing Center - Pecan Plaza | Texas Govt. Code Section 411.2031 (d-1) |
| 7. Temporary Events | Texas Penal Code Section 46.035 (a-3) |
| A. Hearings, Mediations, Disciplinary
Sessions | Texas Penal Code Section 46.035 (a-3) |
| B. Board Meetings | Texas Penal Code Section 46.035 (c) |
| C. Intramural Fields | Texas Govt. Code Section 411.2031 (d-1) |
| D. Graduation Ceremonies | Texas Govt. Code Section 411.2031 (d-1) |
| E. Polling Locations | Texas Penal Code Section 46.03 (2) |

The legal basis provided for each Gun Free Zone listed was included in the packet for the Committee’s information and review.

Administration was also reviewing existing policies and would propose revisions and/or new policies as necessary to comply with state law and to establish gun free zones.

The Committee discussed the action plan with Mr. Varville, Dr. Shirley A. Reed, President, and legal counsel. They clarified the point that the law authorized the President to adopt and publish any imposed rules. The role of the Board would only be in the case that the Board disagreed with the President's rules, in which case the Board could act within 90 days, and by 2/3rds vote, to revise the published rules.

Dr. Reed agreed with that understanding, and while there was no request for a recommendation at this time, she expressed her intention to work closely with the Trustees to ensure that there was a consensus of support for any published rules prior to their implementation.

The Committee noted that while Board Meetings were included as a temporary event where concealed handguns would be restricted, Board Committee Meetings were not included. Dr. Reed and Mr. Varville agreed to update the list to include Board Committee Meetings.

Legal Counsel suggested that there was still time to wait prior to publishing any new rules, to see what might change during the 85th Texas Legislature and/or any precedent that might be set by other institutions. Dr. Reed agreed, although she advised that the College needed to stay on schedule to be ready for the August 1, 2017 implementation.

The Committee expressed their support and confidence in the Task Force's process and the presentation of information to the Trustees.

No action was requested at this time.

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 5:26 p.m.

I certify that the foregoing are the true and correct minutes of the January 17, 2017 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Update on Status of the 2013 Bond Construction Program and Status of Project and Program Accountability

Broaddus & Associates has provided the enclosed documents on the current status of the 2013 Bond Construction program.

- 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 provided the following accountability reports:

- Program Budget Summary worksheet;
- Construction Budget worksheet;

In addition, the College administration has provided the following documents to reflect the 2013 Bond Construction Program budget shortfalls:

- Non-Bond Commitments and Expenditures worksheet
- Tracking Contingency Log

As of February 9, 2017, the total budget shortfall is estimated to be at \$5,191,116 with the use of buyout savings and design and construction contingency. The increase to the budget shortfall is contributed to a \$63,000 variance in the La Joya Teaching Site GMP and \$809,744 variance in the Regional Center for Public Safety GMPs.

Funding for any shortfall net of buyout savings and use of design and construction contingency will be covered by non-bond funds.

No action is requested.

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

February 14, 2017

**BROADDUS
& ASSOCIATES**



BOARD APPROVAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline – 02/14/17

December '16 January '17 February '17 March '17 April '17

Board Approval					
1	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
2	Accountability Status	Accountability Status	Accountability Status	Accountability Status	Accountability Status
3	Buyout Deductive Change Orders	Buyout Deductive Change Orders	Additional Service Thermal Energy Plant Landscape	Buyout Deductive Change Orders	Buyout Deductive Change Orders
4	Starr County Color Board Approvals	Pharr RCPSE Update & Master Plan Revision	Pecan STEM & SA Color Board Approvals	Library Furniture Approval (2/28)	
5			Pharr RCPSE Site		
6			Pharr RCPSE Civil Additional Service		
			Pharr RCPSE Building GMP Approval		
			Pharr RCPSE Skill Pad Partial GMP		

OPERATIONAL ITEMS

South Texas College 2013 Bond Construction Program Upcoming Timeline

December '16 January '17 February '17 March '17 April '17

Operational					
1	NTP's	NTP's	NTP's	NTP's	NTP's
2	Ongoing Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity	Ongoing Construction Activity
3	Buyout Savings Requests	Concrete Foundation Pours Ongoing	Buyout Savings Requests	Buyout Savings Requests	Buyout Savings Requests
4	Identify Non-Bond Additional Scope/Funds	Issue Resolution	Issue Resolution	Issue Resolution	Issue Resolution
5					
6					
7					
8					
9					
10					

INFORMATION & PRESENTATION ITEMS

South Texas College 2013 Bond Construction Program Upcoming Timeline

December '16 January '17 February '17 March '17 April '17

Informational/Presentations					
1	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update	Bond Program Budget Update
2	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking	Contingency & Buyout tracking
3			Drone Construction Video Update	Drone Construction Video Update	Drone Construction Video Update
4				OCIP Update	
5					
6					
7					
8					
9					
10					

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - February 14, 2017																					
Project Number	PROJECT DESCRIPTION	Project Development				Design Phase				Price Proposals		Construction Phase					Architect/Engineer	Contractor			
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	Design Development	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%			95% Substantial Comp	100%	Final Completion
Pecan Campus																					
	North Academic Building																		PBK Architects	D. Wilson Construction	
	South Academic Building																		BSA Architects	D. Wilson Construction	
	STEM Building																		BSA Architects	D. Wilson Construction	
	Student Activities Building and Cafeteria																		Warren Group Architects	D. Wilson Construction	
	Thermal Plant Expansion																		Half Associates	D. Wilson Construction	
	Parking and Site Improvements																		PCE	D. Wilson Construction	
Mid Valley Campus																					
	Health Professions and Science Building																		ROFA Architects	Skanska USA	
	Workforce Training Center Expansion																		EGV Architects	Skanska USA	
	Library Expansion																		Mala + Garcia Architects	Skanska USA	
	Student Services Building Expansion																		ROFA Architects	Skanska USA	
	Thermal Plant																		DBR Engineering	Skanska USA	
	Parking and Site Improvements																		Half Associates	Skanska USA	
Technology Campus																					
	Southwest Building Renovation																		EGV Architects	ECON Construction	
	Parking and Site Improvements																		Hinojosa Engineering	ECON Construction	
Nursing and Allied Health Campus																					
	Campus Expansion																		ERO Architects	D. Wilson Construction	
	Parking and Site Improvements																		R. Gutierrez Engineers	D. Wilson Construction	
Starr County Campus																					
	Health Professions and Science Building																		Mala + Garcia Architects	D. Wilson Construction	
	Workforce Training Center Expansion																		EGV Architects	D. Wilson Construction	
	Library																		Mala + Garcia Architects	D. Wilson Construction	
	Student Services Building Expansion																		Mala + Garcia Architects	D. Wilson Construction	
	Student Activities Building Expansion																		Mala + Garcia Architects	D. Wilson Construction	
	Thermal Plant																		Sigma HN Engineers	D. Wilson Construction	
	Parking and Site Improvements																		Melden & Hunt Engineering	D. Wilson Construction	
Regional Center for Public Safety Excellence - Pharr																					
	Training Facility																		PBK Architects	TBD	
	Parking and Site Improvements																		Dannenbaum Engineering	TBD	
STC La Joya Teaching Site (Jimmy Carter ECHS)																					
	Training Labs Improvements																		EGV Architects	TBD	

STC 2013 Bond Program - Pecan Campus North Academic Building

Scorecard #23

Status: Submitted

02/06/2017



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& ASSOCIATES**

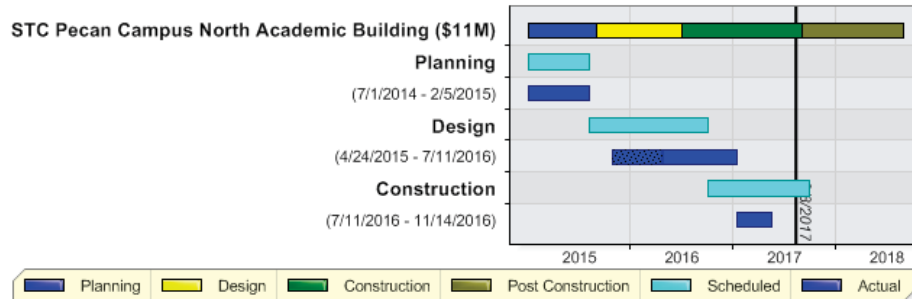
Scope

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

Budget

	Initial Budget
--	----------------

Schedule



Activity

30 Day Look Ahead

- Metal Studs and sheathing exterior working West to East
- Windows start after mock-up approval
- MEP rough-in: AHU delivery, duct testing
- Roofing and moisture barrier

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

- Building Dry-In

Recent Photo



STC 2013 Bond Program - Pecan Campus South Academic Building

Scorecard #22

Status: **Submitted**

02/06/2017



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& ASSOCIATES**

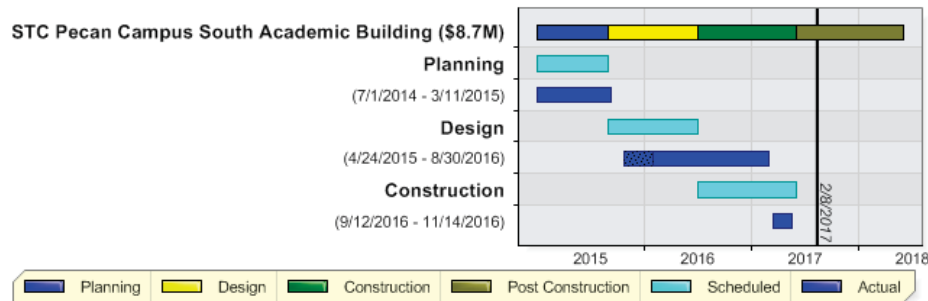
Scope

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

Budget

	Initial Budget
--	-------------------

Schedule



Activity

30 Day Look Ahead

- Structural steel installation
- Concrete at Lvl 2 by end of month
- Continue site utilities adjacent building

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- With Steel starting, look for opportunities to regain lost time

Recent Photo



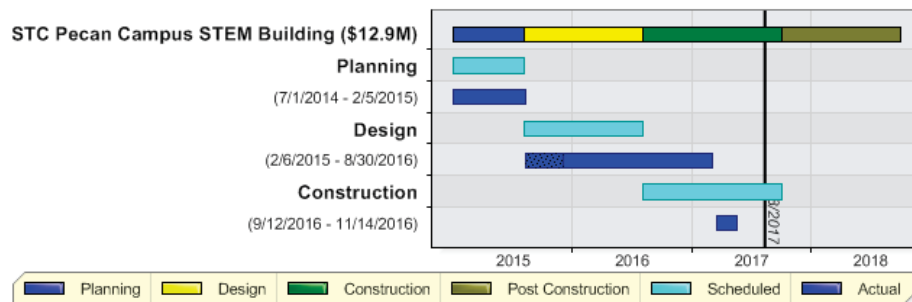
Scope

	In-Phase Program	Current Program
BuAdAg SF	48,879	51,276
Budget	\$8,500,000	\$8,500,000
SD t stAnate		\$9,397,167
DD t stAnate		\$9,703,192
CD 30E t sb		\$0
CD 60E %h P		\$10,417,059

Budget

	In-Phase Budget
--	-----------------

Schedule



McAvey

30 Day Look Ahead

- Structural Steel erection
- Concrete at Lvl 2 end of month
- Continue site utilities adjacent building

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

- With start of steel erection, look for opportunities to regain time

Recent Photos



STC 2013 Bond Program Pecan Campus Cafeteria & Activities Building

Scorecard #22

Status: Submitted

02/06/2017



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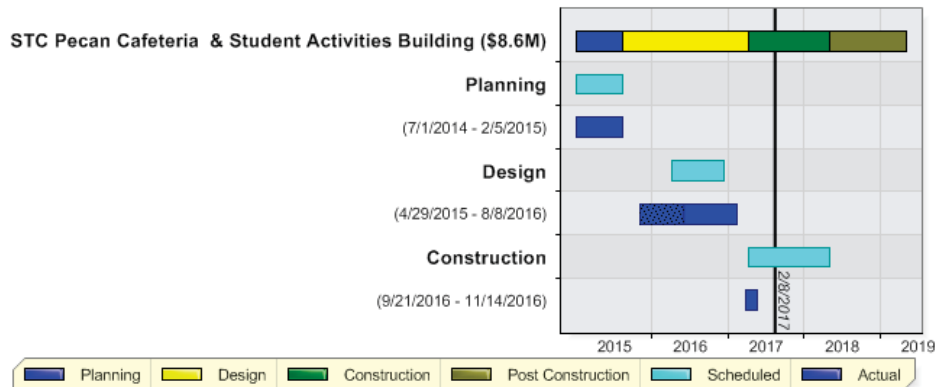
Scope

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

Budget

	Initial Budget
--	----------------

Schedule



Activity

30 Day Look Ahead

- Structural steel continues
- Concrete at Lvl 2
- MEP rough-in; duct testing
- Storm and Sanitary reroute

Key Consultants/Contractors

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

Key Owner Issues or Concerns

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

Recent Photo



STC 2013 Bond Program - Pecan Campus Thermal Plant

Scorecard #20

Status: **Submitted**

01/05/2017



**BROADDUS
& ASSOCIATES**

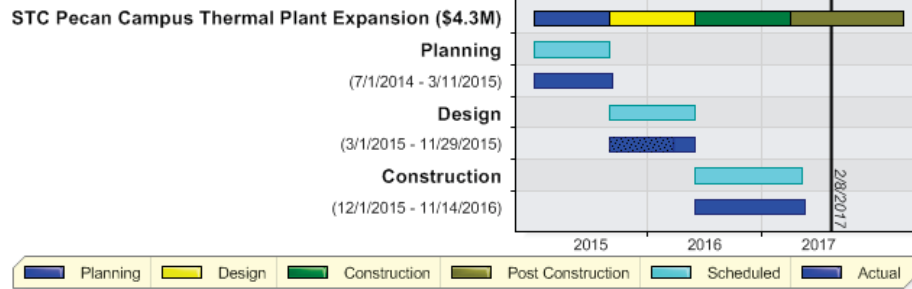
Scope

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

Budget

	Initial Budget
--	----------------

Schedule



Activity

30 Day Look Ahead

- Complete punchlist corrections
- Prepare Final Time and Cost change order
- Complete closeout documentation; testing and trainings complete
- Warranty period underway

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Reintroduce decorative 'Waves' motif to screen wall
- Chiller #4 fire in its' control panel

Recent Photo



STC 2013 Bond Program Pecan Campus Parking & Site Improvements

Scorecard #16

Status: **Submitted**

02/06/2017



**BROADDUS
& ASSOCIATES**

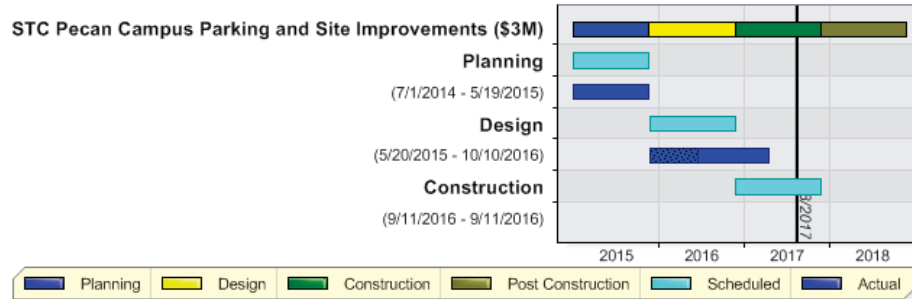
Scope

	Initial Program	Current Program
Budget	\$2,000,000	\$2,000,000
60% CD GMP		\$2,618,800

Budget

	Initial Budget
--	-------------------

Schedule



Activity

30 Day Look Ahead

- Bids evaluation underway; CMR is reconciling their GMP.
- Curb cuts and drive aprons at South part of campus
- Deep utilities around Cafe, STEM and South

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



STC 2013 Bond Program - Nursing and Allied Health Expansion Bldg

Scorecard #23

Status: **Submitted**

02/06/2017



**BROADDUS
& ASSOCIATES**

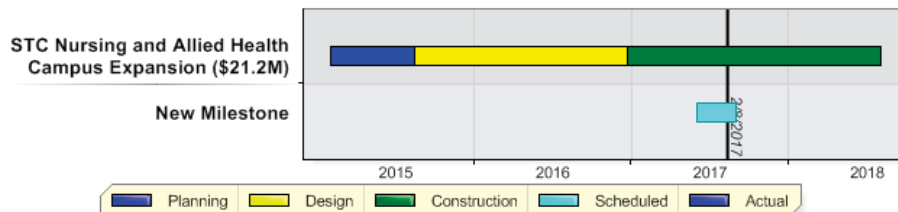
Scope

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

Budget

	Initial Budget
--	----------------

Schedule



Activity

30 Day Look Ahead

- Continue with exterior sheathing
- L2 wall framing
- Install 1st floor HVAC duct
- Rough in wall electrical outlets
- Complete main structural steel

Key Consultants/Contractors

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

Key Owner Issues or Concerns

Kitchen Equipment

Recent Photo



Scope

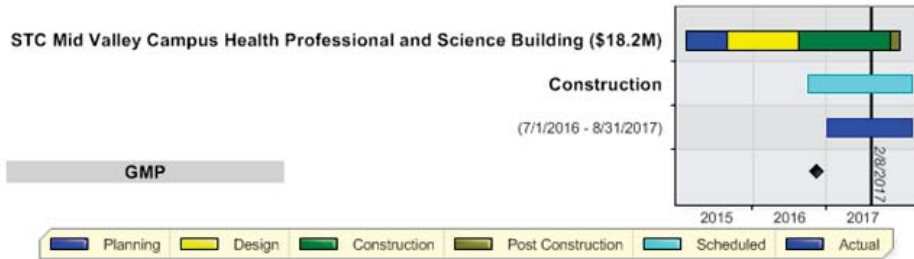
A new multilevel Health Professions and Science Building
to house the following spaces:

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

Budget

	Initial Budget
--	-------------------

Schedule



Activity

30 Day Look Ahead:

- Drilled pier installation is complete.
- Continue utility installations throughout building pad.
- Place concrete in first of four sequenced pours.

Key Consultants/Contractors:

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

Key Owner Issues or Concerns:

- Schedule completion Priority Project

Recent Photo



STC 2013 Bond Program Mid Valley Campus Student Services Addition

Scorecard #21

Status: Submitted

02/06/2017



**BROADDUS
& ASSOCIATES**

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
--	----------------

Schedule

STC Mid Valley Campus Student Services Building Expansion (\$5.1M)

GMP

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



Activity

30 Day Look Ahead:

- Continue interior space demolition.
- Begin interior space OH & UG rough-ins at renovation areas.
- Begin erection of structural steel at building addition.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Schedule & Cost

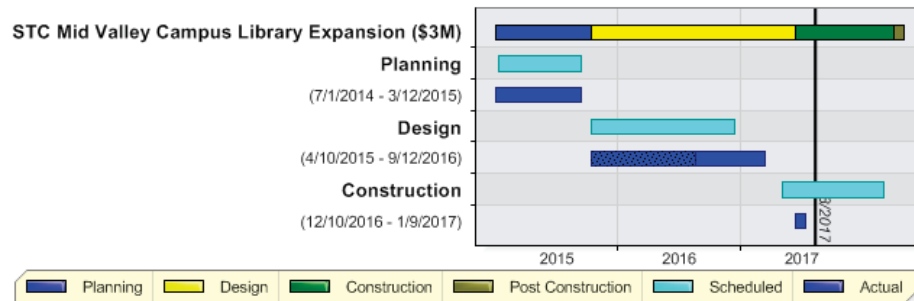
Recent Photo



Scope

10,300 sq ft addition to the Existing Mid Valley Library and a Remodeling of the Existing Library

Schedule



Activity

30 Day Look Ahead

- CMR continues to buy project out.
- Begin earthwork / installation of building pad.
- Permit issuance.

Key Consultants/Contractors

- AE: M+G
- Structural: CLH Engineering
- MEP: Sigma HN
- Civil: Melden & Hunt

Key Owner Issues or Concerns

- Permit issuance

Recent Photo



STC 2013 Bond Program Mid Valley Campus Thermal Plant Expansion

Scorecard #20

Status: **Submitted**

02/06/2017



**BROADDUS
& ASSOCIATES**

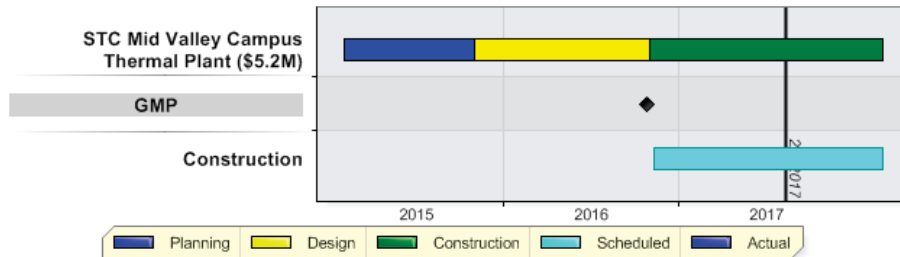
Scope

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
--	----------------

Schedule



Activity

30 Day Look Ahead

- Continue with OH MEP rough-ins within mechanical room.
- Complete installation of UG CHW lines throughout the Campus.
- Set chillers 2-10-17.
- Complete Colling Tower support columns.
- Begin preperation of CHW tie-in to Campus loop over upcoming Spring Break.

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



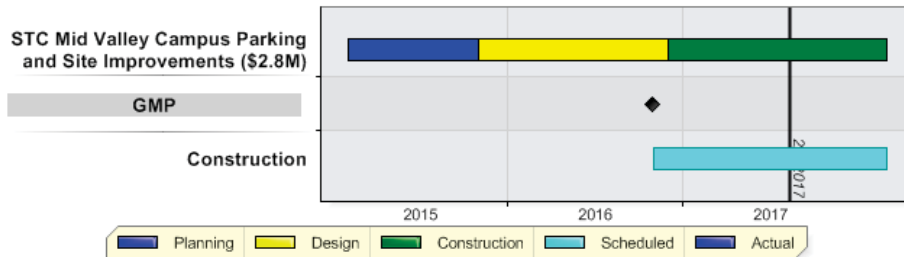
Scope

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
--	-------------------

Schedule



Activity

30 Day Look Ahead

- Complete subgrade lime admixture at parking lot.
- Complete installation and compaction of flex base material at parking lot.
- Complete installation of telecommunications duct bank.
- Prep for telecommunications cut over.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Unforeseen underground concrete slabs

Recent Photo



Scope

Technology Building will include but not limited to:

- Office/Administration Spaces
- Classroom/Computer Labs
- Open Labs
- Shared Spaces
- Shipping & Receiving
- Audio Visual
- IT

for a total ASF of 80,994.

Budget

	Initial Budget
--	----------------

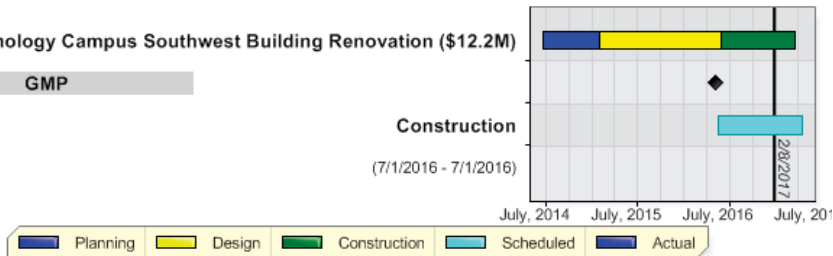
Schedule

STC Technology Campus Southwest Building Renovation (\$12.2M)

GMP

Construction

(7/1/2016 - 7/1/2016)



Activity

30 Day Look Ahead:

- Continue setting of HVAC units at mechanical mezzanine(s).
- Continue in-wall rough-ins within areas A & C.
- Continue over head rough-ins within areas A,B,C & D.
- Continue re-roofing activities.
- Continue structural steel erection at East and South building entries.
- Continue installation of UG utilities from 5' outside the building footprint.

Key Consultants/Contractors

- Architect: EGV Architects, Inc
- Structural: Chanin
- MEP: Trinity
- CMR: ECON Enterprises

Key Owner Issues or Concern

- NO current concerns

Recent Photo



Scope

Civil, Sitework, Landscaping and Surveying for the Renovations to the STC Technology Campus

Budget

	Initial Budget
--	-------------------

Schedule

STC Technology Campus Parking and Site Improvements (\$1.7M)



Activity

30 Day Look Ahead

- Complete installation of flex base material.

Key Consultants/Contractors

- Hinojosa Engineering
- EGV Architects
- ECON Construction

Key Owner Issues or Concerns

- No concerns at this time

Recent Photo



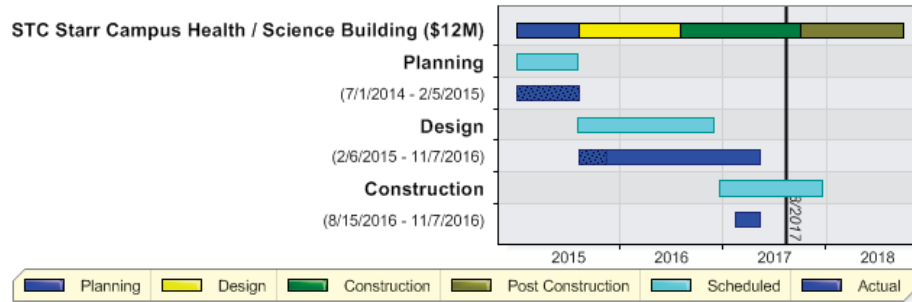
Scope

Health bldg, 2 story, consisting of computer labs, skills labs, OB simulation, chemistry labs, information labs, biology and micro biology labs.

Budget

	Initial Budget
--	---------------------------

Schedule



Activity

30 Day Look Ahead

- Complete 2nd floor decking
- Complete top level steel
- 1st fl. curtainwall panels and shoring

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

- Weather delays

Recent Photo



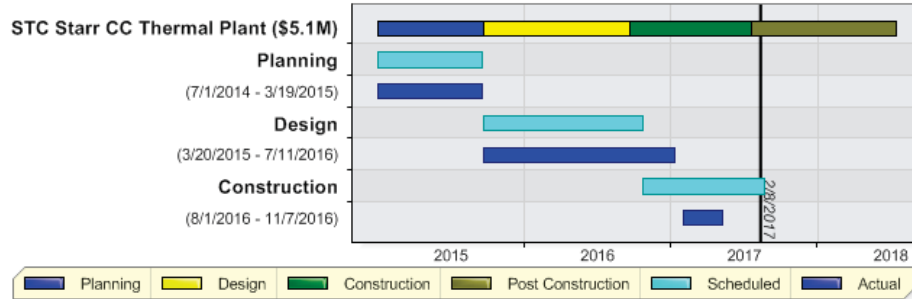
SI oul

To provide Hydronic piping, (chilled water piping) to the new additional buildings, renovations (expansions) of buildings, and to replace piping to existing roof top units

Bcdgl e

	Aiáat Bcdgl e
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SI hl dctl



v l éyieþ

30 Dap Look vhl ad

- Build structure
- Wall rough in electrical
- Pour housekeeping pads

Kl p Constæanes/Coneral eors

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

Kl p Ownl r Ascl s or Conl l rns

- Completion of Hydronic piping installation, (public areas), during winter break
- Dry in for delivery of Chillers.

RI l l nePhoø



SOUTH TEXAS COLLEGE
2013 Bond Construction Program
Program Budget Summary Spreadsheet
2/9/2017 4:00 PM

2013 Bond Program Budget Summary <i>Facilities Committee Meeting of February 14, 2017</i>	Square Feet Cost						Construction Cost					
	Org. Square Feet	Proposed Sq. Feet	Variance in Sq. Ft.	Construction Based on Org. Sq. Ft.	CCL/\$SF	GMP/\$SF	Org. CCL	GMP Total	GMP Variance	Org. Construction Contingency	Current Construction Contingency	Variance in Construction Contingency
Pecan Campus												
North Academic Building	61,267	64,299	3,032	\$ 13,893,664	171	159	\$ 10,500,000	\$ 10,230,122	\$ (269,878)	\$ 150,000	\$ 162,000	\$ 12,000
South Academic Building	40,000	41,694	1,694	\$ 9,196,633	170	160	\$ 6,800,000	\$ 6,800,000	\$ (142,166)	\$ 100,000	\$ 98,355	\$ (1,645)
STEM Building	48,879	50,614	1,735	\$ 11,536,375	174	206	\$ 8,500,000	\$ 8,417,059	\$ 917,059	\$ 125,000	\$ 153,990	\$ 28,990
Multi-purpose space for student support srvs. & activities	33,042	31,219	(1,823)	\$ 8,112,884	173	221	\$ 5,700,000	\$ 5,688,179	\$ 118,179	\$ 85,000	\$ 100,000	\$ 15,000
Thermal Plant Expansion	1,440	3,105	1,665	\$ -	N/A	N/A	\$ 4,300,000	\$ 4,094,000	\$ 206,000	\$ 50,000	\$ 50,000	\$ -
Parking & Site Improvements (GMP Included Atl. #1 & #2)	-	-	-	\$ -	N/A	N/A	\$ 2,000,000	\$ 2,618,800	\$ 618,800	\$ 30,000	\$ 37,500	\$ 7,500
Subtotal	184,628	190,931	6,303	\$ 42,739,556	172	186	\$ 37,800,000	\$ 37,410,054	\$ 3,205,994	\$ 540,000	\$ 601,845	\$ 61,845
Nursing & Allied Health Campus												
Expansion for Nursing & Allied Health	87,222	93,296	6,074	\$ 17,310,640	190	182	\$ 16,600,000	\$ 16,009,860	\$ 409,860	\$ 250,000	\$ 178,900	\$ (71,100)
Thermal Plant Expansion				\$ -	N/A	N/A	\$ -	\$ 230,788	\$ 230,788	\$ -	\$ 3,386	\$ 3,386
Parking & Site Improvements				\$ -	N/A	N/A	\$ 16,000	\$ 2,205,963	\$ 1,105,963	\$ 16,000	\$ 34,207	\$ 18,207
Subtotal	87,222	93,296	6,074	\$ 17,310,640	190	182	\$ 17,700,000	\$ 19,446,611	\$ 1,746,611	\$ 266,000	\$ 216,493	\$ (49,507)
Technology Campus												
Expansion for Technical & Workforce training programs	72,000	72,000	-	\$ 12,190,819	167	129	\$ 12,000,000	\$ 9,297,546	\$ (2,702,454)	\$ 175,000	\$ 147,215	\$ (27,785)
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	-	-	-	\$ -	N/A	N/A	\$ 10,000	\$ 1,563,574	\$ 913,574	\$ 10,000	\$ 10,356	\$ 356
Subtotal	72,000	72,000	-	\$ 12,190,819	167	129	\$ 12,000,000	\$ 10,861,120	\$ (1,788,880)	\$ 185,000	\$ 157,571	\$ (27,429)
Mid Valley Campus												
Professional & Science Bldg.	76,069	78,649	2,580	\$ 18,827,059	177	184	\$ 13,500,000	\$ 14,453,388	\$ 953,388	\$ 200,000	\$ 193,887	\$ (6,113)
Expansion for Technical & Workforce training programs	10,000	11,810	1,810	\$ 2,308,064		148	\$ 1,750,000	\$ 1,750,000	\$ -	\$ (1,750,000)	\$ -	\$ 1,750,000
Library Expansion	10,369	10,814	445	\$ 2,393,231	169	228	\$ 1,750,000	\$ 2,462,776	\$ 712,776	\$ 25,000	\$ 34,723	\$ 9,723
Student Services Bldg. Expansion	14,269	17,929	3,660	\$ 2,293,376	175		\$ 2,500,000	\$ 3,850,923	\$ 1,350,923	\$ 37,000	\$ 51,093	\$ 14,093
Thermal Plant Expansion	4,000	3,088	(912)	\$ -	N/A	N/A	\$ 3,800,000	\$ 3,896,698	\$ 96,698	\$ 52,602	\$ 61,547	\$ 8,945
Parking & Site Improvements	-	-	-	\$ -	N/A	N/A	\$ 2,000,000	\$ 2,369,777	\$ 369,777	\$ 29,032	\$ 31,731	\$ 2,699
Subtotal	114,707	122,290	7,583	\$ 22,173,064	174	194	\$ 25,300,000	\$ 28,783,562	\$ 3,483,562	\$ (1,406,366)	\$ 372,981	\$ 1,779,347
Starr County Campus												
Health Professionals & Science Ctr. And STEM programs	48,690	51,789	3,099	\$ 12,397,700	175	184	\$ 8,500,000	\$ 9,521,000	\$ 1,021,000	\$ 125,000	\$ 143,000	\$ 18,000
Expand technical workforce training facilities	9,302	16,869	7,567	\$ 16,521,000	172	95	\$ 1,600,000	\$ 1,600,000	\$ -	\$ 25,000	\$ -	\$ (25,000)
Library and renovate existing space for Culteral Arts Center	16,516	18,381	1,865	\$ 3,373,085	170	201	\$ 2,800,000	\$ 3,700,000	\$ 900,000	\$ 42,000	\$ 55,500	\$ 13,500
Expansion of student services, advising, admissions, and financial services	5,000	5,310	310	\$ 1,292,098	170	249	\$ 850,000	\$ 1,320,000	\$ 470,000	\$ 13,000	\$ 19,500	\$ 6,500
Expansion of student activities building	4,923	4,670	(253)	\$ 1,270,999	173	292	\$ 850,000	\$ 1,365,000	\$ 515,000	\$ 13,000	\$ 21,000	\$ 8,000
Thermal Plant Expansion	4,000	4,267	267	\$ -	N/A	N/A	\$ 3,800,000	\$ 3,911,000	\$ 111,000	\$ 55,000	\$ 58,000	\$ 3,000
Parking & Site Improvements (GMP 1 - 119,800)	-	-	-	\$ -	N/A	N/A	\$ 1,226,820	\$ 3,496,950	\$ 2,270,130	\$ 15,000	\$ 54,254	\$ 39,254
Subtotal	88,431	101,286	12,855	\$ 20,491,528	172	204	\$ 19,626,820	\$ 24,913,950	\$ 5,287,130	\$ 288,000	\$ 351,254	\$ 63,254
Regional Center for Public Safety Excellence - Pharr												
New Regional Center for Publish Safety	16,000	16,120	120	\$ 3,169,435	175	171	\$ 2,800,000	\$ 3,609,744	\$ 809,744	\$ 57,000	\$ -	\$ (57,000)
Parking & Site Improvements	-	-	-	\$ -	N/A	N/A	\$ 200,000	\$ 700,000	\$ 500,000	\$ 18,000	\$ -	\$ (18,000)
Subtotal	16,000	21,120	5,120	\$ 3,169,435	175	171	\$ 3,000,000	\$ 4,309,744	\$ 1,309,744	\$ 75,000	\$ -	\$ (75,000)
STC La Joja Teaching Site (Jimmy Carter ECHS)												
Develop STEM labs and entry level workforce training programs	11,000	11,000	-	\$ 1,100,000	100	106	\$ 1,100,000	\$ 1,163,000	\$ 63,000	\$ 16,000	\$ -	\$ (16,000)
Subtotal	11,000	11,000	-	\$ 1,100,000	100	106	\$ 1,100,000	\$ 1,163,000	\$ 63,000	\$ 16,000	\$ -	\$ (16,000)
Total	573,988	611,923	37,935	\$ 123,823,708	175	178	\$ 117,176,820	\$ 130,483,981	\$ 13,307,161	\$ (36,366)	\$ 1,700,144	\$ 1,736,510

Broaddus & Associates failed to provide information on a timely manner

SOUTH TEXAS COLLEGE
2013 Bond Construction Program
Program Budget Summary Spreadsheet
2/9/2017 4:00 PM

2013 Bond Program Budget Summary		Part II - Construction Phase Srvs. - GMP Inclusions				Part I Construction Services	Owner Procured		GMP + Fees + Chillers + OCIP	Professional Service			
Facilities Committee Meeting of February 14, 2017		Fixed Equipment	IT Ductbank	GMP Target	Current Est. or GMP (red)	Variance or Delta	Fees	Chillers	OCIP	SUBTOTAL	Design	Furniture Consultant	CPM
Pecan Campus													
North Academice Building				\$ 10,500,000	\$ 10,230,122	\$ 269,878	\$ 16,427		\$ 120,570	\$ 10,367,119	\$ 600,000	\$ 21,274	\$ 371,010
South Academic Building				\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638		\$ 78,116	\$ 6,746,588	\$ 400,000	\$ 13,890	\$ 236,318
STEM Building				\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298		\$ 97,645	\$ 10,528,002	\$ 550,000	\$ 16,973	\$ 327,523
Multi-purpose space for student support srvs. & activities		\$ 585,000		\$ 6,285,000	\$ 6,888,179	\$ (603,179)	\$ 9,421		\$ 72,116	\$ 6,969,786	\$ 400,000	\$ 11,473	\$ 220,666
Thermal Plant Expansion				\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440	\$ 47,480	\$ 4,801,745	\$ 350,000	\$ 500	\$ 138,526
Parking & Site Improvements (GMP Included Atl. #1 & #2)			\$ 122,925	\$ 2,122,925	\$ 2,618,800	\$ (495,875)	\$ 2,021		\$ 24,374	\$ 2,646,495	\$ 200,000	\$ -	\$ 62,245
Subtotal		\$ 585,000	\$ 122,925	\$ 38,507,925	\$ 41,005,994	\$ (2,498,069)	\$ 60,921	\$ 553,440	\$ 440,301	\$ 42,059,735	\$ 2,500,000	\$ 64,110	\$ 1,356,288
Nursing & Allied Health Campus													
Expansion for Nursing & Allied Health		\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ (34,860)	\$ 2,584		\$ 195,006	\$ 17,230,450	\$ 1,000,000	\$ 48,380	\$ 566,022
Thermal Plant Expansion				\$ 181,470	\$ 230,788	\$ (49,318)	\$ 274	\$ 378,170	\$ 2,054	\$ 611,286	\$ 50,000	\$ -	\$ 900
Parking & Site Improvements			\$ 321,915	\$ 1,421,915	\$ 2,205,963	\$ (784,048)			\$ 16,279	\$ 2,224,384	\$ 120,000	\$ -	\$ 36,194
Subtotal		\$ 375,000	\$ 321,915	\$ 18,578,385	\$ 19,446,611	\$ (868,226)	\$ 28,000	\$ 378,170	\$ 213,339	\$ 20,066,120	\$ 1,170,000	\$ 48,380	\$ 603,116
Technology Campus													
Expansion for Technical & Workforce training programs				\$ 12,000,000	\$ 9,297,546	\$ 2,702,454	\$ 14,115		\$ 137,835	\$ 9,449,496	\$ 850,000	\$ 18,300	\$ 374,227
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)			\$ 102,575	\$ 752,575	\$ 1,563,574	\$ (810,999)	\$ 885		\$ 8,633	\$ 1,573,092	\$ 75,000	\$ -	\$ 19,959
Subtotal		\$ -	\$ 102,575	\$ 12,752,575	\$ 10,861,120	\$ 1,891,455	\$ 15,000	\$ -	\$ 146,468	\$ 11,022,588	\$ 925,000	\$ 18,300	\$ 394,186
Mid Valley Campus													
Professional & Science Bldg.				\$ 13,500,000	\$ 14,453,388	\$ (953,388)	\$ 28,377		\$ 155,099	\$ 14,636,864	\$ 800,000	\$ 26,858	\$ 449,002
Expansion for Technical & Workforce training programs				\$ 1,750,000	\$ 1,750,000	\$ -	\$ 3,679		\$ 20,095	\$ 1,773,774	\$ 125,000	\$ 3,531	\$ 61,324
Library Expansion			\$ -	\$ 1,750,000	\$ 2,461,776	\$ (712,776)	\$ 3,679		\$ 20,095	\$ 2,486,550	\$ 150,000	\$ 3,661	\$ 62,092
Student Services Bldg. Expansion		\$ 325,000		\$ 2,825,000	\$ 3,102,223	\$ (277,223)	\$ 5,939		\$ 32,401	\$ 3,889,263	\$ 750,000	\$ 5,038	\$ 99,843
Thermal Plant Expansion				\$ 3,800,000	\$ 3,896,698	\$ (96,698)	\$ 8,054	\$ 714,200	\$ 42,877	\$ 4,661,829	\$ 275,000	\$ 1,412	\$ 110,605
Parking & Site Improvements			\$ 492,063	\$ 2,492,063	\$ 2,869,777	\$ (377,714)	\$ 5,272		\$ 33,638	\$ 2,408,687	\$ 247,915	\$ -	\$ 61,397
Subtotal		\$ 325,000	\$ 492,063	\$ 26,117,063	\$ 28,715,562	\$ (2,666,499)	\$ 55,000	\$ 714,200	\$ 304,205	\$ 29,856,967	\$ 2,347,915	\$ 40,500	\$ 844,263
Starr County Campus													
Health Professionals & Science Ctr. And STEM programs				\$ 8,500,000	\$ 9,521,000	\$ (1,021,000)	\$ 25,985		\$ 94,645	\$ 9,641,630	\$ 550,000	\$ 31,935	\$ 294,243
Expand technical workforce training facilities				\$ 1,600,000	\$ 1,600,000	\$ -	\$ 4,891		\$ 18,397	\$ 1,623,288	\$ 110,000	\$ 6,101	\$ 53,961
Library and renovate existing space for Culteral Arts Center				\$ 2,800,000	\$ 3,700,000	\$ (900,000)	\$ 8,560		\$ 32,175	\$ 3,740,735	\$ 200,000	\$ 10,832	\$ 92,988
Expansion of student services, advising, admissions, and financial services				\$ 850,000	\$ 1,320,000	\$ (470,000)	\$ 2,598		\$ 9,770	\$ 1,332,368	\$ 75,000	\$ 3,279	\$ 30,473
Expansion of student activities building				\$ 1,350,000	\$ 1,365,000	\$ (15,000)	\$ 2,598		\$ 9,770	\$ 1,377,368	\$ 75,000	\$ 3,229	\$ 30,935
Thermal Plant Expansion				\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901	\$ 43,643	\$ 4,530,161	\$ 300,000	\$ 2,624	\$ 109,321
Parking & Site Improvements (GMP 1 - 119,800)			\$ 226,820	\$ 226,820	\$ 3,496,950	\$ (2,270,130)	\$ 3,751		\$ 14,059	\$ 3,514,760	\$ 100,000	\$ -	\$ 30,888
Subtotal		\$ -	\$ 226,820	\$ 19,715,820	\$ 24,913,950	\$ (5,287,130)	\$ 60,000	\$ 563,901	\$ 222,459	\$ 25,760,310	\$ 1,410,000	\$ 58,000	\$ 642,809
Regional Center for Public Safety Excellence - Pharr													
New Regional Center for Publish Safety				\$ 2,800,000	\$ 3,609,744	\$ (809,744)	\$ -		\$ 32,344	\$ 3,642,088	\$ 200,000	\$ 4,800	\$ 99,344
Parking & Site Improvements				\$ 200,000	\$ 700,000	\$ (500,000)	\$ -		\$ 2,185	\$ 702,185	\$ 50,000	\$ -	\$ -
Subtotal		\$ -	\$ -	\$ 3,000,000	\$ 4,309,744	\$ (1,309,744)	\$ -	\$ -	\$ 34,529	\$ 4,344,273	\$ 250,000	\$ 4,800	\$ 99,344
STC La Joja Teaching Site (Jimmy Carter ECHS)													
Develop STEM labs and entry level workforce training programs				\$ 1,100,000	\$ 1,163,000	\$ (63,000)	\$ -		\$ 10,370	\$ 1,173,370	\$ 100,000	\$ 3,000	\$ 35,894
Subtotal		\$ -	\$ -	\$ 1,100,000	\$ 1,163,000	\$ (63,000)	\$ -	\$ -	\$ 10,370	\$ 1,173,370	\$ 100,000	\$ 3,000	\$ 35,894
Total		\$ 1,285,000	\$ 1,266,298	\$ 119,682,768	\$ 130,483,981	\$ (10,801,213)	\$ 218,000	\$ 2,209,711	\$ 1,371,671	\$ 134,283,363	\$ 8,702,915	\$ 237,090	\$ 3,975,900

Broaddus & Associates failed to provide information on a timely manner

SOUTH TEXAS COLLEGE
2013 Bond Construction Program
Program Budget Summary Spreadsheet
2/9/2017 4:00 PM

2013 Bond Program Budget Summary		Furniture	Technology	Misc. Cost (1.5 % of CCL)	SUBTOTAL	Explanation for Additional Costs	Total Project Cost Summary			
<i>Facilities Committee Meeting of February 14, 2017</i>	Additional Serv.						TOTAL Projected Costs to date	Bond Total Cost	Variance [Total Projected Costs to Bond Total Cost]	Explanation for project over/under budget
Pecan Campus										
North Academic Building	\$ 86,698	\$ 675,000	\$ 1,024,009	\$ 164,265	\$ 13,309,375		\$ 13,309,375	\$ 14,843,110	\$ 1,533,735	
South Academic Building	\$ 54,586	\$ 450,000	\$ 732,589	\$ 110,638	\$ 8,744,609		\$ 8,744,609	\$ 9,454,426	\$ 709,817	
STEM Building	\$ 75,653	\$ 550,000	\$ 681,873	\$ 145,548	\$ 12,875,572		\$ 12,875,572	\$ 13,103,319	\$ 227,747	
Multi-purpose space for student support srvs. & activities	\$ 50,971	\$ 500,000	\$ 311,901	\$ 94,548	\$ 8,559,345		\$ 8,559,345	\$ 8,828,254	\$ 268,909	
Thermal Plant Expansion	\$ 30,998	\$ -	\$ 55,282	\$ 62,910	\$ 5,439,961		\$ 5,439,961	\$ 5,542,049	\$ 102,088	
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 14,378	\$ -	\$ -	\$ 30,366	\$ 2,953,484		\$ 2,953,484	\$ 2,490,261	\$ (463,223)	
Subtotal	\$ 313,284	\$ 2,175,000	\$ 2,805,654	\$ 608,275	\$ 51,882,346		\$ 51,882,346	\$ 54,261,419	\$ 2,379,073	
Nursing & Allied Health Campus										
Expansion for Nursing & Allied Health	\$ 130,743	\$ 820,000	\$ 1,192,881	\$ 250,875	\$ 21,239,351		\$ 21,239,351	\$ 21,773,439	\$ 534,088	
Thermal Plant Expansion	\$ -	\$ -	\$ -	\$ 2,722	\$ 664,908		\$ 664,908	\$ 601,877	\$ (63,031)	
Parking & Site Improvements	\$ 8,360	\$ -	\$ -	\$ 12,616	\$ 2,401,554		\$ 2,401,554	\$ 1,717,717	\$ (683,837)	
Subtotal	\$ 139,103	\$ 820,000	\$ 1,192,881	\$ 266,213	\$ 24,305,813		\$ 24,305,813	\$ 24,093,033	\$ (212,780)	
Technology Campus										
Expansion for Technical & Workforce training programs	\$ 84,197	\$ 600,000	\$ 668,249	\$ 156,193	\$ 12,200,662		\$ 12,200,662	\$ 14,864,990	\$ 2,664,328	
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 6,855	\$ -	\$ -	\$ 27,915	\$ 1,702,821		\$ 1,702,821	\$ 905,324	\$ (797,497)	Includes a pratial buy-out savings on Parking & Site
Subtotal	\$ 91,052	\$ 600,000	\$ 668,249	\$ 184,108	\$ 13,903,483		\$ 13,903,483	\$ 15,770,314	\$ 1,866,831	
Mid Valley Campus										
Professional & Science Bldg.	\$ 128,285	\$ 900,000	\$ 992,248	\$ 217,513	\$ 18,150,770		\$ 18,150,770	\$ 17,277,682	\$ (873,088)	
Expansion for Technical & Workforce training programs	\$ 11,096	\$ 100,000	\$ 149,818	\$ 44,955	\$ 2,269,499		\$ 2,269,499	\$ 2,257,363	\$ (12,136)	Approved by Board- Project on Hold 11.22.16
Library Expansion	\$ 10,867	\$ 150,000	\$ 107,559	\$ 35,455	\$ 3,006,195		\$ 3,006,195	\$ 2,288,968	\$ (717,227)	
Student Services Bldg. Expansion	\$ 16,376	\$ 150,000	\$ 157,165	\$ 52,000	\$ 5,120,574	\$347,758 Admissions	\$ 5,120,574	\$ 4,114,228	\$ (1,006,346)	Recommended 7/6/16 Facilities Committee
Thermal Plant Expansion	\$ 28,207	\$ -	\$ 58,748	\$ 56,811	\$ 5,192,611		\$ 5,192,611	\$ 5,042,398	\$ (150,213)	
Parking & Site Improvements	\$ 14,182	\$ -	\$ -	\$ 29,806	\$ 2,761,987		\$ 2,761,987	\$ 2,796,035	\$ 34,048	
Subtotal	\$ 209,013	\$ 1,300,000	\$ 1,465,538	\$ 435,740	\$ 36,501,636		\$ 36,501,636	\$ 33,776,674	\$ (2,724,962)	
Starr County Campus										
Health Professionals & Science Ctr. And STEM programs	\$ 69,998	\$ 600,000	\$ 667,262	\$ 156,615	\$ 11,990,683		\$ 11,990,683	\$ 11,267,182	\$ (723,501)	
Expand technical workforce training facilities	\$ 11,841	\$ 100,000	\$ 78,055	\$ 48,000	\$ 2,029,652	\$750,000 Workforce	\$ 2,029,652	\$ 2,051,983	\$ 22,331	Approved by Board- Project on Hold 11.22.16
Library and renovate existing space for Culteral Arts Center	\$ 19,493	\$ 250,000	\$ 269,808	\$ 51,105	\$ 4,634,531		\$ 4,634,531	\$ 3,732,378	\$ (902,153)	
Expansion of student services, advising, admissions, and financial services	\$ 5,975	\$ 60,000	\$ 101,122	\$ 17,976	\$ 1,626,443		\$ 1,626,443	\$ 1,162,522	\$ (463,921)	
Expansion of student activities building	\$ 5,831	\$ 60,000	\$ 96,400	\$ 17,516	\$ 1,676,310		\$ 1,676,310	\$ 1,166,402	\$ (509,908)	
Thermal Plant Expansion	\$ 28,207	\$ -	\$ 44,342	\$ 58,665	\$ 5,073,320		\$ 5,073,320	\$ 4,938,772	\$ (134,548)	
Parking & Site Improvements (GMP 1 - 119,800)	\$ 7,135	\$ -	\$ -	\$ 18,558	\$ 3,671,341		\$ 3,671,341	\$ 1,397,789	\$ (2,273,552)	Total Includes Alternates 1-3 Only
Subtotal	\$ 148,480	\$ 1,070,000	\$ 1,226,936	\$ 345,845	\$ 30,702,280		\$ 30,702,280	\$ 25,717,028	\$ (4,985,252)	
Regional Center for Public Safety Excellence - Pharr										
New Regional Center for Publish Safety	\$ 22,947	\$ 150,000	\$ 371,977	\$ 42,000	\$ 4,533,156		\$ 4,533,156	\$ 3,655,134	\$ (878,022)	
Parking & Site Improvements	\$ -	\$ -	\$ -	\$ 3,000	\$ 755,185		\$ 755,185	\$ 319,337	\$ (435,848)	
Subtotal	\$ 22,947	\$ 150,000	\$ 371,977	\$ 45,000	\$ 5,288,341		\$ 5,288,341	\$ 3,974,471	\$ (1,313,870)	
STC La Joja Teaching Site (Jimmy Carter ECHS)										
Develop STEM labs and entry level workforce training programs	\$ 8,292	\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,636,156		\$ 1,636,156	\$ 1,436,000	\$ (200,156)	
Subtotal	\$ 8,292	\$ 50,000	\$ 249,100	\$ 16,500	\$ 1,636,156		\$ 1,636,156	\$ 1,436,000	\$ (200,156)	
Total	\$ 932,171	\$ 6,165,000	\$ 8,020,235	\$ 1,903,381	\$ 164,220,055		\$ 164,220,055	\$ 159,028,939	\$ (5,191,116)	Added \$384,219 to Misc. Expense (7/1/16)

Broaddus & Associates failed to provide information on a timely manner

COLOR CODES LEGEND
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
Facilities Committee Meeting of February 14, 2017



2013 BOND PROJECTS MANAGED BY BROADDUS																	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	Expenditures Authorized by Broadus & Associates	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	Total Balance of Actual Design & Construction Contingency and Buy-Out Savings	Change orders																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Program Construction Budget Summary Spreadsheet																	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Pecan Campus (PBK/Wilson)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
1	North Academic																\$	10,500,000			\$	10,500,000	\$	10,951,000	\$	(720,878)	\$	10,230,122	\$	269,878	\$	102,301	\$	104,000	\$	-	\$	104,000		\$	150,000	\$	162,000	\$	-	\$	162,000		\$	306,904	\$	(720,878)	7%	\$	-	\$	986,878	C.O. #1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
2	South Academic																\$	6,800,000			\$	6,800,000	\$	6,657,834	\$	-	\$	6,657,834	\$	142,166	\$	66,578	\$	66,500	\$	-	\$	66,500		\$	100,000	\$	98,355	\$	-	\$	98,355		\$	199,735	\$	-	0%	\$	-	\$	164,855																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
3	STEM Building																\$	8,500,000			\$	8,500,000	\$	10,417,059	\$	-	\$	10,417,059	\$	(1,917,059)	\$	104,171	\$	104,000	\$	-	\$	104,000		\$	100,000	\$	93,990	\$	-	\$	153,990		\$	312,512	\$	-	0%	\$	-	\$	257,990																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
4	Student Activities & Cafeteria																\$	5,700,000	\$	585,000		\$	6,285,000	\$	6,888,179	\$	-	\$	6,888,179	\$	(603,179)	\$	68,882	\$	70,000	\$	-	\$	70,000		\$	85,000	\$	100,000	\$	-	\$	100,000		\$	206,645	\$	-	0%	\$	-	\$	170,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
5	Thermal Plant Expansion																\$	4,300,000			\$	4,300,000	\$	4,194,000	\$	-	\$	4,194,000	\$	106,000	\$	41,940	\$	110,000	\$	(66,695)	\$	41,940	\$	110,000	\$	(42,081)	\$	7,919	\$	367	co 2	\$	125,820	\$	-	0%	\$	-	\$	51,224																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
6	Parking and Site Improvements																\$	2,000,000		\$	122,925	\$	2,122,925	\$	2,618,800	\$	-	\$	2,618,800	\$	(495,875)	\$	21,473	\$	25,000	\$	-	\$	25,000		\$	30,000	\$	37,000	\$	-	\$	37,500	\$	-	0%	\$	-	\$	62,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Pecan Campus Subtotal																	\$	37,800,000	\$	585,000	\$	122,925	\$	38,507,925	\$	41,726,872	\$	(720,878)	\$	41,005,994	\$	(2,498,069)	\$	405,345	\$	479,500	\$	(66,695)	\$	412,805		\$	540,000	\$	601,355	\$	(42,081)	\$	559,764	\$	367		\$	1,216,036	\$	(720,878)		\$	-	\$	1,693,447																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

**South Texas College
Non-Bond Commitments and Expenditures
As of February 14, 2017**

I. Non Bond Commitments				
Project Name - Item Description	Approved Board Dates	Board Approved Expenditures	Not Board Approved Projected Expenditures	Actual GMP/Projected Expenditures
Nursing & Allied Health Campus				
Nursing & Allied Health Campus Thermal Plant				
1 Thermal Plant - Design	10/27/2015	\$ 112,200	\$ -	\$ 112,200
2 Thermal Plant - Construction	11/22/2016	2,867,847	-	2,867,847
3 Thermal Plant - Miscellaneous	10/27/2015	26,000		26,000
4 Thermal Plant - FFE and Technology			60,000	60,000
Nursing & Allied Health Campus Thermal Plant Parking and Site Improvements				
5 Thermal Plant Parking and Site Improvement - Design	10/27/2015	12,000	-	12,000
6 Thermal Plant Parking and Site Improvement - Construction	11/22/2016	229,010	-	229,010
7 Thermal Plant Parking and Site Improvement - Miscellaneous	10/27/2015	5,000	-	5,000
NAH Campus Subtotal		\$ 3,252,057	\$ 60,000	\$ 3,312,057
Mid Valley Campus				
Mid Valley Campus Library Retrofit				
8 Library Retrofit - Design	10/27/2015	\$ 138,213		\$ 138,213
9 Library Retrofit - Construction	11/22/2016	1,123,682		1,123,682
10 Library Retrofit - Miscellaneous	10/27/2015	6,000		6,000
11 Library Retrofit - FFE and Technology			520,000	520,000
Mid Valley Campus Workforce Restroom Retrofit				
12 Workforce Restroom Retrofit		-	100,000	100,000
Mid Valley Campus Subtotal		\$ 1,267,895	\$ 620,000	\$ 1,887,895
Starr County Campus				
13 Workforce Restroom Retrofit		\$ -	\$ 180,000	\$ 180,000
Starr County Campus Subtotal		\$ -	\$ 180,000	\$ 180,000
Regional Center for Public Safety Excellence				
14 Parking and Site Improvements - Design	1/26/2016	\$ 85,000		\$ 85,000
15 Parking and Site Improvements - Construction and Miscellaneous			\$ 915,000	\$ 915,000
Regional Center for Public Safety Excellence Subtotal		\$ 85,000	\$ 915,000	\$ 1,000,000
Total Non-Bond Expenditures		\$ 4,604,952	\$ 1,775,000	\$ 6,379,952

II. Bond Program Budget Deficits - Board Approved - as of January 31, 2017				
(Includes deficits realized after January 31, 2017 of Program Contingency Amount)				
Project Name - Item Description	Approved Board Dates	Bond Program Deficits (Savings)		Total Bond & Non Bond
		Bond Budget	Non-Bond Budget	
1 Mid Valley Campus Thermal Plant Alternate 1 & 2	4/26/2016	\$ -	\$ 718,947	\$ 718,947
2 Starr County Campus Thermal Plant Alternate	6/28/2016	-	788,305	788,305
3 Pecan Parking and Site Improvements Contingency Variance	9/27/2016	171,819	-	171,819
4 NAH Campus Parking and Site Improvements GMP Variance	10/27/2016	784,048	-	784,048
5 Starr County Campus Library Expansion GMP Variance	10/27/2016	900,000	-	900,000
6 NAH Campus Thermal Plant GMP Variance	11/22/2016	230,788	-	230,788
7 Starr County Campus Student Services GMP Variance	11/22/2016	470,000	-	470,000
8 Starr County Campus Student Activities GMP Variance	11/22/2016	515,000	-	515,000
9 Mid Valley Campus Library Expansion GMP Variance	11/22/2016	712,776	-	712,776
10 Tech Campus Southwest Renovation Building Destructive Change Order	11/22/2016	(1,115,311)	-	(1,115,311)
11 Starr County Campus Parking and Site Improvements GMP Variance w/ Alternates	11/22/2016	2,270,130	-	2,270,130
12 Pecan Campus North Academic Building Buyout Savings	12/13/2016	(720,878)	-	(720,878)
13 Tech Campus Parking & Site Improvements Buyout Savings	12/13/2016	(400,000)	-	(400,000)
Total Non Bond Funds Required to Cover Bond Budget Deficits		\$ 3,818,372	\$ 1,507,252	\$ 5,325,624

III. Bond Program Budget Deficits - Not Board Approved - as of February 14, 2017				
Project Name - Item Description	Proposed Board Dates	Proposed Bond Budget Deficits (Savings)	Proposed Non-Bond Budget Deficits (Savings)	Total Proposed Bond & Non Bond Deficits
1 Regional Center for Public Safety Excellence Training Facility GMP Variance	2/28/2017	809,744	-	809,744
2 La Joya Center Teaching Site GMP Variance	2/28/2017	63,000	-	63,000
Total Non Bond Funds Required to Cover Bond Budget Deficits		\$ 872,744	\$ -	\$ 872,744

Total Non Bond Expenditures (I, II, and III)	\$ 4,691,116	\$ 7,887,204	\$ 12,578,320
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IV. Additional Projected Deficits CCL/GMP			
Item Description	Proposed Bond Budget Deficits	Non-Bond Budget Deficits	Total Deficits
Additional Projected Deficits CCL/GMP - per Broaddus and Associates	\$ 500,000	\$ -	\$ 500,000

Grand Total Non Bond Expenditures (I, II, III, and IV)	\$ 5,191,116	\$ 7,887,204	\$ 13,078,320
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Broaddus & Associates failed to provide information in a timely manner.

South Texas College
2013 Bond Construction Program
Tracking Contingency Log
As of February 14, 2017

#	Item Description	Budget Variance	Contingency Balance
1	Original Contingency Balance	\$ -	\$ 9,978,348
Approved GMPs			
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	Mid Valley Health Professions GMP Variance	\$ (953,388)	\$ 5,220,273
14	Mid Valley Student Services Building Expansion GMP Variance	\$ (1,025,923)	\$ 4,194,350
15	Mid Valley Thermal Energy Plant GMP Variance	\$ (96,698)	\$ 4,097,652
16	Mid Valley Parking & Site Improvements GMP Variance	\$ 122,286	\$ 4,219,938
17	Change Order - Mid Valley Thermal Plant	\$ 109,376	\$ 4,329,314
18	Change Order - Mid Valley Parking and Site Improvements	\$ (109,376)	\$ 4,219,938
19	Starr County Campus Health Professions GMP Variance	\$ (1,021,000)	\$ 3,198,938
20	Starr County Campus Library Expansion GMP Variance	\$ (900,000)	\$ 2,298,938
21	Starr County Thermal Energy Plant GMP Variance	\$ (111,000)	\$ 2,187,938
22	Starr County Campus Student Services GMP Variance	\$ (470,000)	\$ 1,717,938
23	Starr County Campus Student Activities GMP Variance	\$ (515,000)	\$ 1,202,938
24	NAH Campus Thermal Plant (Bond Funded) GMP Variance	\$ (230,788)	\$ 972,150
25	Mid Valley Campus Library Expansion GMP Variance	\$ (712,776)	\$ 259,374
26	Starr County Campus Parking and Site Improvements GMP Variance with Alternates	\$ (2,270,130)	\$ (2,010,756)
27	Regional Center for Public Safety Excellence Training Facility GMP Variance	\$ (809,744)	\$ (2,820,500)
28	La Joya Center Teaching Site GMP Variance	\$ (63,000)	\$ (2,883,500)
Deductive Change Orders - Buyout Savings			
29	Deductive Change Orders-Tech Campus Renovation	\$ 120,730	\$ (2,762,770)
30	Deductive Change Orders-Tech Campus Parking and Site	\$ 22,246	\$ (2,740,524)
31	Deductive Change Orders-Tech Campus Renovation	\$ 1,115,311	\$ (1,625,213)
32	Deductive Change Orders-North Academic	\$ 720,878	\$ (904,335)
33	Deductive Change Orders-Tech Campus Parking and Site Improvements	\$ 400,000	\$ (504,335)
Other Expenditures			
34	A/E Fees	\$ 2,992,085	\$ 2,487,750
35	Chillers Procurement	\$ (2,209,711)	\$ 278,039
36	CMR Preconstruction Services for all projects	\$ (218,000)	\$ 60,039
37	B&A Reimbursable Expense for Travel	\$ (900)	\$ 59,139
38	B&A Additional Services - Includes AV/IT, Wage Scale Survey, BIM FM, Traffic Study	\$ (932,171)	\$ (873,032)
39	FF&E- Portion used for Consultant Fees	\$ 66,186	\$ (806,846)
40	FF&E Consultant-Not in Original Amount	\$ (237,090)	\$ (1,043,936)
41	Technology	\$ 703,422	\$ (340,514)
42	IT Duct bank-Not in Original Scope	\$ (1,266,298)	\$ (1,606,812)
43	Fixed Kitchen Equipment-Not in Original Scope	\$ (1,285,000)	\$ (2,891,812)
44	OCIP	\$ (1,371,671)	\$ (4,263,483)
45	Miscellaneous Expense Increase	\$ (427,633)	\$ (4,691,116)
Current and Additional Projected Liability Exposure			
46	Current Program Contingency Balance	\$ -	\$ (4,691,116)
47	Mid Valley Workforce Training Center Expansion GMP Variance	\$ -	\$ (4,691,116)
48	Starr County Campus Workforce Training Center Expansion GMP Variance	\$ -	\$ (4,691,116)
49	Regional Center for Public Safety Excellence Parking and Site GMP Variance	\$ (500,000)	\$ (5,191,116)
50	Projected Program Contingency Balance		\$ (5,191,116)

Broadus & Associates failed to provide information in a timely manner.

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

The updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program will be reviewed and discussed at the February 28, 2017 Board meeting.

Purpose

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

Justification

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

Background

On April 26, 2016 a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only. At the May 24, 2016 Board meeting, an updated timeline which included completion dates and occupancy dates was approved and adopted. The current approved GMP Timeline was approved on October 27, 2016.

Broaddus and Associates has prepared an updated timeline to reflect the current construction schedules after consulting with the Construction Managers at Risk.

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

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

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

Substantial Completion due to insurance needing to be in place prior to the installation of the furniture, fixture, and equipment.

Enclosed Documents

Enclosed is an updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates as provided by Broaddus & Associates.

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend action as necessary to the Board at the February 28, 2017 Board meeting, of the updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates for the 2013 Bond Construction program as presented.

Completion and Occupancy Schedule of 2013 Bond Construction Buildings

#	Projects	TCO/Substantial Completion (Owner Insurance in Place)	Begin Installation of Furniture and Equipment (FF&E)	Final Completion of Move-In	Begin Moving Faculty and Staff into Building	Classes Begin	Academic Semester	
	Buildings , Expansions and Renovations							
	Pecan Campus							
1	North Academic Building	9/15/2017	9/15/2017	12/18/2017	1/8/2018	1/16/2018	SPRING 2018	Note: #1
2	South Academic Building	10/6/2017	10/9/2017	12/24/2017	1/8/2018	1/16/2018	SPRING 2018	
3	STEM Building	11/24/2017	11/27/2017	12/29/2017	1/9/2018	1/16/2018	SPRING 2018	
4	Student Activities Building and Cafeteria	10/19/2017	10/23/2017	12/24/2017			SPRING 2018	
	Mid-Valley Campus							
5	Health Professions and Science Building	7/10/2017	7/12/2017	8/10/2017	01/08/2018	1/16/2018	SPRING 2018	Note: #4
6	Library Renovation	10/20/2017	10/23/2017	11/17/2017			FALL 2017	
6.1	Library Expansion	10/20/2017	10/23/2017	11/17/2017			FALL 2017	Note: #4
7	Student Services Building Expansion	7/03/2017	7/5/2017	8/15/2017			FALL 2017	
8	Workforce Training Center Expansion -						ON HOLD PENDING PROG. VERIFICATION	
	Starr County Campus							
9	Health Professions and Science Building	9/30/2017	10/2/2017	12/15/2017	01/08/2018	1/16/2018	SPRING 2018	Note: #4
10	Library	11/17/2017	11/20/2017	12/15/2018			FALL 2017	
11	Student Activities Building Expansion	9/04/2017	9/6/2017	10/3/2017			FALL 2017	
12	Student Services Building Expansion	9/04/2017	9/6/2017	10/3/2017			FALL 2017	
13	Workforce Training Center Expansion						ON HOLD PENDING PROG. VERIFICATION	
	Nursing & Allied Campus							
14	Campus Expansion Package 2	12/1/2017	12/03/2017	12/24/2017	01/08/2018	1/16/2018	SPRING/SUMMER 2018	Note: 2
	Technology Campus							
15	Southwest Building Renovation Building Package	07/01/2017	07/3/2017	8/15/2017	8/16/2017	8/28/2017	FALL 2017	
	Regional Center for Public Safety Excellence							
16	Training Facility	2/1/2018	2/1/2018	4/1/2018	4/1/2018	Summer 2018	SUMMER 2018	Note: 3
	La Joya Center							
17	Training Labs Improvements	8/15/2017	7/1/2017	8/15/2017	8/15/2017	8/28/2017	FALL 2017	

Dates Not Confirmed by Broaddus

Construction MUST improved 2 mo's for Fall 2017 occupancy

GMP's not approved - dates are tentative until final approval

Revised date based on COC meeting on 11-1-2016

Revised date based on meeting on 11-8-2016

Workforce Training on Hold

Notes:

- 1) Classrooms need to be furnished by Spring 2018 semester start-
- 2) Some classrooms need to be furnished by Spring 2018 semester start-Staff to verify which classrooms are needed
- 3) Welding Labs need to be ready by Fall 2017 semester start
- 4) Library GMP Schedules included in this Feb 2017 Update

Review and Recommend Action on Amendment to Construction Manager at Risk Agreement with D. Wilson Construction Company for Off-Site Storage of Materials at Non-Bonded Facilities for the 2013 Bond Construction Program

The Facilities Committee is asked to recommend Board action as necessary regarding a proposed amendment to the Construction Manager-at-Risk Agreement with D. Wilson Construction Company for the 2013 Bond Construction Program projects at the Pecan Campus.

The executed agreement prohibits the storage of construction materials for the 2013 Bond Construction Program at non-bonded off-site facilities. This provision is compliant with the College's procurement policies, which prohibit the College from paying for any construction materials shipped to a non-bonded off-site storage facility.

The agreement did provide for the storage of materials at a bonded warehouse within a set of guidelines designed to protect the College's ability to monitor and audit its construction materials.

D. Wilson Construction Company has asked for the consideration of an amendment to the agreement to allow the use a non-bonded off-site storage facility to store materials, specifically for masonry brick, until they are delivered to the construction sites for the appropriate projects. D. Wilson Construction Company justifies this request due to the limited construction site area for on-site storage.

Staff has offered to designate an on-site storage area at the Pecan Campus for use by D. Wilson Construction Company for the 2013 Bond Construction Pecan Campus projects. D. Wilson Construction Company has not responded to this offer.

South Texas College legal counsel has advised that the College would have the option to hold to the original terms of its agreement with D. Wilson Construction Company or to amend the agreement to allow for payment of the off-site storage of materials, specifically masonry brick, for the 2013 Bond Construction Program as described. If the Board takes no action, the current agreement would prohibit the use of non-bonded facilities for the off-site storage of construction materials, for the 2013 Bond Construction Program.

Included documents; a letter from legal counsel and a draft Payment Bond Waiver and Release prepared by legal counsel for review. An amendment to the agreement with the Construction Manager at Risk will also be prepared by legal counsel.

The Facilities Committee is asked to recommend Board action as necessary regarding the proposed amendment to the Construction Manager-at-Risk agreement with D. Wilson Construction Company for off-site storage of materials, specifically masonry brick, at non-bonded facilities for the 2013 Bond Construction Pecan Campus projects.

THE J. RAMIREZ LAW FIRM

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January 30, 2017

Via Email: bfruge@broaddusassociates.com

Mr. Brian D. Fruge
Associate Vice President
Broaddus & Associates
1100 E Jasmine Ave #102
McAllen, Texas 78501

Re: STC/Bill Wilson Construction
Contract Amendment

Dear Mr. Fruge:

We have discussed with your firm and with Rick De La Garza the matter of authorizing payments to the prime contractor for material stored other than at a bonded warehouse. The requirements for storage at a bonded warehouse are contained in Article XIII of the Uniform General Conditions. I have also had several discussions with Mr. Bill Wilson regarding the matter.

Our views are: (1) that in order to avoid the bonded warehouse requirement, the prime contract must be amended, and (2) that certain acknowledgements and conditions be included in an agreement with the primer contractor's third-party fabricator or subcontractor,

I have enclosed for your review a draft of what the amendment to the prime contract that would be required should the board of trustees be so inclined as well as the conditions and indemnities that would be required of the fabricator and subcontractor.

It is important to note that the prime contractor remains liable for its work under the terms of the prime contract. Article XIII reaffirms that. Hence, notwithstanding that the materials are stored at a non-bonded warehouse, the prime contractor nonetheless is liable for delivering and installing the material or equipment.

Very truly yours,



Jesus Ramirez

cc: Mr. Rick da la Garza

Article XIII – Contract Payments

- 13.1 Schedule of Values. Within twenty (20) days of Notice to Proceed under the Contract, the Contractor shall submit to the ODR and the Architect/Engineer for approval a Schedule of Values, accurately itemizing material and labor for the various classifications of the Work. The approved Schedule of Values will be used as the basis for the progress payments under the Contract.
- 13.1.1 No progress payments will be made prior to receipt and approval of the breakdown, which shall be in such detail as may be required by the Owner. The breakdown shall be submitted to the Architect and Owner not less than twenty (20) days prior to the first request for payment, and this shall be a condition precedent to the processing of the first payment. The breakdown shall follow the trade divisions of the specifications along with provision for general conditions costs, fees, contingencies, and allowances so that the sum of the items will equal the contract price. Each item shall be assigned labor or material values, or both, the subtotal thereof equaling the value of the work in place when completed.
- 13.1.2 The Contractor shall retain in its files a copy of all worksheets used in preparation of its bid, supported by a notarized statement that the worksheets are true and complete copies of the documents used to prepare the bid. The worksheets shall be made available to the Owner for verification at the time that Contract Documents are being executed and thereafter the Contractor shall grant the Owner during normal business hours access to said notarized copy of worksheets from time to time and at any time during the period commencing upon execution of the Contract and ending one year after final payment.
- 13.2 Progress Payments. Periodic progress payments will be made to the Contractor for Work performed, and materials in place or suitably stored and protected on sites or as otherwise agreed to by the Owner and the Contractor. Payment shall not become due until receipt by the ODR or his designee of a correct and complete Pay Application, certified by the Architect Engineer pursuant to this article. Progress payments are made provisionally and do not constitute acceptance of work not in accordance with the Contract Documents. Progress payments for Change Order work will not be accepted for payment until Change Order is executed by Contractor.
- 13.2.1 Preliminary Pay Worksheet. Once each month, the Contractor may submit to the Architect Engineer and the ODR a complete, clean copy of a Preliminary Pay Worksheet, which shall attach the following:
- 1) The Contractor's estimate of the amount of Work performed, labor furnished and materials incorporated into the Work, using the approved Schedule of Values; and
 - 2) A schedule update as specified, HUB Subcontracting Plan Reports, an updated Submittal Schedule, invoices for stored materials and other supporting documentation, and such additional documentation as Owner may require and as specified in the Supplementary General Conditions of the Contract, Special conditions, or Planning and Scheduling Specification.

13.2.2 Contractor's Periodic Invoice. As soon as practicable, but in no event later than seven days after receipt of the Preliminary Pay Worksheet, the Architect/Engineer and ODR shall meet with the Contractor to review the Preliminary Pay Worksheet and to observe the condition of the Work. On the basis of this review, the ODR and the AE may require modifications to the Preliminary Pay Worksheet prior to the submittal of a Periodic Invoice, and shall promptly notify the Contractor of revisions necessary for approval. As soon as practicable, but in no event later than seven days following the Preliminary Pay Worksheet review meeting, the Contractor shall submit a Periodic Invoice reflecting the required modifications to the AE, and attaching all additional documentation required by the ODR and AE, as well as his affidavit swearing or affirming that all payrolls, bills for labor, materials, equipment, subcontracted work or other indebtedness connected with the Contractor's Periodic Invoice (Application for Payment) have been paid or will be paid within the time specified in Chapter 2251, Government Code. No Periodic Invoice shall be complete unless it fully reflects all required modifications, and attaches all required documentation including the Contractor's affidavit.

13.2.3 Certification by AE. As soon as practicable, but in no event later than five days following the AE's receipt of the Contractor's Periodic Invoice (Application for Payment), the Architect/Engineer shall review the same for completeness, and shall forward the Periodic Invoice (Application for Payment) to the ODR, with a copy to the Contractor, together with the AE's certification that the application is complete and payable, or that it is incomplete, stating in particular what is missing. If the Periodic Invoice is incomplete, the Contractor shall make the required corrections and resubmit the Periodic Invoice for processing in accordance with this §13.2.3. Upon receipt of such a Periodic Invoice and affidavit certified by the Architect/Engineer, the Owner shall make final review and process the payment through established administrative procedures.

13.3 Owner's Duty to Pay. The Owner shall have no duty to pay the Contractor except on receipt by the ODR of (1) a complete Periodic Invoice certified by the AE.

13.3.1 Bulk materials must be approved by the Owner in accordance with the contract submission requirements before payment. Payment for stored materials shall be limited to 85% of the invoice price or 85% of the scheduled value for the materials, whichever is less. Bulk materials are eligible for full payment only after they have been incorporated into the Work.

13.4 Retainage. The Owner shall withhold from each progress payment, as retainage, five percent (5%) of the total earned amount. Retainage so withheld shall be managed in conformance with Subchapter B, Chapter 2252, Texas Government Code.

13.4.1 Any request for reduction or release of retainage shall be accompanied by written consent of the Contractor's Surety. No such request shall be made until the Contractor has earned at least sixty-five percent (65%) of the total Contract Price.

13.5 Reduction to Cover Loss. The Owner may reduce any Periodic Invoice prior to payment to the extent necessary to protect the Owner from loss on account of actions of the Contractor, including, but not limited to:

- a. Defective work not remedied;
- b. Damage to work of a separate contractor;
- c. Failure to maintain scheduled progress or reasonable evidence that the work will not be completed within the contract time;

- d. Failure to comply with the requirements of Texas Government Code Chapter 2258 (Prevailing Wage Law); or
- e. Persistent failure to carry out the work in accordance with the Contract Documents.
- f. Reasonable evidence that the work cannot be completed for the remainder of the contract sum.
- g. Assessment of fines for violations of Prevailing Wage Rate laws
- h. Failure to include the appropriate amount of retainage for that periodic payment.

- 13.6 Title to all material and Work covered by progress payments transfers to the Owner upon payment. Transfer of title to Owner does not relieve the Contractor of the sole responsibility for the care and protection of materials and work upon which payments have been made, or the restoration of any damaged work, or waive the right of the Owner to require the fulfillment of all the terms of the Contract.
- 13.7 Progress payments to the Contractor shall not release the Contractor or his surety from any obligations under this Contract.
- 13.8 Upon the Owner's request, manifest proof of the status of Subcontractor's accounts shall be furnished in a form acceptable to the Owner.
- 13.9 Pay estimate certificates must be signed by a corporate officer or a representative duly authorized by the Contractor.
- 13.10 The Contractor, in requesting payment for materials, shall provide copies of bills of lading, invoices, delivery receipts or other evidence of the location and value of such materials.
- 13.11 For purposes of Texas Government Code 2251.021 (a)(2), the date the performance of service is completed is the date when the Owner's representative approves the application for payment.
- 13.12 Off-Site Storage: With prior approval by the Owner and in the event Contractor elects to store materials at an off-site location, he shall abide by the following conditions.
- 13.12.1 Materials shall be stored in a BONDED COMMERCIAL Warehouse.
 - 13.12.2 The Contractor shall provide separate Insurance Coverage adequate not only to cover materials while in storage, but also in transit from the off-site storage areas to the project site. Copies of duly authenticated Certificates of Insurance, made out to insure the Owner.
 - 13.12.3 Inspection by Owner's representative is allowed at any time. The Owner's Inspectors must be satisfied with the security, control, maintenance, and preservation measures.
 - 13.12.4 Materials for this project are physically separated and marked for the project in a sectioned-off area. Only materials which have been approved through the submittal process are to be stored in the area.
 - 13.12.5 Owner reserves the right to reject materials at any time prior to final acceptance of the complete Contract if they do not meet Drawings and Specifications requirements regardless of any previous progress payment made.
 - 13.12.6 With each monthly payment estimate, the Contractor shall submit a report to the ODR, Architect/Engineer, and Inspector listing the quantities of materials already paid for still stored in the off-site location.
 - 13.12.7 Warehouse records, receipts and invoices shall be made available to Owner's

representatives, upon request, to verify the quantities and their disposition.

- 13.12.8 In the event of Contract termination or default by Contractor, the items in storage off-site, upon which payment has been made, will be promptly turned over to Owner or Owner's agents at a location near the jobsite as directed by the ODR.
- 13.12.9 The full provisions of PERFORMANCE AND PAYMENT BONDS on this project shall cover the materials off-site in every respect as though they were stored on the Project Site.

Article XIV - Closing Inspections

- 14.1 Substantial Completion Inspection. When the Contractor considers the entire Work or part thereof Substantially Complete, the Contractor shall inspect the Work, or designated portion thereof, for compliance with the Contract Documents and notify the ODR and the Architect/Engineer in writing that the Work will be ready for Substantial Completion Inspection on a date certain. The Contractor shall include with this notice a copy of its updated inspection list marked to indicate corrected items plus a list of items to be completed or corrected prior to final inspection which the Contractor recognizes exist but believes do not prevent the Work or part thereof from being substantially complete, and shall request a substantial completion inspection for the Work or designated portion thereof. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. The Architect / Engineer and the Owner will review the Contractor's list of items and either will schedule the requested inspection or will inform the Contractor in writing that such an inspection would be premature because the Work is not sufficiently advanced or that conditions are not as represented on the Contractor's list.
- 14.1.1 Prior to the substantial completion inspection, the Contractor shall furnish to the Owner a copy of the As-Built blue-line prints and a preliminary copy of each instructional manual, maintenance and operating manual, parts catalog, wiring diagrams, spare parts, specified written warranties and like publications or parts for all installed equipment, systems and like items. If the Contractor does not furnish these requirements and the Owner must of necessity otherwise obtain this information and data, the costs for obtaining it will be deducted from payments otherwise due the Contractor. The substantial completion inspection will be jointly conducted by the Architect/Engineer, the Owner, and the Contractor.
- 14.1.2 On the date indicated by Contractor, or as soon thereafter as is practicable, the ODR, the Architect/Engineer, and the Contractor shall inspect the work and if the ODR and the Architect/Engineer determines that the Work is Substantially Complete a Certificate of Substantial Completion shall be issued by the ODR for certification by the Owner, Architect/Engineer and Contractor, fixing the date of Substantial Completion. The Architect/Engineer will provide with this certificate a list of items to be completed prior to final inspection (the Pre-Final Punch list). This list may include additional items not included on the Contractor's list, which are deemed necessary by the Architect/Engineer or by the Owner to correct or complete prior to Final Inspection.

PAYMENT BOND WAIVER AND RELEASE

PROJECT: The South Texas College construction project, located at _____, Hidalgo County, Texas (the "Project").

OWNER: South Texas College

CONTRACTOR: D. Wilson Construction

FABRICATOR: ?

PROPERTY: [Description of property], fabricated by and currently in the possession of Fabricator for the Project. (the "Fabricated Goods.")

1. Upon receipt of payment of its outstanding pay application(s) and/or invoice(s), copies of which are attached hereto as Exhibit "A," the undersigned hereby releases any and all right, claim, or interest, including but not limited to lien and payment bond rights or any other right, lien, or encumbrance, whether based on contract, common law, Federal or State statute or constitution, including any associated remedies prescribed by law, as to the above-described Fabricated Goods located at _____, Hidalgo County, Texas, or such other location at which the Property subject to this agreement may be currently stored.
2. By way of this instrument, Fabricator does hereby waive, release, satisfy and discharge any and all mechanic's liens, fabricator's liens, warehouse or storage liens, supplier's/materialman's liens, or other liens, bond claims, and all debts, demands, or actions accruing out of or in connection with the Project, Fabricator's contract, and the Fabricated Goods.

3. The undersigned warrants that Fabricator has been fully paid for the Fabricated Goods, current and future storage and maintenance costs, and that title and possession of the Fabricated Goods has passed to South Texas College.
4. The undersigned further warrants that all of its employees, laborers, subcontractors, and suppliers of work, equipment, or materials have been paid with respect to the Fabricated Goods and that Fabricator owes no amount for wages, including fringe benefits, union dues, welfare, pension, or similar deductions or any Federal, State, or other payroll taxes or deductions. The undersigned warrants that no third party, including Fabricator's creditors, can claim any right or interest in the Fabricated Goods, and that no judgments, liens, attachment levies, or claims have been or, to the best of undersigned's knowledge, are about to be filed against the Project, Owner, Contractor, or Fabricator for any funds previously or presently invoiced. The undersigned warrants that the Fabricated Goods held or stored by
— Fabricator are free of liens, encumbrances, security interests, chattel mortgages, title retention agreements, claims, and the like.
5. The undersigned agrees that should any lien, claim, or attachment be filed by Fabricator or any third party in contravention of the provisions of this Payment Bond Waiver and Release, Fabricator will indemnify and defend (including payment of all legal fees and expenses) Owner and Contractor, and will immediately take all steps necessary to discharge and remove same, whether by payment, bonding, or otherwise.
6. The undersigned agrees and will take all necessary and appropriate steps to reasonably identify, segregate, catalogue, visually document (by photograph, video, or film), store and protect the Fabricated Goods while in the possession and control of Fabricator, and agrees to promptly surrender and release said Fabricated Goods to the possession of Owner,

Contractor, and/or any authorized agent or representative of South Texas College upon demand.

7. The individual signing this Lien Waiver and Release on behalf of the undersigned hereby warrants that he/she is a duly authorized officer or partner of the Fabricator, is familiar with the facts, and has full authority to execute this Payment Bond Waiver and Release.
8. This Payment Bond Waiver and Release (i) shall be governed by and construed under the laws of the State of Texas regardless of where executed, and shall be resolved by proceedings commenced and determined in such jurisdiction, and by these presents Fabricator agrees to accept such jurisdiction; (ii) shall be binding upon Fabricator and its successors and assigns and shall inure to the benefit of Owner and its successors and assigns.
9. If any provision of this Payment Bond Waiver and Release shall to any extent be found to be invalid or unenforceable, the remainder hereof shall not be affected thereby, and each provision hereof shall be interpreted in such manner so that it may be construed to be valid and enforceable to the fullest extent permitted by law.

EXECUTED this _____ day of _____, 2017.

By: _____

Review and Recommend Action on Revised Schematic Design for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval of the revised schematic design by Dannenbaum Engineering Company-McAllen, LLC for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project will be requested at the February 28, 2017 Board meeting.

Purpose

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

Background

The schematic design was previously approved by the Board of Trustees on November 22, 2016. The original approved design included detention ponds located at the west side of the property adjacent to Cage Boulevard (HWY 281).

At the Facilities Committee meeting held on January 17, 2017, Broaddus & Associates noted that the project team had met with the City of Pharr and concluded that the revised location of the detention ponds would function more efficiently and effectively on the east side of the proposed building and future buildings. The relocation of the ponds would allow the building and parking lot to be closer to Cage Blvd. and the following advantages were noted:

- Higher natural grade elevations
- Allowing for the drainage to flow towards the east which follows the natural grading
- Less fill required for the proposed building, future buildings, and proposed parking lots
- Allow for shallower detention pond depths

The Facilities Committee did not accept the proposed location presented by the project team and noted that the ponds would be dividing the College's proposed new facilities and placing the ponds as presented in a prime location of the property would not be in the best interest of the College. The Facilities Committee requested that Broaddus & Associates and the project team provide alternate design options for the location of the detention ponds for review.

Pharr-San Juan-Alamo Independent School District Superintendent Dr. King has offered use of their existing detention ponds and drainage piping infrastructure to the College to save costs, time, and land space. He has also offered the College the option to connect to the existing sanitary sewer line from the PSJA High School located north of the 2013

Bond Construction Regional Center for Public Safety Excellence site. Dannenbaum Engineering Company-McAllen, LLC has provided the College with a proposal to verify use of the existing sanitary sewer line.

Dannenbaum Engineering Company-McAllen, LLC along with Broaddus & Associates and PBK Architects have reviewed alternate locations for the detention ponds and have provided options for the Facilities Committee's review.

Noble Texas Builders Construction Company has reviewed the preliminary design drawings indicating the location options and has provided estimated costs associated to the options for the committee's review.

Reviewers

The proposed revised schematic designs have been reviewed by Broaddus & Associates and College staff.

Enclosed Documents

Revised Schematic Design Layouts for the Parking and Site Improvements

Presenters

Dannenbaum Engineering has provided five design proposal options for the revision of the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project. These options will be presented for the Facilities Committee's review and response. Each option includes a cost estimate to help the Facilities Committee evaluate the costs and benefits of the various design proposals.

Broaddus & Associates presents these options without a recommendation, and will respond to the Committee's questions regarding the costs and benefits of each. Administration has been involved in the design process and is available to respond to questions as needed.

Recommended Action

It is requested that the Facilities Committee select one design proposal option and recommend Board approval at the February 28, 2017 Board Meeting of the selected revised schematic design for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project.

Preliminary Draft

Broaddus & Associates failed to provide information in a timely manner.



2013 Bond Program
South Texas College

Regional Center for Public Safety Excellence

February 14, 2017





Option 1

20 Year Master Plan



South Texas College
Regional Center for Public Safety Excellence
02/14/2017













Option 1
20 Year Master Plan - 3D View

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US 281

RANCHO BLANCO ROAD



<u>LEGEND</u>		
PHASE 1	ULTIMATE	
		BUILDING
		DETENTION POND
		STUDENT WALKWAY
		PAVEMENT



DANNENBAUM
ENGINEERING COMPANY-McALLEN, LLC
1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3677

SOUTH TEXAS COLLEGE/
REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE

OPTION 1: 20-YEAR MASTER PLAN

SCALE 1"=150'

Project No.:

Designed By:

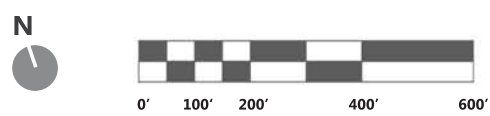
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**Option 2
20 Year Master Plan**













Option 2
20 Year Master Plan - 3D View



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US 281

RANCHO BLANCO ROAD

		<u>LEGEND</u>
PHASE 1	ULTIMATE	
		BUILDING
		DETENTION POND
		STUDENT WALKWAY
		PAVEMENT



DANNENBAUM

ENGINEERING COMPANY-McALLEN, LLC
1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3677

SOUTH TEXAS COLLEGE/
REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE

OPTION 2: 20-YEAR MASTER PLAN

SCALE 1"=150'

Project No.:

Designed By:

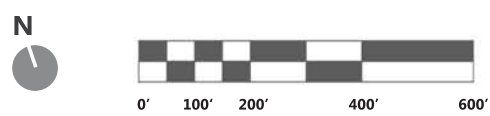
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Option 3 20 Year Master Plan













Option 3
20 Year Master Plan - 3D View

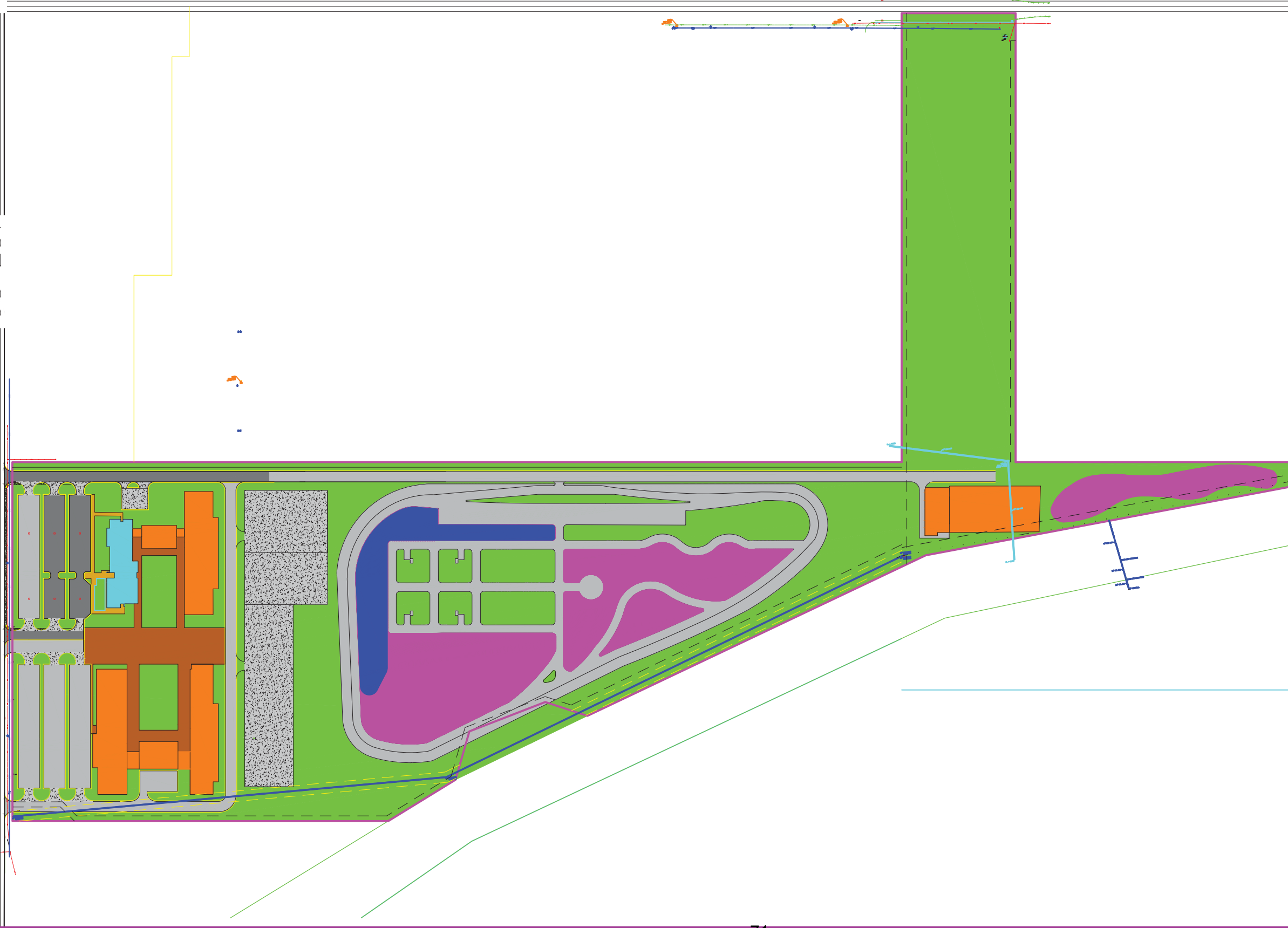
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US 281

RANCHO BLANCO ROAD



		<u>LEGEND</u>
PHASE 1	ULTIMATE	
		BUILDING
		DETENTION POND
		STUDENT WALKWAY
		PAVEMENT



DANNENBAUM

ENGINEERING COMPANY-McALLEN, LLC
1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3677

SOUTH TEXAS COLLEGE/
REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE

OPTION 3: 20-YEAR MASTER PLAN

SCALE 1"=150'

Project No.:

Designed By:

Drawn By:

Checked By:

Sheet No.:



1. 21K+ Education Building
2. JAG Express Drop Off
3. 160+ Parking Spaces
4. Future Phase Campus Boulevard
5. Future 50,000sf Educational Buildings
6. Future 25,000sf Student Services Buildings
7. Future 15,000sf Student Services Buildings
8. Future 15,000sf Physical Plant
9. Skills/Skid Pad Driving Area
10. EVOC Driving Track
11. Cityscape with Simunition Building
12. Multi Story Fire Training Structure
13. Two Story Residential Fire Training Structure
14. Confined Space/ Trench Rescue Training
15. Flashover Training
16. Flammable Liquid and Gas (F.L.A.G) Training Pad
17. Firearm Training Classroom
18. Covered Shooting Range

Option 4

20 Year Master Plan



South Texas College
Regional Center for Public Safety Excellence
02/14/2017










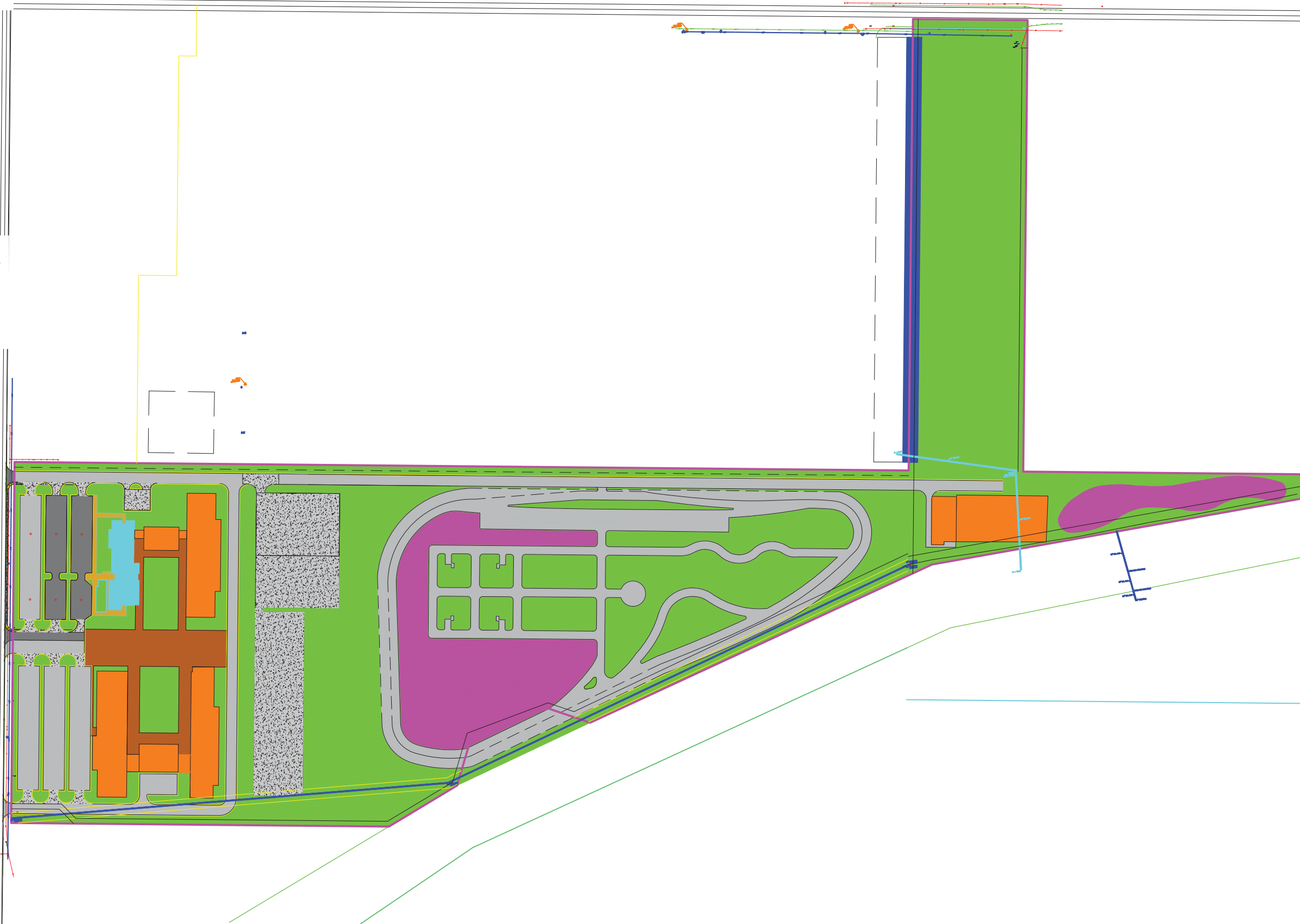
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US 281

RANCHO BLANCO ROAD



LEGEND	
PHASE 1	ULTIMATE
	 BUILDING
	 DETENTION POND
	 STUDENT WALKWAY
	 PAVEMENT



DANNENBAUM

ENGINEERING COMPANY-McALLEN, LLC
1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3677

SOUTH TEXAS COLLEGE/
REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE

OPTION 4: 20-YEAR MASTER PLAN

SCALE 1"=150'

Project No.:

Designed By:

Drawn By:

Checked By:






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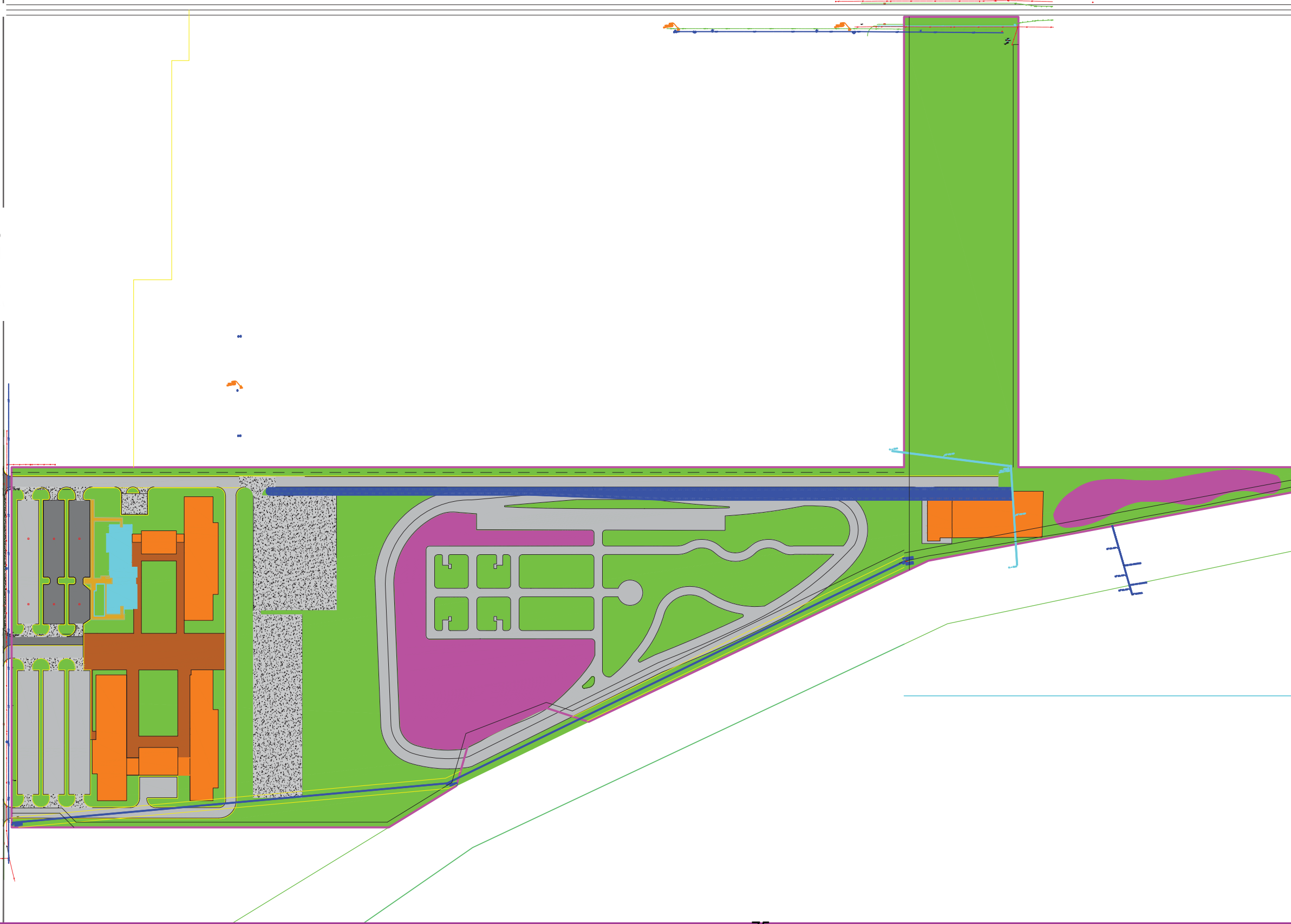
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US 281

RANCHO BLANCO ROAD



LEGEND	
PHASE 1	ULTIMATE
	 BUILDING
	 DETENTION POND
	 STUDENT WALKWAY
	 PAVEMENT



DANNENBAUM
ENGINEERING COMPANY-McALLEN, LLC
1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3677

SOUTH TEXAS COLLEGE/
REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE

OPTION 5: 20-YEAR MASTER PLAN

SCALE 1"=150'

Project No.:

Designed By:

Drawn By:

Checked By:

Sheet No.:

STC RCPSE - DETENTION POND OPTIONS

2/8/2017

Below are estimates for five detention pond options at STC RCPSE. The estimates are based on excavating ponds and spreading the soil throughout the site. No fencing is included in the estimates. The quantities are approximate, since no drawings were provided at the time of the estimate.

Option 1

	Qty	Unit	Unit Cost	Total Item
Excavation	16795	cy	\$ 3.25	\$ 54,583.15
Pipe				
18" RCP	368	lf	\$ 88.00	\$ 32,384.00
24" RCP	1020	lf	\$ 93.00	\$ 94,860.00
8" PVC	100	lf	\$ 60.00	\$ 6,000.00
Manholes	3	ea	\$ 4,000.00	\$ 12,000.00
Pump	1	ea	\$ 10,000.00	\$ 10,000.00
Total				\$ 209,827.15

Assumes spreading soil on site and a \$10,000 Allowance Pump.

Option 2

	Qty	Unit	Unit Cost	Total Item
Excavation	19211	cy	\$ 3.25	\$ 62,436.11
Pipe				
18" RCP	804	lf	\$ 88.00	\$ 70,752.00
24" RCP	747	lf	\$ 93.00	\$ 69,471.00
8" PVC	1120	lf	\$ 60.00	\$ 67,200.00
Manholes	3	ea	\$ 4,000.00	\$ 12,000.00
Pump	1	ea	\$ 10,000.00	\$ 10,000.00
Total				\$ 291,859.11

Assumes spreading soil on site and a \$10,000 Allowance Pump.

Option 3

	Qty	Unit	Unit Cost	Total Item
Excavation	26826	cy	\$ 3.25	\$ 87,185.70
Pipe				
18" RCP	1204	lf	\$ 88.00	\$ 105,952.00
24" RCP	747	lf	\$ 93.00	\$ 69,471.00
8" PVC	820	lf	\$ 60.00	\$ 49,200.00
Manholes	3	ea	\$ 4,000.00	\$ 12,000.00
Pump	1	ea	\$ 10,000.00	\$ 10,000.00
Total				\$ 333,808.70

Assumes spreading soil on site and a \$10,000 Allowance Pump.

Option 4

Qty	Unit	Unit Cost	Total Item
-----	------	-----------	------------

Excavation	13689	cy	\$	3.25	\$	44,489.25
Pipe						
18" RCP	1204	lf	\$	88.00	\$	105,952.00
24" RCP	3247	lf	\$	93.00	\$	301,971.00
Manholes	6	ea	\$	4,000.00	\$	24,000.00
Fence Allowance	1	ea	\$	15,000.00	\$	15,000.00
Total					\$	491,412.25

Assumes spreading soil on site.

Assumes 42' wide by 2,200' long

Option 5

	Qty	Unit	Unit Cost		Total Item
Excavation	23703	cy	\$	3.25	\$ 77,034.75
Pipe					
18" RCP	804	lf	\$	88.00	\$ 70,752.00
24" RCP	900	lf	\$	93.00	\$ 83,700.00
Manholes	3	ea	\$	4,000.00	\$ 12,000.00
Total					\$ 243,486.75

Assumes spreading soil on site.

Assumes 40' wide by 4,000' long

Original

	Qty	Unit	Unit Cost		Total Item
Excavation	2331	cy	\$	3.25	\$ 7,575.75
Pipe					
24" RCP	764	lf	\$	93.00	\$ 71,052.00
36" RCP	345	lf	\$	175.00	\$ 60,375.00
42" RCP	115	lf	\$	230.00	\$ 26,450.00
Manholes	1	ea	\$	4,000.00	\$ 4,000.00
Total					\$ 169,452.75

Assumes spreading soil on site.

Based on a 361' x 73', 3' deep pond.

Review and Recommend Action on Additional Civil Engineering Services with Dannenbaum Engineering Company-McAllen, LLC for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval of additional services with Dannenbaum Engineering Company-McAllen, LLC for additional civil engineering services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements will be requested at the February 28, 2017 Board meeting.

Purpose

Authorization is being requested to approve additional services with Dannenbaum Engineering Company-McAllen, LLC for civil design services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements to verify existing sanitary sewer conditions of the adjacent Pharr-San Juan-Alamo ISD high school facility.

Justification

Civil engineering services are needed to verify the existing sanitary sewer lines, sizes, current capacities, future capacities, and planned capacities for the new Regional Center for Public Safety building proposed by the College.

Background

Pharr-San Juan-Alamo ISD has offered the College the option to connect to the existing sanitary sewer line from the PSJA High School located north of the 2013 Bond Construction Regional Center for Public Safety Excellence site. The use of this sanitary sewer connection would provide for savings in construction costs by not having to connect to the existing lift station located on El Rancho Blanco Road.

On January 26, 2016, the Board previously approved additional services to Dannenbaum Engineering Company-McAllen, LLC for civil engineering services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements. The current agreement with Dannenbaum Engineering Company-McAllen allows for additional services to be added to their scope with the College's approval.

Funding Source

Funds are available in the FY 2016 – 2017 Bond Construction budget.

Enclosed Documents

A proposal dated February 3, 2017 from Dannenbaum Engineering Company-McAllen, LLC in the amount of \$1,178.88 is enclosed.

Presenters

Representatives from Broaddus & Associates and Dannenbaum Engineering Company-McAllen, LLC will be present at the Facilities Committee meeting to address any questions related to the proposed consultant services.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the February 28, 2017 Board meeting, additional services with Dannenbaum Engineering Company-McAllen, LLC in the amount of \$1,178.88 for civil engineering services for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project as presented

ADDITIONAL SERVICES PROPOSAL FORM

February 3, 2017

Mr. Ricardo De La Garza
Director of Facilities, Planning, and Construction
South Texas College
3200 W. Pecan Blvd, Bldg N-179
McAllen, Texas 78501

**RE: 2013 Bond Program Regional Center for Public Safety Excellence Parking & Site
Supplemental No. 1**

Gentlemen:

Please refer to the Agreement dated July 15, 2016 ("Agreement") between South Texas College ("Owner") and the undersigned ("Engineer") as amended to the date hereof (such agreement as so modified and amended being hereafter called the "Agreement") pursuant to which Project Engineer is to perform certain services. The terms which are defined in the Agreement shall have the same meanings when used in this letter.

1. Owner has requested the performance of the services described below which Project Engineer deems to be Additional Services.
 - Perform calculations to verify the existing 12" Sanitary Sewer line connecting to PSJA school can handle the addition from the STC-Regional Center
2. Engineer agrees to perform the Additional Services described above subject to and in accordance with the terms and provisions of the Agreement for a fee which will be determined in accordance with the Agreement but which will not exceed one thousand one hundred seventy eight Dollars and eighty eight cents (\$1,178.88) and for reimbursement of expenses in accordance with the Agreement incurred solely in connection with the performance of such Additional Services, but which reimbursement for expenses will not exceed one thousand one hundred seventy eight Dollars and eighty eight cents (\$1,178.88).
3. Engineer will perform the service in accordance with any schedule attached hereto (attached schedule if applicable), but in any event not later than **xxxxxx (xx)** days after Engineer is authorized to proceed.

If the foregoing is acceptable to you, please so execute by signing below.

Sincerely yours,
Louis H. Jones, Jr., P.E.

By: _____
Name: _____
Title _____

Approved By:

Dr. Shirley A. Reed
President

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

Approval of additional services with R. Gutierrez Engineering, Inc. for Landscaping and Irrigation design for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements will be requested at the February 28, 2017 Board meeting.

Purpose

Authorization is being requested to approve additional services with R. Gutierrez Engineering Inc. for landscape and irrigation design services for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements based on the permit conditions from the City of McAllen.

Justification

Landscaping and irrigation systems are required by the local city codes for new construction projects built in the City of McAllen. R. Gutierrez Engineering Corporation is the current engineer hired by the College to perform civil engineering design services for the project. The College's agreement with the engineer has provisions for additional services that allow for these services.

Background

On April 26, 2016, the Board previously approved additional services to R. Gutierrez Engineering Company for civil engineering services for the Non-Bond Nursing and Allied Health Campus Thermal Plant Parking and Site Improvements. The City of McAllen, in their permitting plan review, requested landscaping and irrigation for the Nursing and Allied Health Campus Parking and Site Improvements project per city requirements. The current R. Gutierrez Engineering Corporation fees did not include these services in their design scope.

Funding Source

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

Enclosed Documents

A proposal dated January 11, 2017 from R. Gutierrez Engineering Corporation in the amount of \$3,604.00 is enclosed as well as the comments from the City of McAllen.

Presenters

Representatives from Broaddus & Associates and R. Gutierrez Engineering Corporation will be present at the Facilities Committee meeting to address any questions related to the proposed consultant services.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the February 28, 2017 Board meeting, additional services with R. Gutierrez Engineering Corporation in the amount of \$3,604.00 for landscaping and irrigation services for the Non-Bond Nursing and Allied Health Campus Parking and Site Improvements project as presented.

January 11, 2017

Ricardo de la Garza, Associate, AIA
Senior Project Manager
Facilities Planning & Construction
P.O. Box 9701
McAllen, Texas 78501

RE: PROPOSAL – STC Nursing & Allied Health Campus Thermal Plant - Landscaping

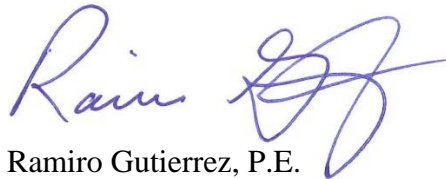
Dear Mr. de la Garza,

Please accept this proposal for providing landscaping and irrigation design services to the Nursing and Allied Health Campus Thermal Plant Site Improvements. The proposal is for performing the landscaping and irrigation improvements design services to satisfy the City of McAllen requirements. Professional services for this scope of work shall include the following:

1. Landscape and irrigation improvements at the new Thermal Plant;
2. Irrigation improvements at the new Thermal Plant.

The proposed fee for providing these services is a fixed fee of \$3,604 which is based upon the attached Landscape Architect proposal of \$3,276 and a 10% administrative and handling fee of \$328 to R. Gutierrez Engineering Corporation for handling this additional work.

Sincerely,



Ramiro Gutierrez, P.E.
President

Encl

cc: Project Files

**STATEMENT OF QUALIFICATIONS
AND PROPOSAL
for
LANDSCAPE ARCHITECTURAL SERVICES
for
Nursing and Allied Health Campus, Pharr Texas
Campus Expansion (Thermal Plant)**

Prepared by:

Stephen P. Walker, L.A.
Landscape Architect No. 01774
McAllen, Texas

9 January 2017

Company Profile

Name of Firm: Stephen P. Walker Architectural Landscape Services

Business Address: McAllen Office
7217 North 30th Street
McAllen, Texas 78504

Telephone Number: Office: (956) 358-6901

Stephen P. Walker Architectural Services is a collection of individuals offering multi-discipline consulting landscape architectural services capable of meeting the technological necessities of our time. As a team, we strive to serve our clients by combining the skills and talents of our professional and technical staff with proven and accepted forms of technology to meet project goals and intricacies. Our team of seasoned professionals has both the experience and innovative skills to produce technically sound practical recommendations and solutions. All of our members possess coordination, communication and technical skills so as to remain focused on our clients concerns and requirements.

Our combined staffs specialize in the disciplines of landscape architecture, project management, graphic illustration and presentation and computer networking. Our group is experienced and inventive enough to offer solutions for both small and large projects. To achieve these goals our members use Micro-station V8. Our services include:

- **Landscape Architecture**
- **Wetland Delineation and Construction documents**
- **Vegetation Management**
- **Model Delineation**

Management and Staffing

Our services will be coordinated with the owner or one of your representatives. Our scope of services is defined by assessing the specific design objectives of the project. Our Project Manager assigned to the project is responsible for the aspects of the project. A principal will be assigned to provide guidance, oversight and review all tasks.

Project Personnel

Key personnel who will be assigned to this project are as follows:

Principal: Stephen P. Walker, L.A.

Task

Landscape Architectural design services for landscape and irrigation improvements at the Nursing and Allied Health Campus, Thermal Plant area in Pharr Texas.

Scheduling

Based on the projected turn-around time of approximately two-weeks after notice to proceed, we propose the following schedule:

PROJECT Thermal Plant Area**HOURS % OF FEE****Stage A**

1. Base information coordination / drafting	4	10 %
A. Base layout and set up (1"= 30' or 1" = 20' scale)		

Stage B

1. Schematic landscape design	16	38 %
A. Final Landscape design and layout.	4	
B. Draft Landscape schematic design.	8	
D. Landscape details / general notes.	4	

Stage C

1. Irrigation design	12	28 %
A. Irrigation design and layout	8	
B. Irrigation details / general notes.	4	

Stage D

1. Site visit and inspection	10	24 %
A. Inspection of work and materials. (Estimated 2 trips to the site)	8	
B. Review of submittals and cost estimate.	2	

Hourly rate:

\$35.00 (base labor rate) x 2.6 (over head) x 1.2 (profit) = \$78 (Loaded hourly rate)

42 hours x \$78.00 = \$3,276.00

This schedule does not include the following activities;

- Topographic surveying.
- Contract negotiations.

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

- 1. Pecan Campus STEM Building**
- 2. Pecan Campus South Academic Building**

Approval of the colors and finishes for the 2013 Bond Construction projects will be requested at the February 28, 2017 Board meeting.

Background

The architects have 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 have been reviewed with College staff and Broaddus & Associates.

Enclosed Documents

Color boards and renderings are provided for the Committee's review.

Presenters

Representatives from Boultinghouse Simpson Gates Architects will be present at the February 14, 2017 Facilities Committee meeting to present the color boards.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the February 28, 2017 Board meeting, the selection of colors and finishes for the 2013 Bond Construction Pecan Campus STEM and South Academic Buildings as presented.



STC SOUTH ACADEMIC BUILDING & STEM
BUILDING
COLOR BOARDS











STC STEM BUILDING – CORRIDOR



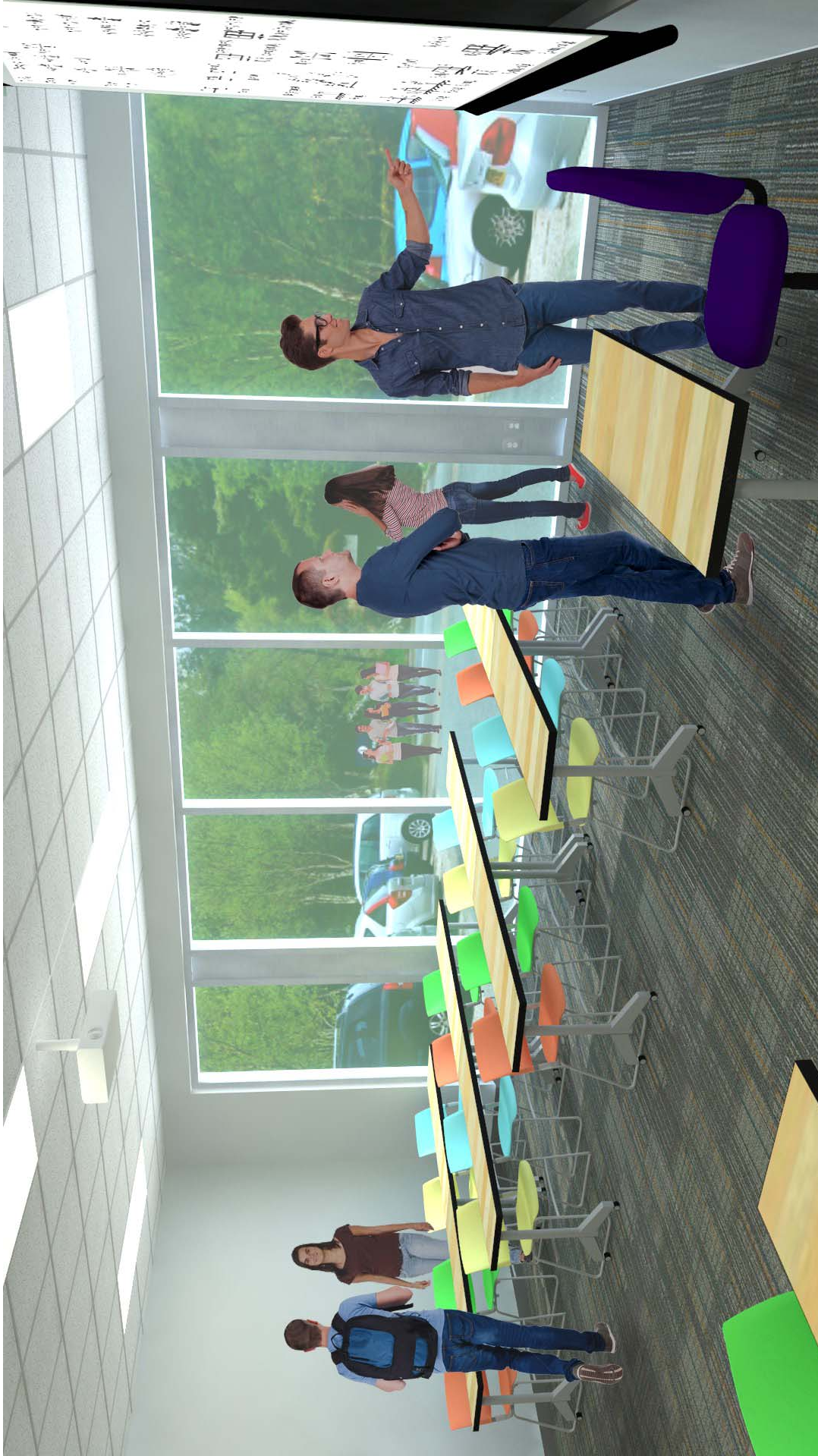
STC STEM BUILDING – CORRIDOR



STC STEM BUILDING – CORRIDOR



















Review and Discussion on Change Order for 2013 Bond Construction Pecan Campus Thermal Plant

Broaddus & Associates had informed the Facilities Committee on January 17, 2017 that they would be providing a cost proposal for installing the designed wave motif for the Facilities Committee review and recommendation to the Board of Trustees at the February 14, 2017 meeting.

Broaddus & Associates has been working with the D. Wilson Construction Company and Halff Associates to provide a proposal for installation of the metal wave design that was originally presented during the schematic design. They are still reviewing costs and options for installing the wave design and will present a proposal at the next Facilities Committee meeting in March.

Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to address any questions related to this item.

Preliminary Draft

Broaddus & Associates failed to provide information in a timely manner.

Review and Recommend Action on Guaranteed Maximum Price for the 2013 Bond Construction Regional Center for Public Safety Excellence Building

Approval of a Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Regional Center for Public Safety Excellence building will be requested at the February 28, 2017 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. PBK Architects has submitted the 60% set construction documents with enough information regarding the construction work of the project.

Background

PBK Architects has completed the 60% set of construction documents for the project necessary for the CM@R to provide a complete GMP for review by the project team and approval by the College's Board of Trustees. Approval of the GMP will allow for the construction to begin and allow the CM@R to meet their overall construction schedule. The architect has provided the necessary construction documents to Noble Texas Builders Construction Company which has provided the GMP in the amount of \$4,777,744.

Funding Source

2013 Bond Construction Program CCL	\$2,800,000
PSJA ISD Contributions	825,000
Non-Bond Unexpended Budget	<u>343,000</u>
Total Construction Cost Limitation (CCL)	<u>\$3,968,000</u>

Less:

Total Proposed GMP	<u>4,777,744</u>
Budget Deficit Variance	<u>(\$ 809,744)</u>

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction Regional Center for Public Safety Excellence building is \$3,968,000. Funds are budgeted in the Bond Construction budget for fiscal year 2016-2017 and in the Non-Bond Construction budget for fiscal year 2016-2017. In addition, funds from Pharr-San Juan-Alamo ISD are to be used.

Additional funds are required from the Non-Bond Construction budget in the amount of \$809,744 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls. Broaddus and Associates has previously stated that future bond buy out savings and unexpended design and construction contingency funds could be used to cover budget shortfalls. However, those savings are not yet realized at this time and currently the College's risk exposure is unknown.

Reviewers

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

Enclosed Documents

A memorandum from Broaddus and Associates and a description of the GMP submitted by Noble Texas Builders Construction Company is enclosed.

Presenters

Representatives from Broaddus and Associates, PBK Architects, and Noble Texas Builders 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 February 28, 2017 Board meeting, the Guaranteed Maximum Price (GMP) in the amount of \$4,777,744 with Noble Texas Builders Construction Company for the 2013 Bond Construction Regional Center for Public Safety Excellence as presented.

Preliminary Draft

Broaddus & Associates failed to provide information in a timely manner.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director, FP&C

From: Gilbert Gallegos AIA, Senior Vice President

Date: February 3, 2017

Subject: 2013 Bond Regional Center for Public Safety Excellence Building (GMP) from Noble Texas Builders

Re: 2013 South Texas College Bond Construction Program – Bond Regional Center for Public Safety Excellence Building

Broaddus & Associates is pleased to request approval of Guaranteed Maximum Price (GMP) for the STC Bond Regional Center for Public Safety Excellence Building. (Summary /Scope of Work) The GMP includes all work to build a new 9 classroom building with administration and stimulation rooms. This will be the first phase of a 20-year master plan. The GMP for Regional Center for Public Safety Excellence Building Project includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by PBK Architects.

Broaddus & Associates has reviewed the GMP for the Regional Center for Public Safety Excellence Building Project and concurs with the pricing in the Construction Manager-at-Risk's proposal. We therefore request that the Facilities Committee consider recommending to the Board of Trustees approval of this proposal as presented.

STC Regional Center for Public Safety Excellence - Building
Pharr, Texas

60% CD Set

Estimate date February 3, 2017

Estimator: Juan Delgado

Div	Description	19,375	sf	Comments
00	Procurement & Contracting Requirements	\$ -	-	Not applicable
01	General Requirements	\$ 28,501	1.47	
02	Existing Conditions	\$ -	-	None
03	Concrete	\$ 216,270	11.16	
04	Masonry	\$ 154,800	7.99	
05	Metals	\$ 440,150	22.72	
06	Wood, Plastic, & Composites	\$ 34,125	1.76	
07	Thermal & Moisture Protection	\$ 534,033	27.56	
08	Openings	\$ 315,760	16.30	
09	Finishes	\$ 566,172	29.22	
10	Specialties	\$ 84,331	4.35	
11	Equipment	\$ -	-	
12	Furnishings	\$ 95,185	4.91	
14	Conveying Equipment	\$ -	-	None
21	Fire Suppression	\$ 49,300	2.54	
22	Plumbing	\$ 130,000	6.71	
23	HVAC	\$ 652,800	33.69	
25	Integrated Automation	\$ -	-	In HVAC
26	Electrical	\$ 79,313	29.90	
27	Communications(Voice and Data rough-in in elect)	\$ 178,600	9.22	
28	Electronic Safety & Security	\$ -	-	In Electrical
31	Earthwork	\$ 1,0063	8.05	
32	Exterior Improvements	\$ -	-	In Site Package
33	Utilities	\$ -	-	In Site Package
Subtotal		\$ 4,215,403	117.57	
Contractor's Construction Contingency		2.00%		
Contractor's Design Contingency		1.52%		
Subtotal		\$ 4,383,580	226.27	
General Conditions 4.75% x GMP		4.75%		
Subtotal		\$ 4,610,522	237.96	
Construction Managers Fee 3.5% x GMP		3.50%		
Total		\$ 4,777,744	\$ 246.59	

CCL
Overage/Savings
\$ 4,004,344
\$ 773,400

Broadus & Associates failed to provide information in a timely manner.

Review and Recommend Action on Partial Guaranteed Maximum Price for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval of a Partial Guaranteed Maximum Price (GMP) for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements will be requested at the February 28, 2017 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 partial GMP is necessary for the CM@R to begin with the work to meet their overall construction schedule. Dannenbaum Engineering Company-McAllen, LLC has submitted the 60% set construction documents with enough information regarding the proposed construction work of the project. A partial GMP is being requested at this time in order to complete the construction of the Vehicle Skills Pad portion of the work by August 31, 2017. The funds for this work are provided by the Texas Department of Public Safety which requires the money to be used by that date.

Background

Dannenbaum Engineering Company-McAllen, LLC has completed the 60% set of construction documents for the project necessary for the CM@R to provide a partial GMP for review by the project team and approval by the College's Board of Trustees. Approval of the partial GMP will allow for the construction to begin and is in an effort for the CM@R to meet their overall construction schedule. Noble Texas Builders Construction Company has provided the GMP in the amount of \$1,140,000 specifically for the Vehicle Skills Pad. This amount is to provide a vehicle skills pad sized at 240 feet x 320 feet.

TxDPS Budget - Vehicle Skills Pad	\$1,140,000
Proposed Partial GMP	<u>1,140,000</u>
Budget Deficit Variance	<u><u>(\$0)</u></u>

Funding Source

The current Construction Cost Limitation (CCL) for the vehicle skills pad for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvement project is \$1,140,000. Funds are budgeted in the Non-Bond Construction budget from the Texas Department of Public Safety for fiscal year 2016-2017.

Reviewers

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

Enclosed Documents

A memorandum from Broaddus and Associates and a description of the GMP submitted by Noble Texas Builders Construction Company is enclosed.

Presenters

Representatives from Broaddus and Associates, Dannenbaum Engineering Company-McAllen, LLC Engineering, and Noble Texas Builders 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 February 28, 2017 Board meeting, the Partial Guaranteed Maximum Price (GMP) in the amount of \$1,140,000 with Noble Texas Builders Construction Company as presented for the 2013 Bond Construction Regional Center for Public Safety Excellence Vehicle Skills Pad.



MEMORANDUM

To: Ricardo de la Garza, Associate AIA, Director, FP&C

From: Gilbert Gallegos AIA, Senior Vice President

Date: February 3, 2017

Subject: 2013 Bond Regional Center for Public Safety Excellence Parking and Site Improvements – Skills Pad Partial (GMP) from Noble Texas Builders

Re: 2013 South Texas College Bond Construction Program – Bond Regional Center for Public Safety Excellence Parking and Site Improvements – Skills Pad

Broaddus & Associates is pleased to request approval of Partial Guaranteed Maximum Price (GMP) for the STC Bond Regional Center for Public Safety Excellence Parking and Site Improvements – Skills Pad. (Summary /Scope of Work) The GMP includes all work to build a new 6.5” Reinforced Concrete Slab of 240’ x 320’. The GMP for Regional Center for Public Safety Excellence Parking and Site Improvements – Skills Pad Project includes all the materials and labor for the project scope. The pricing is based on a 60% drawings designed by Dannebaum Engineering Company-McAllen, LLC.

Broaddus & Associates has reviewed the Partial GMP for the Regional Center for Public Safety Excellence Building Parking and Site Improvements – Skills Pad 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.

STC RCPSE - DETENTION POND OPTIONS

2/8/2017

Below are estimates for five detention pond options at STC RCPSE. The estimates are based on excavating ponds and spreading the soil throughout the site. No fencing is included in the estimates. The quantities are approximate, since no drawings were provided at the time of the estimate.

Option 1

	Qty	Unit	Unit Cost	Total Item
Excavation	16795	cy	\$ 3.25	\$ 54,583.15
Pipe				
18" RCP	368	lf	\$ 88.00	\$ 32,384.00
24" RCP	1020	lf	\$ 93.00	\$ 94,860.00
8" PVC	100	lf	\$ 60.00	\$ 6,000.00
Manholes	3	ea	\$ 4,000.00	\$ 12,000.00
Pump	1	ea	\$ 10,000.00	\$ 10,000.00
Total				\$ 209,827.15

Assumes spreading soil on site and a \$10,000 Allowance Pump.

Option 2

	Qty	Unit	Unit Cost	Total Item
Excavation	19211	cy	\$ 3.25	\$ 62,436.11
Pipe				
18" RCP	804	lf	\$ 88.00	\$ 70,752.00
24" RCP	747	lf	\$ 93.00	\$ 69,471.00
8" PVC	1120	lf	\$ 60.00	\$ 67,200.00
Manholes	3	ea	\$ 4,000.00	\$ 12,000.00
Pump	1	ea	\$ 10,000.00	\$ 10,000.00
Total				\$ 291,859.11

Assumes spreading soil on site and a \$10,000 Allowance Pump.

Option 3

	Qty	Unit	Unit Cost	Total Item
Excavation	26826	cy	\$ 3.25	\$ 87,185.70
Pipe				
18" RCP	1204	lf	\$ 88.00	\$ 105,952.00
24" RCP	747	lf	\$ 93.00	\$ 69,471.00
8" PVC	820	lf	\$ 60.00	\$ 49,200.00
Manholes	3	ea	\$ 4,000.00	\$ 12,000.00
Pump	1	ea	\$ 10,000.00	\$ 10,000.00
Total				\$ 333,808.70

Assumes spreading soil on site and a \$10,000 Allowance Pump.

Option 4

Qty	Unit	Unit Cost	Total Item
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Excavation	13689	cy	\$	3.25	\$	44,489.25
Pipe						
18" RCP	1204	lf	\$	88.00	\$	105,952.00
24" RCP	3247	lf	\$	93.00	\$	301,971.00
Manholes	6	ea	\$	4,000.00	\$	24,000.00
Fence Allowance	1	ea	\$	15,000.00	\$	15,000.00
Total					\$	491,412.25

Assumes spreading soil on site.

Assumes 42' wide by 2,200' long

Option 5

	Qty	Unit	Unit Cost	Total Item
Excavation	23703	cy	\$ 3.25	\$ 77,034.75
Pipe				
18" RCP	804	lf	\$ 88.00	\$ 70,752.00
24" RCP	900	lf	\$ 93.00	\$ 83,700.00
Manholes	3	ea	\$ 4,000.00	\$ 12,000.00
Total				\$ 243,486.75

Assumes spreading soil on site.

Assumes 40' wide by 4,000' long

Original

	Qty	Unit	Unit Cost	Total Item
Excavation	2331	cy	\$ 3.25	\$ 7,575.75
Pipe				
24" RCP	764	lf	\$ 93.00	\$ 71,052.00
36" RCP	345	lf	\$ 175.00	\$ 60,375.00
42" RCP	115	lf	\$ 230.00	\$ 26,450.00
Manholes	1	ea	\$ 4,000.00	\$ 4,000.00
Total				\$ 169,452.75

Assumes spreading soil on site.

Based on a 361' x 73', 3' deep pond.

Review and Recommend Action on Agreement with La Joya Independent School District for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center

Approval of the agreement with the La Joya Independent School District for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center will be requested at the February 28, 2017 Board meeting.

Purpose

Authorization is being requested to approve the agreement with La Joya ISD that describes the obligations of La Joya ISD and South Texas College relating to the construction improvements made to the La Joya Jimmy Carter High School Teaching Center in La Joya, Texas.

Justification

The agreement is required to describe the obligations of La Joya ISD and South Texas College for the improvements and to allow South Texas College to proceed with awarding the construction project to the contractor.

Background

South Texas College is currently leasing classroom space at the La Joya Jimmy Carter High School facility. As part of the 2013 Bond Construction program, South Texas College has proposed improvements to the La Joya Jimmy Carter High School to serve students. The College has issued a Request for Competitive Sealed proposal and received four proposals. The College will be funding improvements that can be removed and all items that are to remain permanently will be funded by La Joya ISD. La Joya ISD and the College have requested a formal document that describes this agreement between the two parties.

Enclosed Documents

The draft agreement prepared by the College's legal counsel is enclosed.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the February 28, 2017 Board meeting, the proposed draft agreement with the La Joya Independent School District describing the obligations of La Joya ISD and South Texas College for the construction improvements for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center, contingent with approval by La Joya ISD, as presented.

AGREEMENT

Agreement between South Texas College (the “College” and “Lessee” under the Lease described below) and La Joya Independent School District (the “District” and “Lessor” under the Lease described below).

This Agreement is entered into by and between College and District, for the purpose of describing their obligations relating to improvements to the Leased Premises as set out in that lease agreement between the parties, dated _____, 2017. The Lessee shall undertake and complete certain improvements to the Leased Premises as set out in the Construction Contract which has been awarded by the College to 5 Star Construction (the “Contractor”), a copy of which is attached hereto as Exhibit “A”. Lessor shall undertake and complete certain improvements which consist primarily of electrical work, as set out in more detail in Exhibit “B” attached hereto (“Lessor’s Work”). The Lessor’s estimated costs for Lessor’s Work is estimated at the sum of \$372,500.00, as set out in Exhibit “C” attached hereto.

In performing Lessor’s Work, Lessor shall comply with the requirements of Texas law with respect to the Lessor’s obligation to engage licensed electricians, with the requirements of local building ordinances and the requirements of federal OSHA and FLSA.

Approved this _____ day of _____, 2017.

SOUTH TEXAS COLLEGE

By:_____

LA JOYA INDEPENDENT SCHOOL DISTRICT

By:_____

Review and Recommend Action on Contracting Construction Services for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center

Approval to contract construction services for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center project will be requested at the February 28, 2017 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center project.

Background

On September 23, 2014, the Board of Trustees approved design services with EGV Architects to prepare plans and specifications for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center project. The design team at EGV Architects worked with Broaddus & Associates and 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 January 5, 2017. A total of thirteen (13) sets of construction documents were issued to general contractors and sub-contractors, plan rooms, and a total of four (4) proposals were received on January 27, 2017.

Timeline for Solicitation of Competitive Sealed Proposals	
January 5, 2017	Solicitation of competitive sealed proposals began.
January 27, 2017	Four (4) proposals were received.

Broaddus & Associates, EGV Architects, and College staff reviewed and evaluated the competitive sealed proposals and recommend 5 Star Construction as the highest ranked in the amount of \$1,535,500.

The College's legal counsel has prepared the enclosed draft agreement to designate the financial responsibilities between South Texas College and La Joya Independent School District. The recommendation of the contractor will be contingent on final approval of the agreement between both parties.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal 5 Star Construction	Budget Variance
2013 Bond Construction CCL	\$1,100,000	\$1,163,000	(\$63,000)
La Joya ISD-Alternate #1	377,135	372,500	4,635
Total Amount	\$1,477,135	\$1,535,500	(\$58,365)

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center project is \$1,100,000. 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 \$63,000 to cover the budget shortfall. This amount will be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

Broaddus and Associates has previously stated that future bond buy out savings and unexpended design and construction contingency funds could be used to cover budget shortfalls. However, those savings are not yet realized at this time and currently the College's risk exposure is unknown.

In addition, items listed in the construction documents noted as Alternate #1 were estimated at a cost of \$377,135 by EGV Architects and Broaddus & Associates. La Joya Independent School District is responsible for funding Alternate #1.

Reviewers

The proposals have been reviewed by Broaddus & Associates, EGV Architects, and College staff from the Facilities Planning & Construction, Maintenance & Operations, 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 February 28, 2017 Board meeting, to contract construction services with 5 Star Construction in the amount of \$1,535,500 for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center project as presented, contingent on final approval of the agreement with La Joya ISD.

**SOUTH TEXAS COLLEGE
BOND CONSTRUCTION LA JOYA JIMMY CARTER TEACHING SITE
PROJECT NO. 16-17-1029**

VENDOR		5 Star Construction	NM Contracting, LLC.	Tri-Gen Construction, LLC.	Vision Construction Company
ADDRESS		3209 Melody Ln	2022 Orchid Ave	509 E Pike	4242 Woodcock Dr Ste 230
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Weslaco, TX 78596	San Antonio, TX 78228
PHONE		956-867-5040	956-631-5667	956-447-1048	210-299-0707
FAX		956-599-9055	956-627-3959	956-447-2003	210-299-0800
CONTACT		Alan Oakley	Noel Munoz, Jr.	Juan J Gonzalez	Noel Flores
#	Description	Proposed	Proposed	Proposed	Proposed
1	Base Bid: Bond Construction La Joya Jimmy Carter Teaching Site	\$ 1,163,000.00	\$ 967,600.00	\$ 923,573.00	\$ 1,618,876.00
2	Alternate 1: Additional Infrastructure including electrical, mechanical, plumbing, painting, doors, and miscellaneous equipment.	\$ 372,500.00	\$ 228,400.00	\$ 608,295.00	\$ 238,586.25
3	Begin Work Within	15 Working Days	10 Working Days	10 Working Days	15 days
4	Completion of Work Within	153 Consecutive Calendar Days	180 Consecutive Calendar Days	120 Consecutive Calendar Days	Allotted time in specifications
TOTAL PROPOSAL AMOUNT		\$ 1,535,500.00	\$ 1,196,000.00	\$ 1,531,868.00	\$ 1,857,462.25
TOTAL EVALUATION POINTS		82.75	81.2375	79.5375	67.55
RANKING		1	2	3	4

SOUTH TEXAS COLLEGE
BOND CONSTRUCTION LA JOYA JIMMY CARTER TEACHING SITE
PROJECT NO. 16-17-1029
EVALUATION SUMMARY

VENDOR		5 Star Construction	NM Contracting, LLC.	Tri-Gen Construction, LLC.	Vision Construction Company
ADDRESS		3209 Melody Ln	2022 Orchid Ave	509 E Pike	4242 Woodcock Dr Ste 230
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Weslaco, TX 78596	San Antonio, TX 78228
PHONE		956-867-5040	956-631-5667	956-447-1048	210-299-0707
FAX		956-599-9055	956-627-3959	956-447-2003	210-299-0800
CONTACT		Alan Oakley	Noel Munoz, Jr.	Juan J. Gonzalez	Noel Flores
1	The Respondent's price proposal. (up to 45 points)	35.1	45	35.1	28.8
		35.1	45	35.1	28.8
		35.1	45	35.1	28.8
		35.1	45	35.1	28.8
		35.1	45	35.1	28.8
		35.1	45	35.1	28.8
		35.1	45	35.1	28.8
		35.1	45	35.1	28.8
2	The Respondent's experience and reputation. (up to 10 points)	10	8	9	9
		9	6	7	8
		9	7	8.5	8
		9	8	8	8
		9	7	8	7
		7	8	8	8
		9	6.5	6	8
		9	6	7	8
3	The quality of the Respondent's goods or services. (up to 10 points)	9	5	9	9
		9	5	7	8
		8.5	6	8.5	7.5
		8	5	3	8
		9	5.5	8	7
		9	6	9	8
		9	5	5.5	8
		8	6	8	8
4	The Respondent's safety record (up to 5 points)	5	4	5	5
		4	4	4	4
		5	3	3	2.5
		4	5	4	5
		4	4	3	3
		5	5	5	5
		3.5	3	3.5	3
		4	4	4	4
5	The Respondent's proposed personal. (up to 8 points)	8	6	7	8
		7	5	6	5.5
		7	5	7	6.5
		7	5	7	7
		6.5	5.5	6.5	6
		8	6	7	7
		7	5.5	5.5	6.5
		7	5	7	7
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	9	6	7	8
		7	5	6	7
		8.5	5	8	8
		7	5	7	8
		8	5	7.5	7
		8	6	8	8
		8	5	6	7
		7	5	7	7

**SOUTH TEXAS COLLEGE
BOND CONSTRUCTION LA JOYA JIMMY CARTER TEACHING SITE
PROJECT NO. 16-17-1029
EVALUATION SUMMARY**

VENDOR		5 Star Construction		NM Contracting, LLC.		Tri-Gen Construction, LLC.		Vision Construction Company	
7	The Respondent's organization and approach to the project. (up to 6 points)	6	5.375	4	4.3125	5	4.875	4	4.6875
		5		3		4		5	
		5.5		4		5		5	
		5		5		5		5	
		5		4.5		4.5		3.5	
		6		5		6		5	
		5.5		4		4.5		5	
		5		5		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	5.4	5.4	4.8	4.8	7	7	0	0
		5.4		4.8		7		0	
		5.4		4.8		7		0	
		5.4		4.8		7		0	
		5.4		4.8		7		0	
		5.4		4.8		7		0	
		5.4		4.8		7		0	
		5.4		4.8		7		0	
TOTAL EVALUATION POINTS		82.75		81.2375		79.5375		67.55	
RANKING		1		2		3		4	

Review and Recommend Action on Renewal of Lease Agreement with City of Edinburg

Approval of the renewal of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College will be requested at the February 28, 2017 Board meeting.

Purpose

Authorization is being requested to renew the current facility lease agreement for use by the fire science program.

Justification

The continuation of the lease of this facility is needed to continue to accommodate fire science programs being offered by South Texas College.

Background

At the November 24, 2015 Board meeting, the Board approved the initial facility lease agreement with the City of Edinburg for the period of September 1, 2015 to May 31, 2016 with the option to renew for three successive terms. Since then, at the April 26, 2016 Board meeting, the Board approved to renew the lease until May 31, 2017. Staff from the fire science program has express interest in continuing to lease this space. Staff recommends approval of the renewal of the facility lease agreement for use starting September 1, 2017 to May 31, 2018.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
City of Edinburg	9/1/15 – 5/31/16	9/1/16-5/31/17 9/1/17-5/31/18 9/1/18-5/31/19	Up to \$13,000 per academic semester plus materials used

Funding Source

Funds for these expenditures are budgeted in the Facilities Lease budget for FY 2016-2017.

It is requested that the Facilities Committee recommend Board approval at the February 28, 2017 Board meeting, the proposed classroom lease agreement with the City of Edinburg for use of the Edinburg Fire Department by South Texas College for the period of September 1, 2017 to May 31, 2018 as presented.

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

- 1. Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room**
- 2. Technology Campus General Motors (GM) Car Storage**

Approval of substantial and/or final completion for the following non-bond construction projects will be requested at the February 28, 2017 Board Meeting:

Projects		Substantial Completion	Documents Attached
1.	Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room Architect: ROFA Architects Contractor: NM Contracting, LLC	Recommended	Substantial Completion
2.	Technology Campus General Motors (GM) Car Storage Engineer: R. Gutierrez Engineering Contractor: Roth Excavating, Inc.	Recommended	Substantial Completion

1. Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room

It is recommended that substantial completion for this project with NM Contracting, LLC be approved.

ROFA Architects and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on January 23, 2017. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is enclosed.

NM Contracting, LLC will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the March 2017 Board meeting.

2. Technology Campus General Motors (GM) Car Storage

It is recommended that substantial completion for this project with Roth Excavating, Inc. be approved.

R. Gutierrez Engineering and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on January 27, 2017. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is enclosed.

Roth Excavating, Inc. will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the March 2017 Board meeting.

It is recommended that the Facilities Committee recommend for Board approval at the February 28, 2017 Board meeting, substantial completion of the projects as presented.



AIA Document G704™ – 2000

Certificate of Substantial Completion

PROJECT:

(Name and address)

STC Technology Campus
Building C - New Conference
Room
Building B - Door and Frame
Replacement

PROJECT NUMBER: 2015.10/

CONTRACT FOR: General Construction

CONTRACT DATE:

OWNER: ☐

ARCHITECT: ☐

CONTRACTOR: ☐

FIELD: ☐

OTHER: ☐

TO OWNER:

(Name and address)

South Texas College
P.O. Box 9701
McAllen, Texas 78502

TO CONTRACTOR:

(Name and address)

NM Contracting, LLC
2022 Orchid Avenue
McAllen, Texas 78501

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

This substantial Completion is for the entire project based on contract documents

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty

1 year

Date of Commencement

January 22, 2017

Rike Ogden Figueroa Allex
Architects Inc.

ARCHITECT

BY

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$0.00

The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

NM Contracting, LLC

CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at (time) on (date).

South Texas College

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

Certificate of Substantial Completion

FEB 7 2017 PM 3:0

PROJECT: STC TECHNOLOGY CAMPUS GM CAR STORAGE AREA UPGRADE
PROJECT NUMBER: ENG16.001
OWNER: SOUTH TEXAS COLLEGE
CONTRACTOR: ROTH EXCAVATING, INC.

The Work performed under this Contract has been reviewed and found, to the Engineer's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: Construction time is stopped at the day of Issuance.

Ramiro Gutierrez, P.E.
Engineer

Ramiro Gutierrez
By:

01/27/2017
Date of Issuance

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

The Contractor will complete or correct the Work on the list of items attached hereto and complete the work by February 26, 2017.

Roth Excavating, Inc.
Contractor

Roth Excavating, Inc.
By:

2-6-17
Date

The Owner accepts the Work or designated portion as substantially complete and will assume full possession thereof, in accordance with the contract documents.

SOUTH TEXAS COLLEGE
Owner

By:

Date

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 - February 07, 2017																						
Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals				Construction Phase				Project Manager	Architect/Engineer	Contractor		
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%	95% Substantial Comp				100%	Final Completion
Pecan Campus and Pecan Plaza																						
15-1-006	Pecan - Library Study Rooms Additions																		Robert	N/A	TBD	
	Pecan - Infrastructure for Portable Buildings - Phase II																		Robert	Sigma HN Engineering	Zitro Electric	
15-1-017	Pecan - Building K Enrollment Center																		David	Boultinghouse Simpson Gates Architects	NM Contracting	
15-1-003	Pecan - Arbor Brick Columns Repair & Replacement (RR)		N/A	N/A	N/A						N/A								David	N/A	5 Star Construction	
16-1-004	Pecan - Library Compact Shelving & Furniture		N/A	N/A	N/A														Robert	Library Staff		
16-1-014	Pecan - Sand Volleyball Courts																		David	Public Relations		
16-1-001	Pecan - Building A Sign Replacement (RR)		N/A	N/A															Robert	M&O		
15-1-001	Pecan Plaza - GED Entrance and Office Area Improvements		N/A	N/A															Sam	DBR Engineering	TBD	
15-1-003	Pecan Plaza - Emergency Generator and Wiring																		David	R. Gutierrez Engineering	TBD	
16-1-016	Pecan Plaza - Parking Area for Police Vehicles																		Robert	Sigma HN Engineering	NM Contracting	
Mid Valley Campus																						
16-2-007	MV - Covered Walkway for Building G																		Sam	on hold	TBD	
Technology Campus																						
15-3-004	TC - Building B Doors and Frame Replacement																		Robert	ROFA	NM Contracting	
15-3-005	TC - GM Car Storage Area Upgrade																		David	R Gutierrez Engineers	Roth Excavating, Inc.	
15-3-014	TC - Workforce Building Conference Room																		Robert	ROFA	NM Contracting	
16-2-011	TC - Ford Lab Exhaust System																		Sam	TBD	TBD	
15-3-002	TC - Building D Exterior Metal Siding Repairs (RR)		N/A	N/A															Sam	N/A	TBD	
15-3-003	TC - Repair Concrete Floor Mechanical Room (RR)		N/A	N/A															David	CLH Engineering	TBD	
15-3-003	TC - Building B Concrete Floor Repairs (RR)		N/A	N/A															David	CLH Engineering	TBD	
16-2-013	TC - Building B Domestic/Fire Sprinkler Lines (RR)																		Sam	Half Associates	TBD	
Nursing and Allied Health Campus																						
16-4-016	NAH - Resurface Parking Lot #2 (RR)																		Robert	PCE	Mid Valley Paving	
Starr County Campus																						
15-5-005	Slarr - Building E & J Crisis Mgt Center Generator																		Sam	DBR Engineering	TBD	
16-4-018	Slarr - Building F Site Grading & Sidewalk Replacement(RR)																		Sam	Melden and Hunt	TBD	
District Wide Improvements																						
13-6-003	DW - Automatic Doors Phase III		N/A	N/A															Robert	TBD	TBD	
14-6-010	DW - Building to Building ADA Compliance Ph II																		Robert	Darmenbaum Engineering	TBD	
14-6-013	DW - La Joya Monument Sign		N/A	N/A							N/A								David	N/A	TBD	
14-6-014	DW - Marker Boards Replacement (RR)		N/A	N/A															Sam	N/A	TBD	
15-6-001	DW - Outdoor Furniture		N/A	N/A															Rick	N/A	TBD	
15-6-002	DW - Directional Signage		N/A	N/A							N/A								David	N/A	TBD	
16-6-017	DW - Surveillance Cameras & Poles Campus Entrances		N/A	N/A							N/A								David	DPS	TBD	
16-6-019	DW - Walkway LED Lighting Upgrade Ph I (RR)		N/A	N/A							N/A								Rick	M&O	TBD	
For FY 2016-2017, 25 non-bond projects are currently in progress, 5 have been completed and 40 pending start up - 70 Total																						

Status of Non-Bond Construction Projects in Progress January 2017

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Pecan Campus								
Library Additional Study Rooms	15%	April 2017	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	\$ 372,337.93	\$ (22,337.93)	\$ 372,337.93	\$ -
Student Services Building K Enrollment Center	50%	January 2017	1. Construction Phase 2. Construction in Progress	\$ 490,000.00	\$ 413,431	\$ 76,568.52	\$ 355,666.41	\$ 57,765.07
Arbor Brick Columns Repair and Replacement	5%	July 2017	1. Construction Phase 2. Construction in Progress	\$ 20,000.00	TBD	TBD	\$ -	TBD
Library Compact Shelving and Furniture	85%	April 2017	1. Construction Phase 2. Bidding in Progress	\$ 400,000.00	\$ 394,652.08	\$ 5,347.92	\$ 394,652.08	\$ -
Sand Volleyball Courts	10%	May 2017	1. Project Development 2. Design in Progress	\$ 50,000.00	TBD	TBD	\$ -	TBD
Building A Sign Replacement	75%	July 2017	1. Design Phase 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	\$ 9,624.62	\$ 60,375.38	\$ 9,624.62	\$ -
Pecan Plaza Police Department Emergency Generator	5%	October 2016	1. Design Phase 2. Design in Progress	\$ 40,000.00	\$ 36,000.00	\$ 4,000.00	\$ -	\$ 36,000.00
Pecan Plaza Parking Area for Police Vehicles	5%	July 2017	1. Construction Phase 2. Construction in Progress	\$ 250,000.00	TBD	TBD	\$ -	TBD
Pecan Campus Total				\$ 1,759,000.00	\$ 1,226,046.11	\$ 123,953.89	\$ 1,132,281.04	\$ 93,765.07

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Mid Valley Campus								
Covered Walkway for Building G	10%	August 2017	1. Project Development 2. Design in Progress	\$ 12,000.00	TBD	TBD	\$ -	TBD
Mid Valley Campus Total				\$ 12,000.00	\$ -	\$ -	\$ -	\$ -
Technology Campus								
Building B Main Door and Frame Replacement	90%	January 2017	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ 37,133.00	\$ 12,867.00	\$ 18,237.31	\$ 18,895.69
GM Car Storage Area Upgrade	80%	February 2017	1. Construction Phase 2. Construction in Progress	\$ 275,000.00	\$ 262,500.00	\$ 12,500.00	\$ 53,247.50	\$ 209,252.50
Building C Conference Room Addition	90%	January 2017	1. Construction Phase 2. Construction in Progress	\$ 60,000.00	\$ 77,767.00	\$ (17,767.00)	\$ 39,856.95	\$ 37,910.05
Ford Lab Exhaust System	5%	January 2017	1. Project Development 2. Design in Progress	\$ 100,000.00	TBD	TBD	\$ -	TBD
Building D Exterior Metal Siding Repairs	75%	January 2017	1. Project Development 2. Design in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Repair Concrete Floor Mechanical Room	30%	January 2017	1. Design Phase 2. Design in Progress	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Building B Concrete Floor Repairs	0%	February 2017	1. Construction Phase 2. Bidding in Progress	\$ 10,000.00	\$ 4,750.00	\$ 5,250.00	\$ -	\$ 4,750.00
Building B Domestic/Fire Sprinkler Lines	90%	January 2017	1. Design Phase 2. Design in Progress	\$ 700,000.00	TBD	TBD	\$ -	TBD
Technology Campus Total				\$ 1,221,000.00	\$ 383,150.00	\$ 12,850.00	\$ 111,341.76	\$ 271,808.24
Nursing and Allied Health Campus								
Resurface Parking Lot 2	100%	July 2016	1. Construction Phase 2. Construction Complete	\$ 250,000.00	\$ 98,367.30	\$ 151,632.70	\$ 98,367.30	\$ -
Nursing and Allied Health Campus Total				\$ 250,000.00	\$ 98,367.30	\$ 151,632.70	\$ 98,367.30	\$ -

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Starr County Campus								
Bldg E & J Crisis Management Center with Generator	30%	February 2017	1. Design Phase 2. Design in Progress	\$ 40,000.00	\$ 36,000.00	\$ 4,000.00	\$ -	\$ 36,000.00
Bldg F Site Grading and Sidewalk Replacement	5%	February 2017	1. Design Phase 2. Design in Progress	\$ 1,500.00	\$ 7,755.00	\$ (6,255.00)	\$ -	\$ 7,755.00
Starr County Campus Total				\$ 41,500.00	\$ 43,755.00	\$ (2,255.00)	\$ -	\$ 43,755.00
District Wide								
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	\$ 468,170.04	\$ (68,170.04)	\$ 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%	February 2017	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	50%	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	\$ 203,000.00	\$ 158,020.00	\$ 44,980.00	\$ -	\$ 158,020.00
Walkway LED Lighting Upgrade	50%	July 2017	1. Construction Phase 2. Construction in Progress	\$ 25,000.00	\$ 17,730.10	\$ 7,269.90	\$ -	\$ 17,730.10
District Wide Total				\$ 968,000.00	\$ 643,920.14	\$ (15,920.14)	\$ 468,170.04	\$ 175,750.10
Non-Bond Construction Project Total				\$ 4,251,500.00	\$ 2,395,238.55	\$ 270,261.45	\$ 1,810,160.14	\$ 585,078.41
For FY 2016 - 2017, 31 non-bond projects are currently in progress, 5 have been completed and 34 pending start up - 70 Total								

Review and Recommendation Action as Necessary Regarding Contracts

The Facilities Committee wishes to review contracts with legal counsel, and will seek advice and direction.

The Facilities Committee may recommend Board action as necessary related to contracts.

The followings pages contain
Supplemental Documents distributed at the
February 14, 2017 Facilities Committee Meeting



Regional Center for Public Safety Excellence -Skills Pad
Pharr, Texas
60% CD - Skills Skid Pad 240' x 324'

Estimate date February 3, 2017

Revised: February 8, 2017

Estimator: Juan Delgado

Div	Description	82,120 sf	sf	Comments
00	Procurement & Contracting Requirements			
01	General Requirements		0.88	
02	Existing Conditions	71,974	-	
03	Concrete	-	-	
04	Masonry	-	-	none
05	Metals	-	-	none
06	Wood, Plastic, & Composites	-	-	none
07	Thermal & Moisture Protection	45,934	0.56	none
08	Openings	-	-	none
09	Finishes	-	-	none
10	Specialties	-	-	none
11	Equipment	-	-	none
12	Furnishings	-	-	none
13	Special Construction	-	-	none
14	Conveying Equipment	-	-	none
21	Fire Suppression	-	-	none
22	Plumbing	-	-	none
23	HVAC	-	-	none
25	Integrated Automation	-	-	none
26	Electrical	-	-	none
27	Communications(Voice and Data rough-in in elect)	-	-	Communication Ductbank
28	Electronic Safety & Security	-	-	none
31	Earthwork	887,914	10.81	
32	Exterior Improvements	-	-	
33	Utilities	-	-	
Subtotal		\$ 1,005,822	\$ 12.25	
Contractor's Construction Contingency		2.00%	\$ 22,800	0.28
Contractor's Design Contingency		1.52%	\$ 17,328	0.21
Subtotal		\$ 1,045,950	\$ 12.74	
General Conditions 4.75% x GMP		4.75%	\$ 54,149.99	0.66
Subtotal		\$ 1,100,100	\$ 13.40	
Construction Managers Fee 3.5% x GMP		3.50%	\$ 39,900	0.49
Total		\$ 1,140,000	\$ 13.88	



Regional Center for Public Safety Excellence -Skills Pad
Pharr, Texas

Estimate date February 3, 2017

Revised: February 8, 2017

Estimator: Juan Delgado

82,120 sf

Div. Specification	Description	Quantity	Unit	Unit Cost	Item Total	Section Total	Division Total	Remarks
01	GENERAL REQUIREMENTS							
	Current Site Cleanup	4	mos	\$ 3,680.00	\$ 14,720			
	Layout and dimensional controls	4	mos	\$ 10,913.40	\$ 43,654			
	Final Cleanup	1	ls	\$ 13,600.00	\$ 13,600			
	General Requirements				\$ 71,974			
	GENERAL REQUIREMENTS						\$ 71,974	
02	EXISTING CONDITIONS							
	EXISTING CONDITIONS							
03	CONCRETE							
	CONCRETE				\$			
04	MASONRY							
	MASONRY							
05	METALS							
	METALS							
06	WOOD, PLASTICS, AND COMPOSITES							
	WOOD, PLASTICS, AND COMPOSITES							
07	THERMAL AND MOISTURE PROTECTION							
	Joint Sealants at Expansion Joints	10,808	lf	\$ 4.25	\$ 45,934			
	THERMAL AND MOISTURE PROTECTION				\$ 45,934			
08	OPENINGS							
	OPENINGS							
09	FINISHES							
	FINISHES							
10	SPECIALTIES							
	SPECIALTIES							



Regional Center for Public Safety Excellence -Skills Pad
Pharr, Texas

Estimate date February 3, 2017

Revised: February 8, 2017

Estimator: Juan Delgado

82,120 sf

Div. Specification	Description	Quantity	Unit	Unit Cost	Item Total	Section Total	Division Total	Remarks
11	EQUIPMENT							
	EQUIPMENT							
12	FURNISHINGS							
	FURNISHINGS							
13	SPECIAL CONSTRUCTION							
	SPECIAL CONSTRUCTION							
14	CONVEYING EQUIPMENT							
	CONVEYING EQUIPMENT							
21	FIRE SUPPRESSION							
	FIRE SUPPRESSION							
22	PLUMBING							
	PLUMBING							
23	HVAC							
	HVAC							
26	ELECTRICAL							
	ELECTRICAL							
27	COMMUNICATIONS							
	COMMUNICATIONS							
28	ELECTRONIC SAFETY AND SECURITY							
	ELECTRONIC SAFETY AND SECURITY							
31	EARTHWORK							
	Skills/Skid Pad							
	Strip 3"	1,555	cy	\$ 3.35	\$ 5,208			
	Lime Treat 8"	12,100	sy	\$ 4.30	\$ 52,030			
	Lime	175	Tn	\$ 190.00	\$ 33,261			
	Skills and Road Fill	12,920	cy	\$ 15.50	\$ 200,260			
	Concrete Pavement (Reinforced 6.5")	82,120	sf	\$ 7.00	\$ 574,840			
	Concrete Curb and Gutter	220	lf	\$ 13.00	\$ 2,860			
	Saw Cutting	10,808	lf	\$ 1.80	\$ 19,454			



Regional Center for Public Safety Excellence -Skills Pad
Pharr, Texas

Estimate date February 3, 2017
Revised: February 8, 2017
Estimator: Juan Delgado

82,120 sf

1,005,822 1,005,822 1,005,822

Div. Specification	Description	Skills/Skid Pad	Quantity	Unit	Unit Cost	Item Total	Section Total	Division Total	Remarks
32	EXTERIOR IMPROVEMENTS	EARTHWORK						\$ 887,914	
		EXTERIOR IMPROVEMENTS						\$ -	
33	UTILITIES	UTILITIES						\$ -	
Direct Cost Subtotal						\$ 1,005,822	\$ 1,005,822	\$ 1,005,822	
						\$ -	Check = 0		
						\$ -	Check = 0		



February 3, 2017

Revised: February 8, 2017

Tammy Tijerina
Project Manager
Broaddus & Associates

RE: Assumptions and Clarifications for South Texas College Regional Center for Public Safety Excellence Building Skills Skid Pad.

Tammy,

Enclosed you will find Assumptions and Clarifications for 60% CD drawings from Dannenbaum Engineering for the Skills Skid Pad for STC Regional Center for Public Safety Excellence. Noble Texas Builders was asked to increase the Skills Skid pad to 240' x 324'. For the estimate, Noble Texas Builders was to include our contractual General Conditions set at 4.75%, Contractor's Construction Contingency set at 2%, Contractor's Design Contingency set at 1.52% and Construction Manager's Fees set at 3.5%.

I. INCLUSIONS

Assumptions and Clarifications for STC RCPSE Civil Engineering Skid Pad Driving Area sized 240' x 324'.

General Requirements

- Current Building Cleanup for the duration of the project.
- Layout and dimensional control for the building.

Concrete

- 76,800 sf Skills/Skid Pad to be 6.5" Pad and 4,360 sf concrete drive entrance to skills pad.
- 3,500 psi concrete.
- #3, 18" OCEW rebar.
- Concrete Curb and Gutter at roadway section only.

Thermal and Moisture Protection

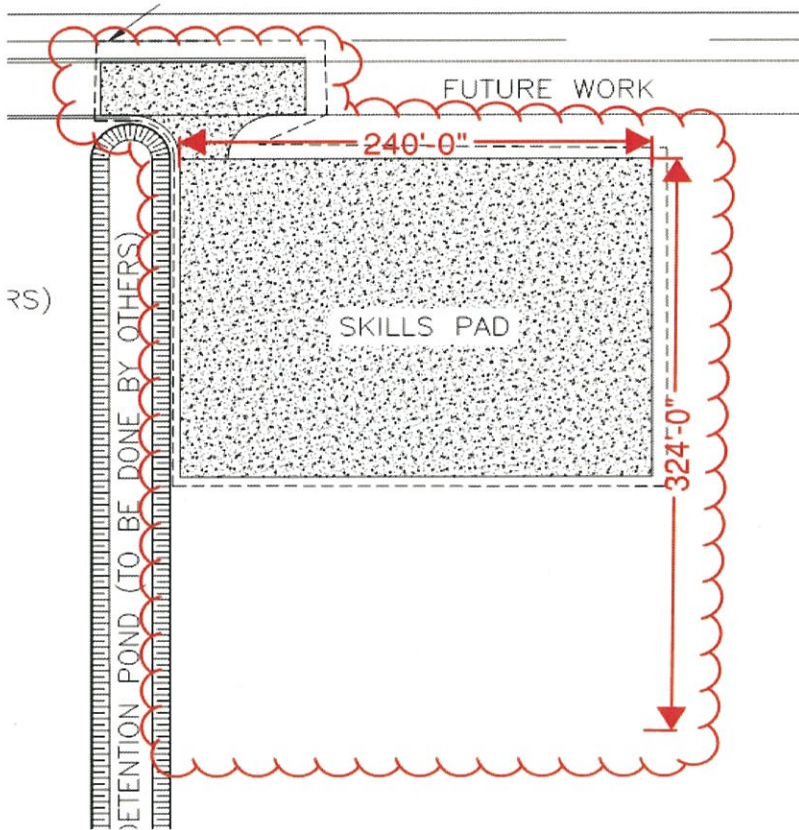
- Epoxy Joint sealer at Control and Expansion Joints.

Earthwork

- Strip Skills Skid Pad area by 3".
- Grade Skills Slid area from existing 88' to grades shown in sheet 4 of 11.

- Any removed soil will be distributed throughout the site.
- 8" Lime treated subgrade at 5%.

Scope of Work in Cloud area.



List of Drawings

Dannenbaum Engineering Company, 60% CD Skills Skid Pad drawings.

- Sheet 2 of 11 – General Construction Notes
- Sheet 3 of 11 – Overall Site Plan
- Sheet 4 of 11 – Grading Layout
- Sheet 5 of 11 – Overall Paving Layout
- Sheet 6 of 11 – Paving Details
- Sheet 7 of 11 – Paving Details
- Sheet 8 of 11 – Overall Joint Layout
- Sheet 9 of 11 – Paving Details
- Sheet 10 of 11 – SW3P
- Sheet 11 of 11 – SW3P Details

**** Any other work not listed in this list is not part of this scope of work.**

STC Regional Center for Public Safety Excellence - Building

Pharr, Texas

60% CD Set

Estimate date February 9, 2017

Revised Estimate date February 13, 2017

Estimator: Juan Delgado

Div	Description	19,375	sf	Comments
00	Procurement & Contracting Requirements	\$ -	-	Not applicable
01	General Requirements	\$ 28,501	1.47	
02	Existing Conditions	\$ -	-	None
03	Concrete	\$ 216,270	11.16	
04	Masonry	\$ 154,800	7.99	
05	Metals	\$ 440,150	22.72	
06	Wood, Plastic, & Composites	\$ 34,125	1.76	
07	Thermal & Moisture Protection	\$ 497,994	25.70	
08	Openings	\$ 296,360	15.30	
09	Finishes	\$ 548,072	28.29	
10	Specialties	\$ 84,331	4.35	
11	Equipment	\$ -	-	
12	Furnishings	\$ 95,185	4.91	
14	Conveying Equipment	\$ -	-	None
21	Fire Suppression	\$ 49,300	2.54	
22	Plumbing	\$ 130,000	6.71	
23	HVAC	\$ 528,500	27.28	Based 2009 IECC
25	Integrated Automation	\$ -	-	In HVAC
26	Electrical	\$ 515,000	26.58	Based 2009 IECC
27	Communications(Voice and Data rough-in in elect)	\$ 175,340	9.05	
28	Electronic Safety & Security	\$ -	-	In Electrical
31	Earthwork	\$ 156,063	8.05	
32	Exterior Improvements	\$ -	-	In Site Package
33	Utilities	\$ -	-	In Site Package
Subtotal		\$ 3,949,992	\$ 203.87	
	Contractor's Construction Contingency	2.00%	\$ 89,538.52	\$ 4.62
	Contractor's Design Contingency	1.52%	\$ 68,049	\$ 3.51
Subtotal		\$ 4,107,580	\$ 212.00	
	General Conditions 4.75% x GMP	4.75%	\$ 212,653.99	\$ 10.98
Subtotal		\$ 4,320,234	\$ 222.98	
	Construction Managers Fee 3.5% x GMP	3.50%	\$ 156,692	\$ 8.09
Total		\$ 4,476,926	\$ 231.07	

Estimate based on 2009 Energy Code.

CCL
Overage/Savings

\$ 3,968,000
\$ 508,926

**AMENDMENT TO SOUTH TEXAS COLLEGE - BROADDUS PROGRAM
MANAGEMENT CONTRACT**

The following Amendment is recommended to the Broaddus Program Management Contract:

“Article XIII of the Broaddus Program Management Contract is amended to include a new Section 13.12.10 to read as follows:

On a case by case, Contractor may request pre-approval for storage of the materials or equipment other than what is required under Section 13.12.10.

In such event, the Contractor and Subcontractor shall, as a condition as to such storage and subject to Sections 13.2, 13.3 and 13.4, execute a Waiver and Release substantially in the form as attached hereto.

EXECUTED this _____ day of _____, 2017.

CONTRACTOR

By: _____

SUBCONTRACTOR:

By: _____