

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, March 7, 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."

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

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

1. February 14, 2017 Facilities Committee Meeting

**Meeting Minutes**

**Facilities Committee Meeting**

**February 14, 2017**

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

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, February 14, 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., and Mr. Roy de León

Members absent: Mrs. Graciela Farias, Mr. Jesse Villarreal, Ms. Rose Benavidez, and Mr. Paul R. Rodriguez

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Dr. Ali Esmaeili, Dr. Enriqueta Cortez, Mr. Gilbert Gallegos, Ms. Tammy Tijerina, Mr. Bill Wilson, Mr. Doug Jowell, Mr. Eddie Vela, Mr. Robert Seitz, Mr. Juan Delgado, Mr. Nathaniel Olivarez, Mr. Ramiro Gutierrez, Mr. Scott Adams, Mr. John Gates, Mr. Joey Yzaguirre, Mr. Trey Murray, and Mr. Andrew Fish.

**Approval of Facilities Committee Meetings Minutes**

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

1. January 17, 2017 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

Broaddus & Associates also 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 February 9, 2017, the total budget shortfall was estimated to be at \$5,191,116 with the use of buyout savings and design and construction contingency. The increase to the budget shortfall was 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 would be covered by non-bond funds.

Mr. Brian Fruge was unable to attend the meeting and asked Ms. Tammy Tijerina to deliver the update to the Facilities Committee in his stead.

#### Drone Flyover Video

Ms. Tijerina shared a video showing construction sites at various 2013 Bond Construction Program project sites. She also shared photographs of the Pecan Campus South Academic Building and Pecan Campus STEM Building to show the construction progress since the drone video was recorded a week previously.

Administration noted that the Starr County Campus Student Activities Building Expansion, Student Services Building Expansion, and Library projects were not included in the videos.

#### Buyout Savings

Ms. Tijerina announced that there had been approximately \$2.4M in buyout savings to date, and that Broaddus & Associates anticipated that there would be additional buyout savings to bring the cumulative total to \$3.8M program-wide.

#### Owner Insite

Ms. Tijerina reported that 2013 Bond Construction Program project actual costs were being entered into the system. This would give Broaddus & Associates and College administration powerful tools to monitor and report on the budgets and to keep the Board informed of progress.

#### Fire at Pecan Campus Thermal Plant Chiller #4

Ms. Tijerina informed the Committee that there had been a fire at the newly installed Chiller #4, part of the Pecan Campus Thermal Plant project. Johnson Controls responded quickly after it was determined that a control panel may have been responsible. Johnson Controls was still investigating and Broaddus & Associates was unable to positively identify the source of the fire or whether there was still a concern. Broaddus & Associates confirmed that the associated repairs would be completed at no cost to the College.

Administration stated that the response from Johnson Controls had been satisfactory.

### Wave Panels for Thermal Plant

Mr. Bill Wilson, D Wilson Construction Company, responded to questions related to the removal and subsequent reincorporation of wave panels to the Pecan Campus Thermal Plant project. Mr. Wilson asserted that at the time the panels were removed, as a line item in the Board-approved GMP, the enclosure was redesigned. Reincorporation of the wave panels was taking additional engineering, and the costs submitted to Broaddus & Associates had been rejected as too high.

While Mr. Wilson asserted that the removal of the wave panel was included as a deductive line item in the approved GMP, the line item was not adequately descriptive and the Board was not adequately informed of its significance when the GMP was presented for Board action. The Committee asked Mr. Wilson to continue working with Broaddus & Associates to determine how to reincorporate the wave panels at an acceptable cost.

### Steel for Pecan Campus STEM and South Academic Building Projects

Mr. Bill Wilson responded to questions about the delay at the Pecan Campus STEM and South Academic Building Projects. He updated the Committee on the delays, which involved discrepancies between construction drawings received from the architectural and engineering teams. The discrepancies required collaboration to re-engineer the support beams while utilizing the steel ordered for the project.

The main design issue had been resolved and construction was underway. D Wilson Construction Company had arranged for the subcontractors to be on site working weekends to make up for lost time. While the schedule had been set back to during the process, there was no fiscal impact to the College.

No action was requested.

## **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 would be reviewed and discussed at the February 28, 2017 Board meeting.

### **Purpose**

The Board would 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 was the method used by the Construction Manager-at-Risk (CM@R) to present their proposed construction cost to provide the Owner with a complete and functioning project. The scheduled timeline would confirm that the Program Manager consultant would 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 prepared an updated timeline to reflect the current construction schedules after consulting with the Construction Managers at Risk.

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

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

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 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

The packet included 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 were present at the Facilities Committee meeting to present the updated timeline for the scheduled Guaranteed Maximum Prices (GMPs), completion dates, and occupancy dates.

The Committee reviewed the timeline with Ms. Tammy Tijerina and asked about specific projects. Mr. Bill Wilson was also present and responded on behalf of the projects assign to D Wilson Construction Company.

Aside from the Pecan Campus STEM and South Academic Buildings, which had been delayed due to structural steel problems as previously discussed, Bill Wilson asserted that the projects at the Pecan Campus, Nursing & Allied Health Campus, and Starr County Campus were on schedule.

Nobody was present representing Skanska USA and the Mid Valley Campus projects, and the Technology Campus projects were not discussed.

No action was taken.

**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 was 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 prohibited the storage of construction materials for the 2013 Bond Construction Program at non-bonded off-site facilities. This provision was compliant with the College's procurement policies, which prohibited 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 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 were delivered to the construction sites for the appropriate projects. D. Wilson Construction Company justified this request due to the limited construction site area for on-site storage.

Staff 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 had not responded to this offer.

South Texas College legal counsel 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 took 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.

A letter from legal counsel and a draft Payment Bond Waiver and Release prepared by legal counsel were provided for the Committee's review. An amendment to the agreement with the Construction Manager at Risk was also be prepared by legal counsel.

**Brick Storage**

Mr. Bill Wilson informed that Committee that the brick manufacturer maintained a storage yard in Pharr, Texas, and had offered sufficient space for D Wilson Construction Company to use that yard for staging of masonry brick until his company was ready to use it for construction projects. This space would be offered at no cost to the CMR or the



College. Mr. Wilson also asserted that the inventory controls that would be required at a bonded warehouse would also be used at the storage yard, if the Board approved the requested amendment.

#### Payment for Delivered Brick

Mr. Wilson also mentioned that his firm had ordered a large amount of brick to receive a volume discount of approximately \$500,000, and was now receiving the brick more quickly than they could use it at the construction sites. The vendor was asking for payment as the brick was delivered, and the CM@R contract as executed would delay that payment until the brick was delivered to a bonded warehouse or the campus where it would be installed.

#### Storage of Other Materials

The Committee asked Mr. Wilson if there were any other anticipated construction materials that might require a similar amendment, and Mr. Wilson confirmed that there might be similar need for HVAC ducting, roofing materials, and other fabricated equipment moving forward.

#### On-Site Storage

Staff advised the Committee that they had offered storage space on-site, and could make space available either on the North Campus, adjacent to the existing Casso residence, or on College-owned land north of the JagExpress "Park & Ride" lot. The Committee asked whether either location was viable, and Mr. Wilson stated that he had not yet visited those sites, but might use them if they were suitable.

#### Risk and Legal Counsel

Legal Counsel and the Committee members discussed the risks associated with the proposed use of a non-bonded warehouse and generally agreed that there was no greater risk using the manufacturer's offered storage yard versus a bonded warehouse due to the insurance policies in place that would cover any loss prior to use of the masonry bricks.

Legal Counsel also noted that the agreement would need to specifically allow the College to make payment for items received under any amendment.

#### Amendment Allowing Case-by-Case Exceptions

The Committee discussed an amendment allowing specific exemptions to the executed contract, on a case-by-case basis, and vesting Broaddus & Associates with the authority to grant the exceptions as needed.

The Committee asked staff if they thought that authority should be delegated to Broaddus & Associates, and staff asserted that the authority should not be vested with the CMR, and that a request for exceptions could be presented instead to the Facilities Committee and Board for approval. The Committee stated that the authority to grant such exceptions should rest with Broaddus & Associates, and they would be responsible to report exceptions to the Facilities Committee and the Board.

### Further Discussion and Revisions to Contract Amendment

The Facilities Committee asked D Wilson Construction Company, Broaddus & Associates, Legal Counsel, and staff time to revisit the option of using on-site storage as discussed, and then for Legal Counsel to make any revisions to the proposed contract amendment as needed.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of an amendment to the Construction Manager-at-Risk agreement with D. Wilson Construction Company for off-site storage of materials, on a case-by-case basis as approved by Broaddus & Associates and reported to the Facilities Committee and Board of Trustees, pending the outcome of further discussions by Broaddus & Associates, D Wilson Construction Company, Legal Counsel, and staff.

### **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 would 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 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 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 reviewed alternate locations for the detention ponds and have provided options for the Facilities Committee's review.

Noble Texas Builders Construction Company 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 were reviewed by Broaddus & Associates and College staff.

### **Enclosed Documents**

Revised Schematic Design Layouts for the Parking and Site Improvements

### **Presenters**

Dannenbaum Engineering 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 were presented for the Facilities Committee's review and response. Each option included a cost estimate to help the Facilities Committee evaluate the costs and benefits of the various design proposals.

Broaddus & Associates presented these options without a recommendation, and would respond to the Committee's questions regarding the costs and benefits of each. Administration was involved in the design process and was also available to respond to questions as needed.

Mr. Scott Adams with PBK Architects and Mr. Nathaniel Olivarez with Dannenbaum Engineering discussed the proposed options, focusing on their recommendation of Option 3.

This option included placing a shallow detention pond within the Emergency Vehicle Operations Course (EVOC) driving track and connecting it to an existing storm drainage line from PSJA's adjacent property to a Drainage District storm sewer line.

Mr. Olivarez agreed with administration that this was a good solution and could save cost, could maximize the use of prime real-estate closer to the 281-facing boundary of the campus, and the detention ponds could be broad and shallow enough that they wouldn't require fencing, which would provide additional maintenance and landscaping costs. Mr. Olivarez reported that they had verbal confirmation from the Drainage District and PSJA ISD that they could tie into the existing drainage system, and were working to get the approvals in writing so that they could move forward.

Mr. Adams reported that the proposed detention pond would not interfere with the EVOC track. The Master Plan included a preliminary design, but that could be adjusted around any existing detention pond requirements when engineering for the EVOC track was ready to begin.

Dannenbaum Engineering noted that the drawings of Option 3 showed a particular portion of the detention pond for Phase I construction, and the remainder would be built in the future as needed. He agreed that the portion of the detention that was closest to the existing drainage would be least expensive to build, to minimize the plumbing required to connect it. Dannenbaum would work with PBK to revise the drawings prior to the Board Meeting to show the portion of the detention pond proposed for Phase I construction.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommend Board approval of the schematic design option 3 as proposed for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project. The motion carried.

**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 would be requested at the February 28, 2017 Board meeting.

**Purpose**

Authorization was 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 were 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 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 were 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 was enclosed.

## **Presenters**

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

Mr. Olivarez informed the Committee that the additional services would be to verify the current capacity of the existing sanitary sewage line to determine whether it would adequately support the Regional Center for Public Safety Excellence.

The Facilities Committee noted that the original agreement for engineering services with Dannenbaum Engineering Company-McAllen included the scope of work of designing a sanitary sewer line extending to the existing lift station located on El Rancho Blanco Road, and asked whether the better option of connecting to the existing PSJA sanitary sewage lines would reduce the original agreement scope and result in a commensurate reduction of fees.

Dannenbaum Engineering was not able to respond to the question.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of 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. The motion carried.

## **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 would be requested at the February 28, 2017 Board meeting.

### **Purpose**

Authorization was 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 were required by the local city codes for new construction projects built in the City of McAllen. R. Gutierrez Engineering Corporation was the current engineer hired by the College to perform civil engineering design services for the project. The College's agreement with the engineer had provisions for additional services that allowed 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 were 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 was enclosed as well as the comments from the City of McAllen.

### **Presenters**

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

Mr. Ramiro Gutierrez, R. Gutierrez Engineering Corporation, confirmed that the City of McAllen was requiring landscaping for the Thermal Plant Parking and Site Improvements project, separate from the landscaping that his firm was designing for the campus expansion project.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of 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. The motion carried.

**The Facilities Committee postponed the following item until the Regular Board Meeting:**

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

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

**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 was 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 were still reviewing costs and options for installing the wave design and will present a proposal at the next Facilities Committee meeting in March.

Mr. Bill Wilson, D Wilson Construction Company, presented on this item during the 2013 Bond Construction Program status update agenda item. There was no action presented for the Committee.

No action was taken.

**The Facilities Committee postponed the following item until the Regular Board Meeting:**

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

## **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 would 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 was necessary for the CMR 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 was 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 were provided by the Texas Department of Public Safety which required the money to be used by that date.

### **Background**

Dannenbaum Engineering Company-McAllen, LLC 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 would allow for the construction to begin and was an effort for the CM@R to meet their overall construction schedule. Noble Texas Builders Construction Company provided the GMP in the amount of \$1,140,000 specifically for the Vehicle Skills Pad. This amount was 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 was \$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 was 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 was enclosed.



### **Presenters**

Representatives from Broaddus and Associates, Dannenbaum Engineering Company-McAllen, LLC Engineering, and Noble Texas Builders Construction Company were present at the Facilities Committee meeting to present the proposed Guaranteed Maximum Price.

Ms. Tijerina, Broaddus & Associates, provided an updated GMP, which would provide for a skills pad 240 feet by 324 feet, an increase from 240 x 320. This increase of 960 square feet could be delivered at no additional cost to the College, through the removal of curb work in the initial pricing, which would not be needed.

Upon a motion by Mr. Roy de León and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of 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 as revised. The motion carried.

### **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 would be requested at the February 28, 2017 Board meeting.

### **Purpose**

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

### **Enclosed Documents**

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

Legal counsel clarified at the meeting that the agreement should be for the College to secure the contractor's services, and for the school district to deposit their portion of the contractor's fees with the College, for disbursement to the contractor.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Roy de León, the Facilities Committee recommended Board approval of 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 revised. The motion carried.

### **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 would be requested at the February 28, 2017 Board meeting.

#### **Purpose**

The procurement of a contractor would 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.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
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 recommended 5 Star Construction as the highest ranked in the amount of \$1,535,500.

The College's legal counsel included a draft agreement to designate the financial responsibilities between South Texas College and La Joya Independent School District.

The recommendation of the contractor would be contingent on final approval of the agreement between both parties.

### **Funding Source**

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

The current Construction Cost Limitation (CCL) for the 2013 Bond Construction La Joya Jimmy Carter High School Teaching Center project was \$1,100,000. Funds were budgeted in the 2013 Bond Construction budget for fiscal year 2016-2017. Additional funds were required from the Non Bond Construction budget in the amount of \$63,000 to cover the budget shortfall. This amount would be added to the College's projected non-bond expenditure commitment to fund current budget shortfalls.

Broaddus and Associates 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 were not yet realized at this time and currently the College's risk exposure was 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 was responsible for funding Alternate #1.

### **Reviewers**

The proposals were 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 provided a proposal summary. It was recommended that the top ranked contractor be recommended for Board approval.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Roy de León, the Facilities Committee recommended Board approval 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. The motion carried.

## **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 would be requested at the February 28, 2017 Board meeting.

### **Purpose**

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

### **Justification**

The continuation of the lease of this facility was 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 expressed interest in continuing to lease this space. Staff recommended approval of the renewal of the facility lease agreement for use starting September 1, 2017 to May 31, 2018.

<b>Facility</b>	<b>Initial Term</b>	<b>Optional Renewal Periods</b>	<b>Lease Cost</b>
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 were budgeted in the Facilities Lease budget for FY 2016-2017.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Roy de León, the Facilities Committee recommended Board approval of 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. The motion carried.

## **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 would be requested at the February 28, 2017 Board Meeting:

	<b>Projects</b>	<b>Substantial Completion</b>	<b>Documents Attached</b>
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 was 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 was enclosed.

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

### ***2. Technology Campus General Motors (GM) Car Storage***

It was 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 was enclosed.

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Roy de León, the Facilities Committee recommended Board approval of substantial completion of the Technology Campus Building B Door and Frame Replacement and Workforce Building Conference Room project and the Technology Campus General Motors (GM) Car Storage project as presented. The motion carried.

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

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

**The Facilities Committee postponed the following item:**

#### **Review and Recommendation Action as Necessary Regarding Contracts**

No deliberation was held 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 6:15 p.m.

I certify that the foregoing are the true and correct minutes of the February 14, 2017 Facilities Committee Meeting of the South Texas College Board of Trustees.

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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 March 2, 2017, the total budget shortfall is estimated to be at \$3,948,964 with the use of buyout savings and design and construction contingency.

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

Broaddus & Associates has been providing a brief overall summary sheet of the current status for the 2013 Bond Construction Program at the Facilities Committee and Board Meetings on the projection screen as part of their update. Staff has requested that this document be provided as part of the packet for future meetings.

No action is requested.

# **SOUTH TEXAS COLLEGE**

## **2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE**

Facilities Committee Meeting

March 07, 2017

**BROADDUS  
& ASSOCIATES**





# BOARD APPROVAL ITEMS

## South Texas College 2013 Bond Construction Program Upcoming Timeline – 03/07/17

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	Pharr RCPSE Civil Additional Service	Kitchen Equipment Procurement
5			Pharr RCPSE Site		A/V Procurement
6			Library Furniture Approval (2/28)		Furniture Procurement
			Pharr RCPSE Building GMP Approval		IT Procurement
			Pharr RCPSE Skill Pad Partial GMP		
			La Joya CSP		


# 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				Schedule Compression	
6				B&A Auditing	
7					
8					
9					
10					

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



2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - March 17, 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			Occupancy
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	Noble General Contract.
	Parking and Site Improvements																		Dannenbaum Engineering	Noble General Contract.
STC La Joya Teaching Site (Jimmy Carter ECHS )																				
	Training Labs Improvements																		EGV Architects	TBD

## STC 2013 Bond Program - Pecan Campus North Academic Building

Scorecard #24

Status: **Submitted**

02/27/2017



**BROADDUS  
& ASSOCIATES**

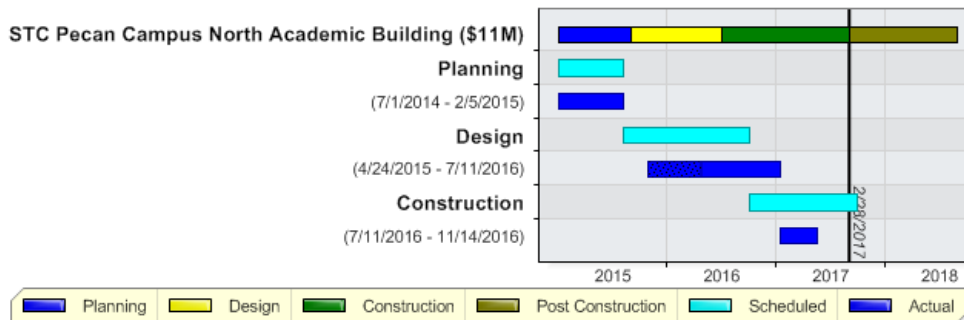
### Scope

	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

- Exterior walls continue, face brick started
- Roofing started, temp window covers to achieve dry-in
- MEP rough-in: AHU set, duct testing
- Interior partitions

#### Key Consultants/Contractors

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

#### Key Owner Issues or Concerns

- Building Dry-In
- Permanent power, energize switchgear

### Recent Photo



## STC 2013 Bond Program - Pecan Campus South Academic Building

Scorecard #23

Status: **Submitted**

02/27/2017



**BROADDUS  
& ASSOCIATES**

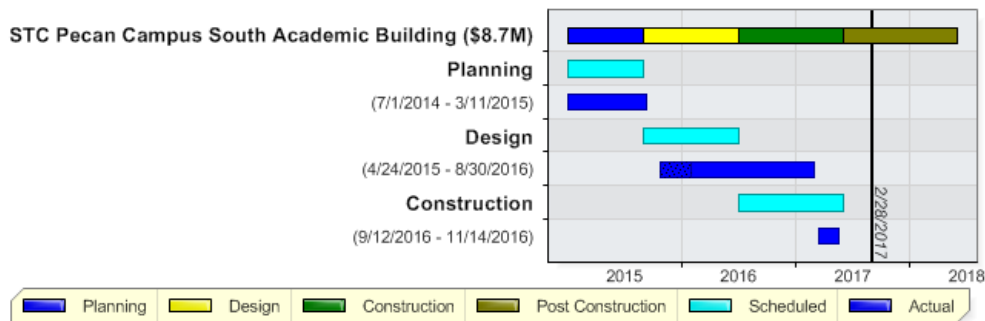
### Scope

	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 continues
- Concrete at LV 2
- Continue site utilities adjacent building

#### Key Consultants/Contractors

- Architect: BSG Architects
- MEP: Halff 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



# **STC 2013 Bond Program Pecan Campus Cafeteria & Activities Building**

Scorecard #23

Status: **Submitted**

02/27/2017



**BROADDUS  
& ASSOCIATES**

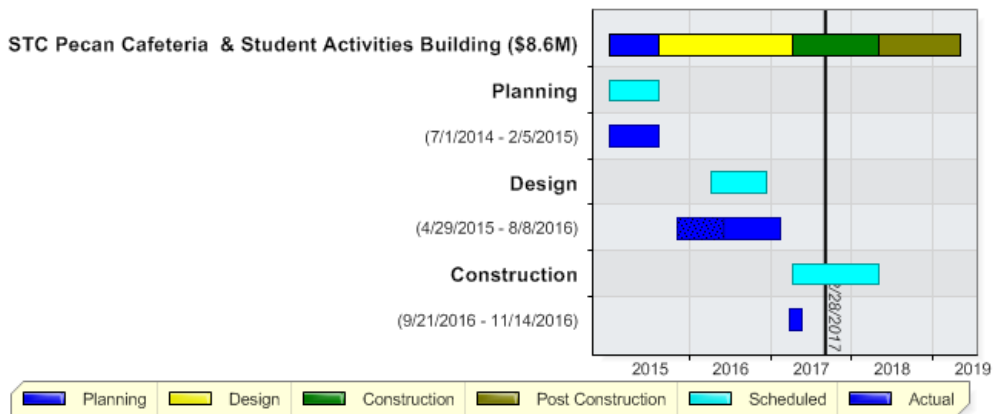
## Scope

	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
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## Schedule



## Activity

### 30 Day Look Ahead

- Structural steel near complete, decking started
- 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 STEM Building

Scorecard #22

Status: **Submitted**

02/27/2017

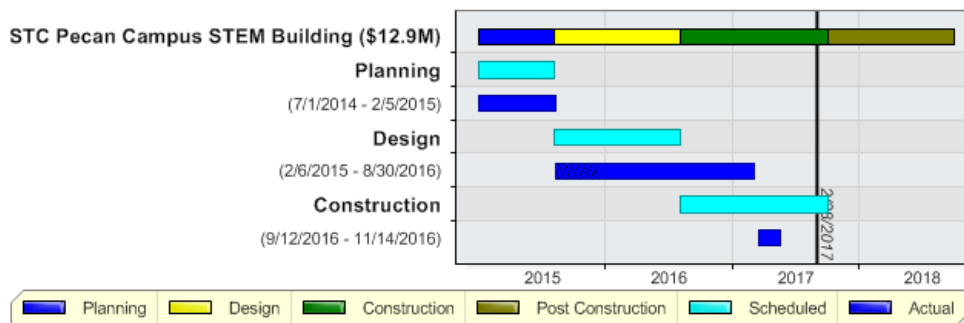


**BROADDUS  
& ASSOCIATES**

### Scope

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

### Schedule



### Activity

#### 30 Day Look Ahead

- Structural Steel erection continues
- Concrete at Lvl 2
- Continue site utilities adjacent building

#### Key Consultants/Contractors

- Architect: Boultinghouse Simpson Gates
- MEP: Halff 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 Photo





## STC 2013 Bond Program - Pecan Campus Thermal Plant

Scorecard #21

Status: **Submitted**

02/27/2017



**BROADDUS  
& ASSOCIATES**

### Scope

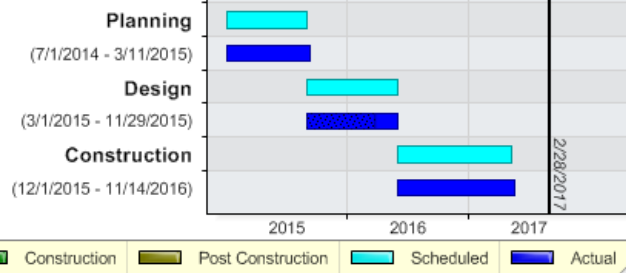
	Initial Program	Current Program
Building SF	1,440	3,182
Budget	\$4,300,000	\$4,300,000
GMP		\$4,194,000

### Budget

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

### Schedule

#### STC Pecan Campus Thermal Plant Expansion (\$4.3M)



### 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: Halff Associates
- Structural: Chanin Engineering
- MEP: Halff 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 #17

Status: **Submitted**

02/27/2017



**BROADDUS  
& ASSOCIATES**

## Scope

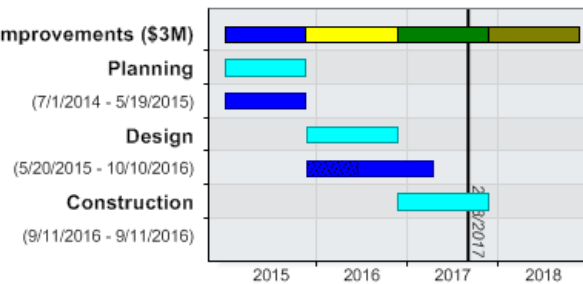
	Initial Program	Current Program
<b>Budget</b>	\$2,000,000	\$2,000,000
<b>60% CD GMP</b>		\$2,618,800

## Budget

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

## Schedule

STC Pecan Campus Parking and Site Improvements (\$3M)



## Activity

### 30 Day Look Ahead

- Parking lot base continues
- Power distribution for lighting
- Storm drain structures and lines around site

### Key Consultants/Contractors

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

### Key Owner Issues or Concerns

- Coordination of utilities activity with structural steel of adjacent SAC and STEM

## Recent Photo



## Scope

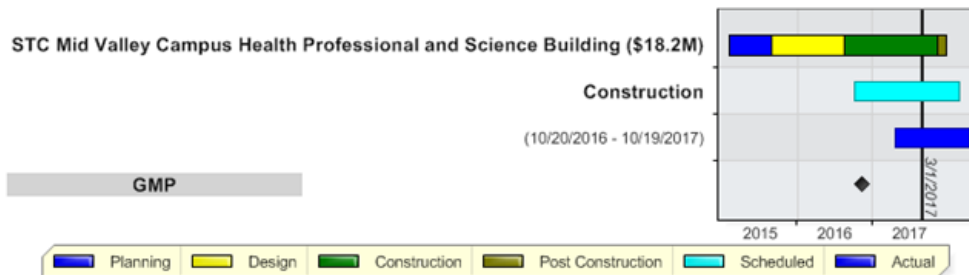
A new multilevel Health Professions and Science Building to house the following spaces:

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

## Budget

	<b>Initial Budget</b>
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## Schedule



## Activity

### 30 Day Look Ahead:

- 2nd of 4 sequenced foundation pours is complete; 3rd is scheduled for 3-3-17.
- Complete UG rough-ins below slab at 4th sequenced pour location(s).
- Place concrete at elevator pit.
- Begin delivery and erection of structural steel, 1st level.

### Key Consultants/Contractors:

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

### Key Owner Issues or Concerns:

- Potential delay regarding steel joists; as much as eight weeks based on production schedule by Vulcraft.
- Priority project, classes begin Spring 2018.

## Recent Photo



## 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
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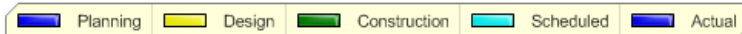
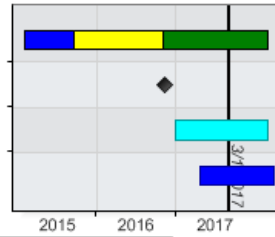
## Schedule

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

GMP

Construction

(10/22/2016 - 9/28/2017)



## Activity

### 30 Day Look Ahead:

- Complete structural steel erection
- Begin installation of metal deck.
- Complete tie-in of CHW system over Spring Break.
- Complete UG rough-ins at renovated area(s).

### 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

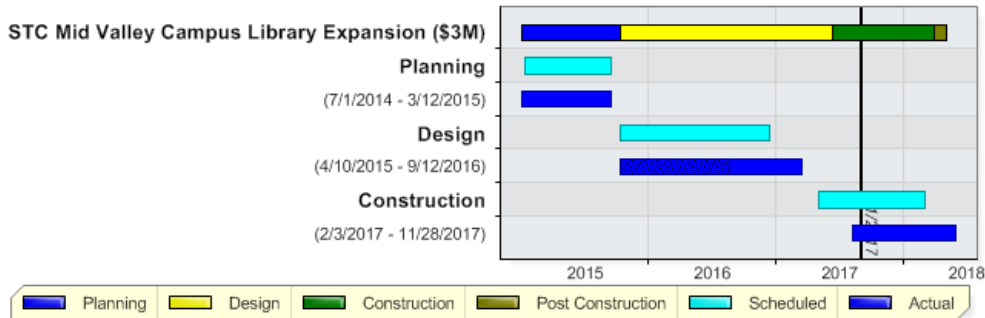
## Recent Photo



## 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.
- Relocation of electrical transformer by AEP.
- Begin earthwork / installation of building pad.

### Key Consultants/Contractors

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

### Key Owner Issues or Concerns

- Timely relocation of electrical transformer; AEP has not yet responded to availability to perform the work over Spring Break. A temporary power shut down is required and College does not want interrupted service during regular operating hours. Building pad construction cannot begin until the transformer is relocated.

## Recent Photo



## Scope

Workforce Training Building will include but not limited to:

- Continuing Education, Non Credit/Credit Shared Spaces, and Educational Spaces
- Departmental Office Suites
- Shared Building Spaces

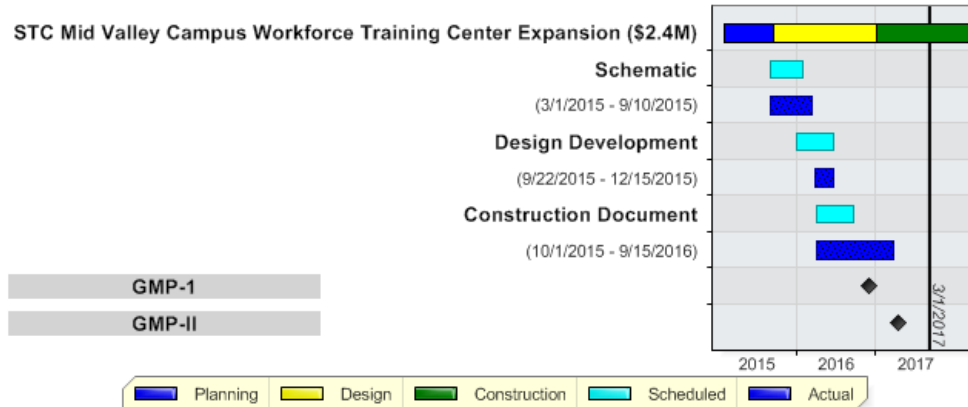
Current Design 11,967 Sq. Ft.

## Budget

	Initial Budget
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## Schedule

STC Mid Valley Campus Workforce Training Center Expansion (\$2.4M)



## Activity

### 30 Day Look Ahead

- Project remains on hold
- STC staff to reevaluate the program
- May use CSP delivery method
- .
- Complete installation of telecommunications rough-in. This is a necessary component of the projects scope in order to keep the building "live" once telecommunications cut-over takes place during Spring Break.

### Key Consultants/Contractors

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

### Key Owner Issues or Concern

- 1st-GMP \$3,345,528 budget \$1,700,000 second bidding GMP currently at \$3,013,371 project \$1,263,371 over budget
- Project on Hold 6 months to allow the market to settle

## Recent Photo





## STC 2013 Bond Program Mid Valley Campus Thermal Plant Expansion

Scorecard #21

03/01/2017



BROADDUS  
& ASSOCIATES

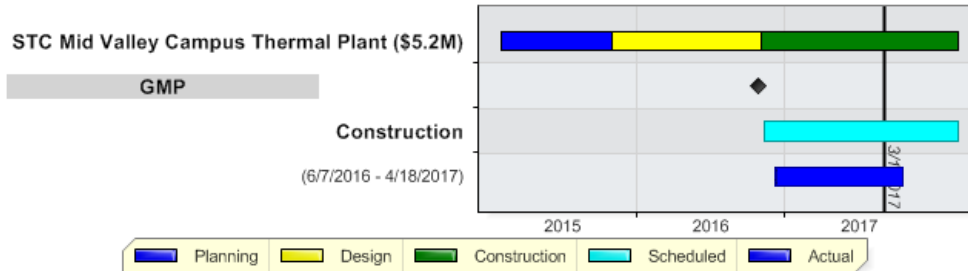
### Scope

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 CHW line connections to Chillers.
- Continue control wiring installation.
- Engage T&B firm.
- Begin CHW line connections to Cooling Towers.
- Complete roofing - lacking section at low/high roof connection.
- Begin masonry veneer installation; South elevation complete.
- Complete installation of drywall / tape and floating in office area(s)
- Flush existing CHW loop to be tied-into during the Summer break over upcoming Spring Break.
- Begin setting fixtures.

#### Key Consultants/Contractors

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

#### Key Owner Issues or Concerns

- CHW tie-in execution.

### Recent Photo



## STC 2013 Bond Program Mid Valley Campus Parking and Site Improvements

Scorecard #21

03/01/2017



BROADDUS  
& ASSOCIATES

### 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 telecommunications cut-over during Spring Break.
- Begin installation of pole bases - site lighting.
- Utilities and telecommunications infrastructure installation is complete.

#### Key Consultants/Contractors

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

#### Key Owner Issues or Concerns

- Completion of telecommunications cut-over.

### Recent Photo





## Scope

Technology Building will include but not limited to:

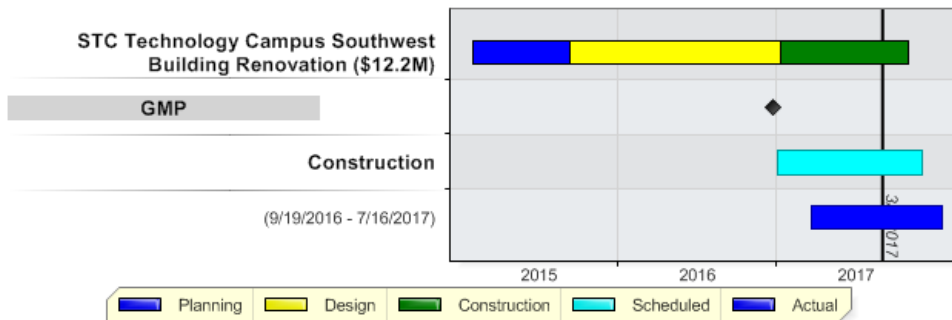
- Office/Administration Spaces
- Classroom/Computer Labs
- Open Labs
- Shared Spaces
- Shipping & Receiving
- Audio Visual
- IT

for a total ASF of 80,994.

## Budget

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

## Schedule



## Activity

### 30 Day Look Ahead:

- Continue wiring of VAV's throughout.
- Continue installation of HVAC control wiring throughout.
- Complete installation of sheetrock, 1-sided, at all interior walls.
- Complete MEP in-wall inspections ( pending AVIT only )
- Begin 2-siding interior walls throughout.
- Continue exterior framing and dampproofing applications.
- Complete structural framing at main entry ways.
- Complete installation of air handling units and related duct connections at areas A & B.
- Continue re-roofing activities.

### Key Consultants/Contractors

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

### Key Owner Issues or Concern

- Main entry's proximity to existing power lines; prohibitive of continued work in this area until power lines are relocated. AEP already engaged to perform relocation.
- High Priority Project; schedule must be maintained.

## Recent Photo



## Scope

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

## Budget

	<b>Initial Budget</b>
--	---------------------------

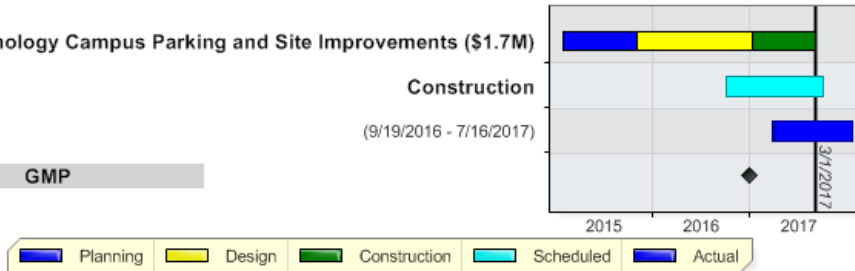
## Schedule

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

**Construction**

(9/19/2016 - 7/16/2017)

**GMP**



## Activity

### 30 Day Look Ahead

- Complete installation of flex base material at North parking lot.
- Complete installation of curb and gutter at all three parking lots.

### Key Consultants/Contractors

- Hinojosa Engineering
- EGV Architects
- ECON Construction

### Key Owner Issues or Concerns

- No concerns at this time

## Recent Photo



## STC 2013 Bond Program - Starr County Campus Health / Science Building

Scorecard #22

Status: **Submitted**

02/28/2017



**BROADDUS  
& ASSOCIATES**

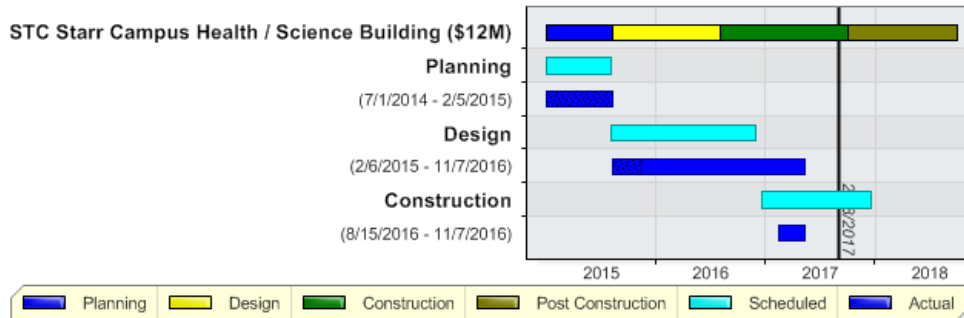
### Scope

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

### Budget

	<b>Initial Budget</b>
--	-----------------------

### Schedule



### Activity

#### 30 Day Look Ahead

- Poured balance of Floor
- Continue with 1st fl. curtainwall panels and bracing
- Exterior Framing
- MEP roughin work

#### 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

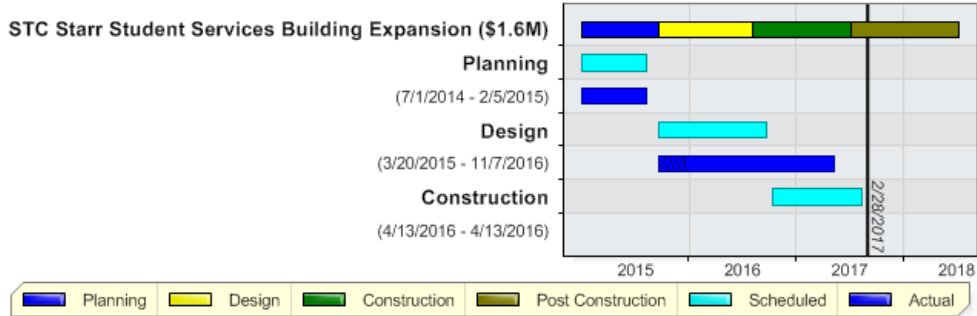
### Recent Photo



## Scope

	Initial Program	Current Program
Building SF	5,000	5,000
Budget	\$850,000	\$850,000
SD Estimate		\$1,148,151
60% CD GMP		\$1,320,000

## Schedule



## Activity

### 30 Day Look Ahead

- Building Permit
- Relocation of Under Ground Utilities
- AEP Electrical Services

### Key Consultants/Contractors

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

### Key Owner Issues or Concerns

- Appearance of one building not two
- Improved Veteran's areas
- Uniformty of Welcome Centers
- Weather Delays

## Recent Photo



## STC 2013 Bond Construction Program - Starr Student Activities Building

Scorecard #21

Status: **Submitted**

02/28/2017

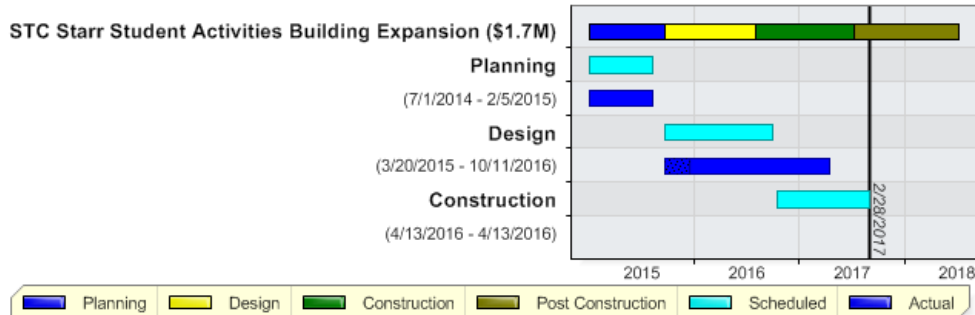


**BROADDUS  
& ASSOCIATES**

### Scope

	Initial Program	Current Program
Building SF	4,923	4,150
Budget	\$850,000	\$850,000
60% CD GMP	Rejected	\$1,615,000
60% GMP Revised		\$1,365,000

### Schedule



### Activity

#### 30 Day Look Ahead

- Building permit
- Relocation of under ground utilities
- AEP Electrical Services

#### Key Consultants/Contractors

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

#### Key Owner Issues or Concerns

- Multipurpose use for building
- Student gatherings, Community gatherings
- Weather delays

### Recent Photo



## STC 2013 Bond Program - Starr County Campus Thermal Plant

Scorecard #19

Status: **Submitted**

02/28/2017



**BROADDUS  
& ASSOCIATES**

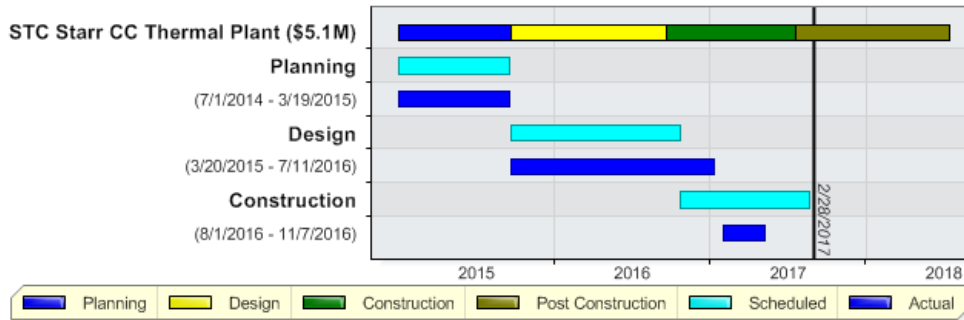
### Scope

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

### Budget

	<b>Initial Budget</b>
--	-----------------------

### Schedule



### Activity

#### 30 Day Look Ahead

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

#### Key Consultants/Contractors

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

#### Key Owner Issues or Concerns

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

### Recent Photo





## STC Starr CC Parking and Site Improvements

Scorecard #11

Status: **Submitted**

01/06/2017

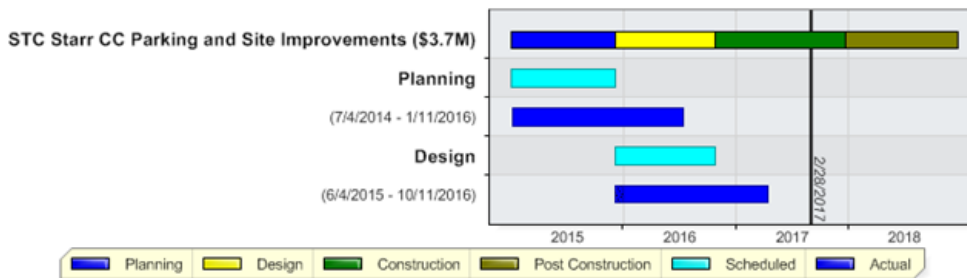


**BROADDUS  
& ASSOCIATES**

### Scope

	Initial Program	Current Program
Site Area		
Budget	\$1,000,000	\$1,464,000
SD Estimate		Pending
DD Estimate		In Progress
30% Est	Base Est.	\$2,777,000
Partial GMP		\$119,800
60% GMP		In Progress

### Schedule



### Activity

#### 30 Day Look Ahead

- Building permit

#### Key Consultants/Contractors

- Civil: Melden & Hunt
- MEP: Sigma HN
- Landscaping: SSP

#### Key Owner Issues or Concerns

- Weather delays

### Recent Photo



# Pharr Regional Center for Public Safety Excellence - Building

Scorecard #10

02/27/2017

[Edit Header](#)

## BROADDUS & ASSOCIATES

## Scope

19,450 SqFt

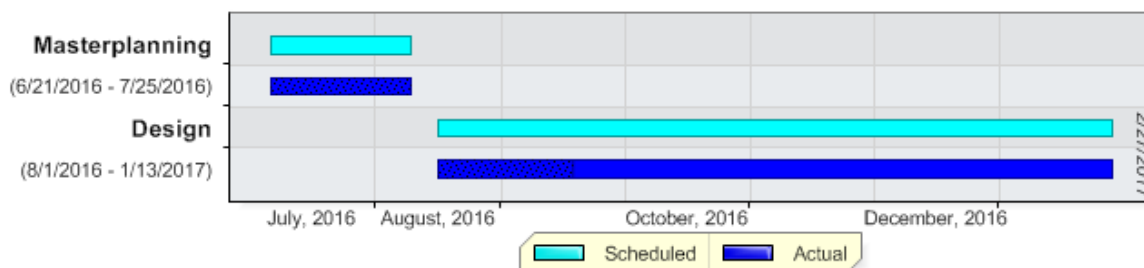
- Office/Administration Space
- 1 Lecture Hall that reconfigures to 3 Classrooms
- 6 Classrooms
- Simulator Lab
- Workout Room
- Shower/Locker Rooms
- Student Common Spaces

## Budget

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

[Add/Remove Budget Items](#)[Edit Scope](#)

## Schedule

[Modify Existing Schedule](#)[Add New Milestone/Activity](#)

## Activity

### 30 Day Look Ahead

- GMP Approval on Feb. 28, 2017
- 100% Drawings due - April 2017

### Key Consultants/Contractors

- PBK Architects
- G2 Solutions
- Noble Texas Builders, Inc

### Key Owner Issues or Concerns

- Detention Pond Location - Pending Board Approval on Feb. 28, 2017
- Over budget

## Recent Photo





# Pharr Regional Center for Public Safety Excellence - Site and Parking Improvements

Scorecard #9

02/27/2017

[Edit Header](#)

## BROADDUS & ASSOCIATES

### Scope

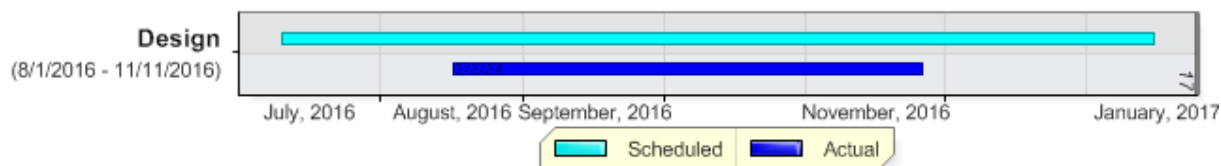
- Parking and Landscaping
- Utilities and Infrastructure
- Skills Pad

### Budget

	<b>Current Budget</b>
--	-----------------------

[Add/Remove Budget Items](#)[Edit Scope](#)

### Schedule

[Modify Existing Schedule](#)[Add New Milestone/Activity](#)

### Activity

#### 30 Day Look Ahead

- Partial GMP approval of Skills Pad on Feb. 28, 2017
- Pending Detention Pond Location
- Pending Site Package 60% & 100% dates

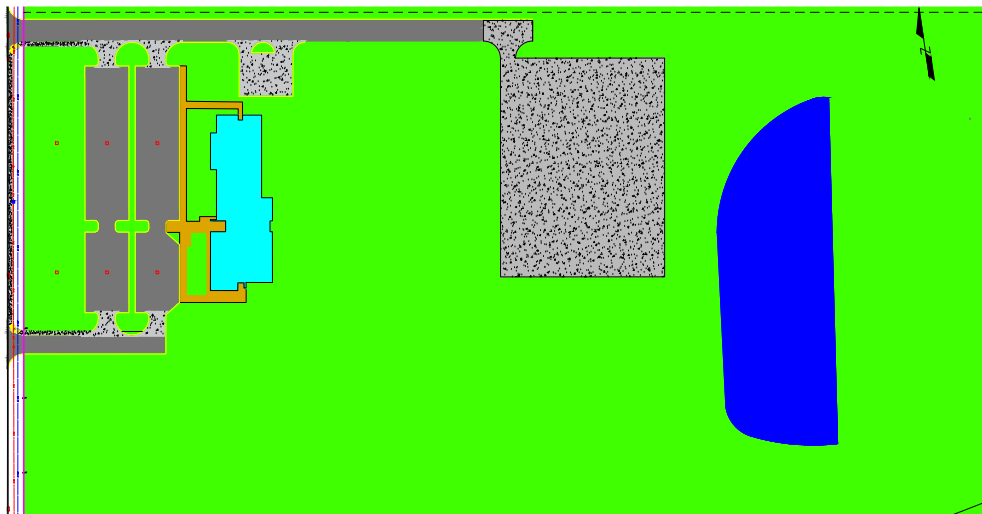
#### Key Consultants/Contractors

- Dannenbaum Engineering, LLC McAllen
- Noble Texas Builders, Inc

#### Key Owner Issues or Concerns

- Skills pad to be bid on fast track - the owner need to spend the state money so they can qualify for more funds
- Detention Pond -Relocation pending Board Approval
- Fence Variance for the Detention Pond - Pending City Approval

### Recent Photo



### LEGEND

#### PHASE 1

- BUILDING
- DETENTION POND
- STUDENT WALKWAY
- PAVEMENT



## La Joya Jimmy Carter Teaching Site

Scorecard #9

Status: **Submitted**

02/27/2017

[Edit Header](#)


**BROADDUS  
& ASSOCIATES**

### Scope

New Building

- 42 new welding station and new metal building structure

Furniture, Fixtures and Equipment for:

- 2 Computer Labs
- 2 Science Labs
- 2 Science Prep Rooms
- Science Storage Room
- 3 Classrooms

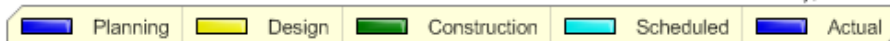
### Budget

	<b>Current Budget</b>
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[Add/Remove Budget Items](#)
[Edit Scope](#)

### Schedule

**STC La Joya Jimmy Carter Teaching Site Training Labs Improvements (\$1.6M)**


[Modify Existing Schedule](#)
[Add New Milestone/Activity](#)

### Activity

#### 30 Day Look Ahead

- Project Bid on Jan. 26
- 4 General Contractors Bid the Project
- CSP Ranks on Feb. 2
- Take to Board for GC approval on Feb. 28

#### Key Consultants/Contractors

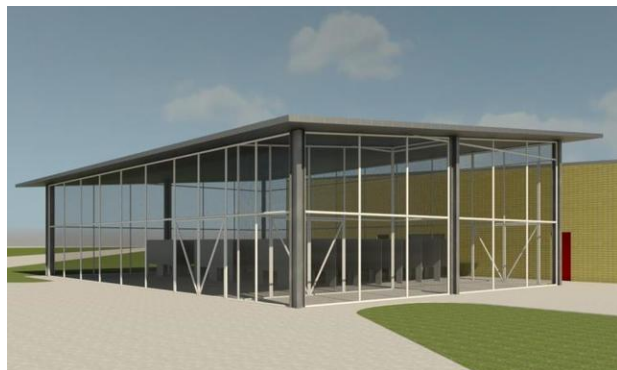
- EGV Architects

#### Key Owner Issues or Concerns

- MOU with La Joya ISD still pending
- Roof Warranty
- Pending Asbestos letter from La Joya ISD

[Edit Site Activity](#)

### Recent Photo


[Edit](#)
[Edit](#)

2013 Bond Program Budget Summary  <i>Facilities Committee Meeting of March 7, 2017</i>	Square Feet Cost								Construction Cost			
	Org. Square Feet	Proposed Sq. Feet	Variance in Sq. Ft.	Construction Based on Org. Sq. Ft.	Construction Based on Proposed Sq. Ft.	Variance in Construction due to change in Sq. Ft.	CCL/\$SF	GMP/SF	Org. CCL	GMP Total	GMP Variance	Org. Construction Contingency
Pecan Campus												
North Academic Building	61,267	64,299	3,032	\$ 13,893,664	\$ 11,019,627	\$ 2,874,037	171	159	\$ 10,500,000	\$ 10,230,122	\$ (269,878)	\$ 150,000
South Academic Building	40,000	41,694	1,694	\$ 9,196,633	\$ 7,087,980	\$ 2,108,653	170	160	\$ 6,800,000	\$ 6,657,834	\$ (142,166)	\$ 100,000
STEM Building	48,879	50,614	1,735	\$ 11,536,375	\$ 8,801,714	\$ 2,734,661	174	206	\$ 8,500,000	\$ 10,417,059	\$ 1,917,059	\$ 125,000
Multi-purpose space for student support srvs. & activities	33,042	31,219	(1,823)	\$ 8,112,884	\$ 5,385,518	\$ 2,727,366	173	221	\$ 5,700,000	\$ 6,888,179	\$ 1,188,179	\$ 85,000
Thermal Plant Expansion	1,440	3,105	1,665	\$ -	\$ 4,194,000	\$ (4,194,000)	N/A	N/A	\$ 4,300,000	\$ 4,194,000	\$ (106,000)	\$ 50,000
Parking & Site Improvements (GMP Included Atl. #1 & #2)	-	-	-	\$ -	\$ 2,024,416	\$ (2,024,416)	N/A	N/A	\$ 2,000,000	\$ 2,618,800	\$ 618,800	\$ 30,000
Subtotal	184,628	190,931	6,303	\$ 42,739,556	\$ 38,513,256	\$ 4,226,300	172	186	\$ 37,800,000	\$ 41,005,994	\$ 3,205,994	\$ 540,000
Nursing & Allied Health Campus												
Expansion for Nursing & Allied Health	87,222	93,296	6,074	\$ 17,310,640	\$ 17,755,997	\$ (445,357)	190	182	\$ 16,600,000	\$ 17,009,860	\$ 409,860	\$ 250,000
Thermal Plant Expansion				\$ -	\$ 559,640	\$ (559,640)	N/A	N/A	\$ -	\$ 230,788	\$ 230,788	\$ -
Parking & Site Improvements				\$ -	\$ -	\$ -	N/A	N/A	\$ 1,100,000	\$ 2,205,963	\$ 1,105,963	\$ 16,000
Subtotal	87,222	93,296	6,074	\$ 17,310,640	\$ 18,315,637	\$ (1,004,997)	190	182	\$ 17,700,000	\$ 19,446,611	\$ 1,746,611	\$ 266,000
Technology Campus												
Expansion for Technical & Workforce training programs	72,000	72,000	-	\$ 12,190,819	\$ 10,412,857	\$ 1,777,962	167	129	\$ 12,000,000	\$ 9,297,546	\$ (2,702,454)	\$ 175,000
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	-	-	-	\$ -	\$ 1,860,999	\$ (1,860,999)	N/A	N/A	\$ 650,000	\$ 1,563,574	\$ 913,574	\$ 10,000
Subtotal	72,000	72,000	-	\$ 12,190,819	\$ 12,273,856	\$ (83,037)	167	129	\$ 12,650,000	\$ 10,861,120	\$ (1,788,880)	\$ 185,000
Mid Valley Campus												
Professional & Science Bldg.	76,069	78,649	2,580	\$ 18,827,059	\$ 13,957,874	\$ 4,869,185	177	184	\$ 13,500,000	\$ 14,453,388	\$ 953,388	\$ 200,000
Expansion for Technical & Workforce training programs	10,000	11,810	1,810	\$ 2,308,064	\$ 2,066,750	\$ 241,314	175	148	\$ 1,750,000	\$ 1,750,000	\$ -	\$ (1,750,000)
Library Expansion	10,369	10,814	445	\$ 2,393,231	\$ 1,825,104	\$ 568,127	169	228	\$ 1,750,000	\$ 2,462,776	\$ 712,776	\$ 25,000
Student Services Bldg. Expansion	14,269	17,929	3,660	\$ 3,293,376	\$ 3,141,250	\$ 152,126	175	215	\$ 2,500,000	\$ 3,850,923	\$ 1,350,923	\$ 37,000
Thermal Plant Expansion	4,000	3,088	(912)	\$ -	\$ 3,787,322	\$ (3,787,322)	N/A	N/A	\$ 3,800,000	\$ 3,896,698	\$ 96,698	\$ 52,602
Parking & Site Improvements	-	-	-	\$ -	\$ 1,987,090	\$ (1,987,090)	N/A	N/A	\$ 2,000,000	\$ 2,369,777	\$ 369,777	\$ 29,032
Subtotal	114,707	122,290	7,583	\$ 26,821,730	\$ 26,765,390	\$ 56,340	174	194	\$ 25,300,000	\$ 28,783,562	\$ 3,483,562	\$ (1,406,366)
Starr County Campus												
Health Professionals & Science Ctr. And STEM programs	48,690	51,789	3,099	\$ 12,397,425	\$ 9,041,004	\$ 3,356,421	175	184	\$ 8,500,000	\$ 9,521,000	\$ 1,021,000	\$ 125,000
Expand technical workforce training facilities	9,302	16,869	7,567	\$ 2,156,521	\$ 2,901,570	\$ (745,049)	172	95	\$ 1,600,000	\$ 1,600,000	\$ -	\$ 25,000
Library and renovate existing space for Cultural Arts Center	16,516	18,381	1,865	\$ 3,373,085	\$ 3,116,178	\$ 256,907	170	201	\$ 2,800,000	\$ 3,700,000	\$ 900,000	\$ 42,000
Expansion of student services, advising, admissions, and financial aid	5,000	5,310	310	\$ 1,292,198	\$ 902,700	\$ 389,498	170	249	\$ 850,000	\$ 1,320,000	\$ 470,000	\$ 13,000
Expansion of student activities building	4,923	4,670	(253)	\$ 1,272,299	\$ 806,317	\$ 465,982	173	292	\$ 850,000	\$ 1,365,000	\$ 515,000	\$ 13,000
Thermal Plant Expansion	4,000	4,267	267	\$ -	\$ 3,911,000	\$ (3,911,000)	N/A	N/A	\$ 3,800,000	\$ 3,911,000	\$ 111,000	\$ 55,000
Parking & Site Improvements ( GMP 1 - 119,800)	-	-	-	\$ -	\$ 1,237,180	\$ (1,237,180)	N/A	N/A	\$ 1,226,820	\$ 3,496,950	\$ 2,270,130	\$ 15,000
Subtotal	88,431	101,286	12,855	\$ 20,491,528	\$ 21,915,949	\$ (1,424,421)	172	204	\$ 19,626,820	\$ 24,913,950	\$ 5,287,130	\$ 288,000
Regional Center for Public Safety Excellence - Pharr												
New Regional Center for Publish Safety	16,000	19,375	3,375	\$ 3,169,435	\$ 3,390,625	\$ (221,190)	175	172	\$ 2,800,000	\$ 3,326,426	\$ 526,426	\$ 57,000
Parking & Site Improvements	-	-	-	\$ -	\$ -	\$ -	N/A	N/A	\$ 200,000	\$ 700,000	\$ 500,000	\$ 18,000
Subtotal	16,000	19,375	3,375	\$ 3,169,435	\$ 3,390,625	\$ (221,190)	175	172	\$ 3,000,000	\$ 4,026,426	\$ 1,026,426	\$ 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	\$ 1,100,000	\$ -	100	106	\$ 1,100,000	\$ 1,163,000	\$ 63,000	\$ 16,000
Subtotal	11,000	11,000	-	\$ 1,100,000	\$ 1,100,000	\$ -	100	106	\$ 1,100,000	\$ 1,163,000	\$ 63,000	\$ 16,000
Total	573,988	610,178	36,190	\$ 123,823,708	\$ 122,274,714	\$ 1,548,994	175	178	\$ 117,176,820	\$ 130,200,663	\$ 13,023,843	\$ (36,366)

2013 Bond Program Budget Summary			Part II - Construction Phase Srvs. - GMP Inclusions					Part I Construction Services	Owner Procured		GMP + Fees + Chillers + OCIP	Profession	
<i>Facilities Committee Meeting of March 7, 2017</i>			Fixed Equipment	IT Duct bank	GMP Target	Current Est. or GMP (red)	Variance or Delta	Fees	Chillers	OCIP	SUBTOTAL	Design	Furniture Consultant
Pecan Campus													
North Academic Building	\$ 162,000	\$ 12,000			\$ 10,500,000	\$ 10,230,122	\$ 269,878	\$ 16,427		\$ 120,570	\$ 10,367,119	\$ 600,000	\$ 21,274
South Academic Building	\$ 98,355	\$ (1,645)			\$ 6,800,000	\$ 6,657,834	\$ 142,166	\$ 10,638		\$ 78,116	\$ 6,746,588	\$ 400,000	\$ 13,890
STEM Building	\$ 153,990	\$ 28,990			\$ 8,500,000	\$ 10,417,059	\$ (1,917,059)	\$ 13,298		\$ 97,645	\$ 10,528,002	\$ 550,000	\$ 16,973
Multi-purpose space for student support srvs. & activities	\$ 100,000	\$ 15,000	\$ 585,000		\$ 6,285,000	\$ 6,888,179	\$ (603,179)	\$ 9,491		\$ 72,116	\$ 6,969,786	\$ 400,000	\$ 11,473
Thermal Plant Expansion	\$ 50,000	\$ -			\$ 4,300,000	\$ 4,194,000	\$ 106,000	\$ 6,825	\$ 553,440	\$ 47,480	\$ 4,801,745	\$ 350,000	\$ 500
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 37,500	\$ 7,500		\$ 122,925	\$ 2,122,925	\$ 2,618,800	\$ (495,875)	\$ 3,321		\$ 24,374	\$ 2,646,495	\$ 200,000	\$ -
Subtotal	\$ 601,845	\$ 61,845	\$ 585,000	\$ 122,925	\$ 38,507,925	\$ 41,005,994	\$ (2,498,069)	\$ 60,000	\$ 553,440	\$ 440,301	\$ 42,059,735	\$ 2,500,000	\$ 64,110
Nursing & Allied Health Campus													
Expansion for Nursing & Allied Health	\$ 178,900	\$ (71,100)	\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ (34,860)	\$ 25,584		\$ 195,006	\$ 17,230,450	\$ 1,000,000	\$ 48,380
Thermal Plant Expansion	\$ 3,386	\$ 3,386			\$ 181,470	\$ 230,788	\$ (49,318)	\$ 274	\$ 378,170	\$ 2,054	\$ 611,286	\$ 50,000	\$ -
Parking & Site Improvements	\$ 34,207	\$ 18,207		\$ 321,915	\$ 1,421,915	\$ 2,205,963	\$ (784,048)	\$ 2,142		\$ 16,279	\$ 2,224,384	\$ 120,000	\$ -
Subtotal	\$ 216,493	\$ (49,507)	\$ 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
Technology Campus													
Expansion for Technical & Workforce training programs	\$ 147,215	\$ (27,785)			\$ 12,000,000	\$ 9,297,546	\$ 2,702,454	\$ 14,115		\$ 137,835	\$ 9,449,496	\$ 850,000	\$ 18,300
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 10,356	\$ 356		\$ 102,575	\$ 752,575	\$ 1,563,574	\$ (810,999)	\$ 885		\$ 8,633	\$ 1,573,092	\$ 75,000	\$ -
Subtotal	\$ 157,571	\$ (27,429)	\$ -	\$ 102,575	\$ 12,752,575	\$ 10,861,120	\$ 1,891,455	\$ 15,000	\$ -	\$ 146,468	\$ 11,022,588	\$ 925,000	\$ 18,300
Mid Valley Campus													
Professional & Science Bldg.	\$ 193,887	\$ (6,113)			\$ 13,500,000	\$ 14,453,388	\$ (953,388)	\$ 28,377		\$ 155,099	\$ 14,636,864	\$ 800,000	\$ 26,858
Expansion for Technical & Workforce training programs	\$ -	\$ 1,750,000			\$ 1,750,000	\$ 1,750,000	\$ -	\$ 3,679		\$ 20,095	\$ 1,773,774	\$ 125,000	\$ 3,531
Library Expansion	\$ 34,723	\$ 9,723		\$ -	\$ 1,750,000	\$ 2,462,776	\$ (712,776)	\$ 3,679		\$ 20,095	\$ 2,486,550	\$ 150,000	\$ 3,661
Student Services Bldg. Expansion	\$ 51,093	\$ 14,093	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ (1,025,923)	\$ 5,939		\$ 32,401	\$ 3,889,263	\$ 750,000	\$ 5,038
Thermal Plant Expansion	\$ 61,547	\$ 8,945			\$ 3,800,000	\$ 3,896,698	\$ (96,698)	\$ 8,054	\$ 714,200	\$ 42,877	\$ 4,661,829	\$ 275,000	\$ 1,412
Parking & Site Improvements	\$ 31,731	\$ 2,699		\$ 492,063	\$ 2,492,063	\$ 2,369,777	\$ 122,286	\$ 5,272		\$ 33,638	\$ 2,408,687	\$ 247,915	\$ -
Subtotal	\$ 372,981	\$ 1,779,347	\$ 325,000	\$ 492,063	\$ 26,117,063	\$ 28,783,562	\$ (2,666,499)	\$ 55,000	\$ 714,200	\$ 304,205	\$ 29,856,967	\$ 2,347,915	\$ 40,500
Starr County Campus													
Health Professionals & Science Ctr. And STEM programs	\$ 143,000	\$ 18,000			\$ 8,500,000	\$ 9,521,000	\$ (1,021,000)	\$ 25,985		\$ 94,645	\$ 9,641,630	\$ 550,000	\$ 31,935
Expand technical workforce training facilities	\$ -	\$ (25,000)			\$ 1,600,000	\$ 1,600,000	\$ -	\$ 4,891		\$ 18,397	\$ 1,623,288	\$ 110,000	\$ 6,101
Library and renovate existing space for Cultural Arts Center	\$ 55,500	\$ 13,500			\$ 2,800,000	\$ 3,700,000	\$ (900,000)	\$ 8,560		\$ 32,175	\$ 3,740,735	\$ 200,000	\$ 10,832
Expansion of student services, advising, admissions, and financial aid	\$ 19,500	\$ 6,500			\$ 850,000	\$ 1,320,000	\$ (470,000)	\$ 2,598		\$ 9,770	\$ 1,332,368	\$ 75,000	\$ 3,279
Expansion of student activities building	\$ 21,000	\$ 8,000			\$ 850,000	\$ 1,365,000	\$ (515,000)	\$ 2,598		\$ 9,770	\$ 1,377,368	\$ 75,000	\$ 3,229
Thermal Plant Expansion	\$ 58,000	\$ 3,000			\$ 3,800,000	\$ 3,911,000	\$ (111,000)	\$ 11,617	\$ 563,901	\$ 43,643	\$ 4,530,161	\$ 300,000	\$ 2,624
Parking & Site Improvements ( GMP 1 - 119,800)	\$ 54,254	\$ 39,254		\$ 226,820	\$ 1,226,820	\$ 3,496,950	\$ (2,270,130)	\$ 3,751		\$ 14,059	\$ 3,514,760	\$ 100,000	\$ -
Subtotal	\$ 351,254	\$ 63,254	\$ -	\$ 226,820	\$ 19,626,820	\$ 24,913,950	\$ (5,287,130)	\$ 60,000	\$ 563,901	\$ 222,459	\$ 25,760,310	\$ 1,410,000	\$ 58,000
Regional Center for Public Safety Excellence - Pharr													
New Regional Center for Publish Safety	\$ 89,538	\$ 32,538			\$ 2,800,000	\$ 3,326,426	\$ (526,426)	\$ -		\$ 32,344	\$ 3,358,770	\$ 200,000	\$ 4,800
Parking & Site Improvements	\$ -	\$ (18,000)			\$ 200,000	\$ 700,000	\$ (500,000)	\$ -		\$ 2,185	\$ 702,185	\$ 50,000	\$ -
Subtotal	\$ 89,538	\$ 14,538	\$ -	\$ -	\$ 3,000,000	\$ 4,026,426	\$ (1,026,426)	\$ -	\$ -	\$ 34,529	\$ 4,060,955	\$ 250,000	\$ 4,800
STC La Joja Teaching Site (Jimmy Carter ECHS)													
Develop STEM labs and entry level workforce training programs	\$ -	\$ (16,000)			\$ 1,100,000	\$ 1,163,000	\$ (63,000)	\$ -		\$ 10,370	\$ 1,173,370	\$ 100,000	\$ 3,000
Subtotal	\$ -	\$ (16,000)	\$ -	\$ -	\$ 1,100,000	\$ 1,163,000	\$ (63,000)	\$ -	\$ -	\$ 10,370	\$ 1,173,370	\$ 100,000	\$ 3,000
Total	\$ 1,789,682	\$ 1,826,048	\$ 1,285,000	\$ 1,266,298	\$ 119,682,768	\$ 130,200,663	\$ (10,517,895)	\$ 218,000	\$ 2,209,711	\$ 1,371,671	\$ 134,000,045	\$ 8,702,915	\$ 237,090

2013 Bond Program Budget Summary  <i>Facilities Committee Meeting of March 7, 2017</i>	nal Services		Furniture	Technology	Audio/Visual	I.T.	Surveillance/ Access Control	Misc. Cost (1.5 % of CCL)	SUBTOTAL	Explanation for Additional Costs
	CPM	Additional Serv.								
Pecan Campus										
North Academic Building	\$ 371,010	\$ 86,698	\$ 675,000	\$ 1,024,009	\$ 397,842	\$ 90,500	\$ 224,183	\$ 164,265	\$ 12,997,891	
South Academic Building	\$ 236,318	\$ 54,586	\$ 450,000	\$ 732,589	\$ 243,940	\$ 80,250	\$ 106,941	\$ 110,638	\$ 8,443,151	
STEM Building	\$ 327,523	\$ 75,653	\$ 550,000	\$ 681,873	\$ 304,439	\$ 38,200	\$ 76,963	\$ 145,548	\$ 12,613,301	
Multi-purpose space for student support srvs. & activities	\$ 220,666	\$ 50,971	\$ 500,000	\$ 311,901	\$ 150,750	\$ 75,000	\$ 125,601	\$ 94,548	\$ 8,598,795	
Thermal Plant Expansion	\$ 138,526	\$ 30,998	\$ -	\$ 55,282		\$ 12,683	\$ 39,428	\$ 62,910	\$ 5,436,790	
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 62,245	\$ 14,378	\$ -	\$ -				\$ 30,366	\$ 2,953,484	
Subtotal	\$ 1,356,288	\$ 313,284	\$ 2,175,000	\$ 2,805,654	\$ 1,096,971	\$ 296,633	\$ 573,116	\$ 608,275	\$ 51,043,412	
Nursing & Allied Health Campus										
Expansion for Nursing & Allied Health	\$ 566,022	\$ 130,743	\$ 820,000	\$ 1,192,881	\$ 527,610	\$ 155,000	\$ 347,905	\$ 250,875	\$ 21,076,985	
Thermal Plant Expansion	\$ 900	\$ -	\$ -	\$ -	\$ -			\$ 2,722	\$ 664,908	
Parking & Site Improvements	\$ 36,194	\$ 8,360	\$ -	\$ -	\$ -			\$ 12,616	\$ 2,401,554	
Subtotal	\$ 603,116	\$ 139,103	\$ 820,000	\$ 1,192,881	\$ 527,610	\$ 155,000	\$ 347,905	\$ 266,213	\$ 24,143,447	
Technology Campus										
Expansion for Technical & Workforce training programs	\$ 374,227	\$ 84,197	\$ 600,000	\$ 668,249	\$ 252,248	\$ 95,000	\$ 148,941	\$ 156,193	\$ 12,028,602	
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 19,959	\$ 6,855	\$ -	\$ -	\$ -			\$ 27,915	\$ 1,702,821	
Subtotal	\$ 394,186	\$ 91,052	\$ 600,000	\$ 668,249	\$ 252,248	\$ 95,000	\$ 148,941	\$ 184,108	\$ 13,731,423	
Mid Valley Campus										
Professional & Science Bldg.	\$ 449,002	\$ 128,285	\$ 900,000	\$ 992,248	\$ 729,845	\$ 75,125	\$ 164,951	\$ 217,513	\$ 18,128,443	
Expansion for Technical & Workforce training programs	\$ 61,324	\$ 11,096	\$ 100,000	\$ 149,818	\$ 47,548	\$ 35,000		\$ 44,956	\$ 2,202,229	
Library Expansion	\$ 62,092	\$ 10,867	\$ 150,000	\$ 107,559	\$ -	\$ 50,000	\$ 25,913	\$ 35,466	\$ 2,974,549	
Student Services Bldg. Expansion	\$ 99,843	\$ 16,376	\$ 150,000	\$ 157,165	\$ 130,781	\$ 78,250	\$ 76,688	\$ 52,889	\$ 5,249,128	\$347,758 Admissions
Thermal Plant Expansion	\$ 110,605	\$ 28,207	\$ -	\$ 58,748	\$ -		\$ 36,453	\$ 56,810	\$ 5,170,316	
Parking & Site Improvements	\$ 61,397	\$ 14,182	\$ -	\$ -	\$ -			\$ 29,806	\$ 2,761,987	
Subtotal	\$ 844,263	\$ 209,013	\$ 1,300,000	\$ 1,465,538	\$ 908,174	\$ 238,375	\$ 304,005	\$ 437,440	\$ 36,486,652	
Starr County Campus										
Health Professionals & Science Ctr. And STEM programs	\$ 294,243	\$ 69,998	\$ 600,000	\$ 667,262	\$ 475,045	\$ 212,248	\$ 106,380	\$ 135,615	\$ 12,117,094	
Expand technical workforce training facilities	\$ 53,961	\$ 11,841	\$ 100,000	\$ 78,051	\$ 21,542	\$ 23,000	\$ 25,000	\$ 46,410	\$ 2,021,143	\$750,000 Workforce
Library and renovate existing space for Cultural Arts Center	\$ 92,988	\$ 19,493	\$ 250,000	\$ 269,378	\$ 121,266	\$ 37,468	\$ 54,528	\$ 51,105	\$ 4,578,415	\$ 215,050
Expansion of student services, advising, admissions, and financ	\$ 30,473	\$ 5,975	\$ 60,000	\$ 101,372	\$ 17,629	\$ 20,500	\$ 46,358	\$ 17,976	\$ 1,609,558	
Expansion of student activities building	\$ 30,935	\$ 5,831	\$ 60,000	\$ 106,431	\$ 61,811	\$ 35,500	\$ 22,770	\$ 17,516	\$ 1,689,960	
Thermal Plant Expansion	\$ 109,321	\$ 28,207	\$ -	\$ 44,342	\$ -	\$ 13,586	\$ 27,359	\$ 58,665	\$ 5,069,923	
Parking & Site Improvements ( GMP 1 - 119,800)	\$ 30,888	\$ 7,135	\$ -	\$ -	\$ -			\$ 18,558	\$ 3,671,341	
Subtotal	\$ 642,809	\$ 148,480	\$ 1,070,000	\$ 1,266,836	\$ 697,293	\$ 342,302	\$ 282,395	\$ 345,845	\$ 30,757,434	
Regional Center for Public Safety Excellence - Pharr										
New Regional Center for Publish Safety	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 375,000	\$ 110,132	\$ 57,678	\$ 42,000	\$ 4,420,671	
Parking & Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 3,000	\$ 755,185	
Subtotal	\$ 99,344	\$ 22,947	\$ 150,000	\$ 371,977	\$ 375,000	\$ 110,132	\$ 57,678	\$ 45,000	\$ 5,175,856	
STC La Joja Teaching Site (Jimmy Carter ECHS)										
Develop STEM labs and entry level workforce training programs	\$ 35,894	\$ 8,292	\$ 50,000	\$ 249,100	\$ 150,373	\$ 45,250	\$ 57,000	\$ 16,500	\$ 1,639,679	
Subtotal	\$ 35,894	\$ 8,292	\$ 50,000	\$ 249,100	\$ 150,373	\$ 45,250	\$ 57,000	\$ 16,500	\$ 1,639,679	
Total	\$ 3,975,900	\$ 932,171	\$ 6,165,000	\$ 8,020,235	\$ 4,007,669	\$ 1,282,692	\$ 1,771,040	\$ 1,903,381	\$ 162,977,903	



2013 Bond Program Budget Summary  <i>Facilities Committee Meeting of March 7, 2017</i>	Total Project Cost Summary			
	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	\$ 12,997,891	\$ 14,843,110	\$ 1,845,219	
South Academic Building	\$ 8,443,151	\$ 9,454,426	\$ 1,011,275	
STEM Building	\$ 12,613,301	\$ 13,103,319	\$ 490,018	
Multi-purpose space for student support srvs. & activities	\$ 8,598,795	\$ 8,828,254	\$ 229,459	
Thermal Plant Expansion	\$ 5,436,790	\$ 5,542,049	\$ 105,259	
Parking & Site Improvements (GMP Included Atl. #1 & #2)	\$ 2,953,484	\$ 2,490,261	\$ (463,223)	
Subtotal	\$ 51,043,412	\$ 54,261,419	\$ 3,218,007	
Nursing & Allied Health Campus				
Expansion for Nursing & Allied Health	\$ 21,076,985	\$ 21,773,439	\$ 696,454	
Thermal Plant Expansion	\$ 664,908	\$ 601,877	\$ (63,031)	
Parking & Site Improvements	\$ 2,401,554	\$ 1,717,717	\$ (683,837)	
Subtotal	\$ 24,143,447	\$ 24,093,033	\$ (50,414)	
Technology Campus				
Expansion for Technical & Workforce training programs	\$ 12,028,602	\$ 14,864,990	\$ 2,836,388	
Parking & Site Improvements (1,793,216 +192,604 = 1,985,820)	\$ 1,702,821	\$ 905,324	\$ (797,497)	Includes a partial buy-out savings on Parking & Site
Subtotal	\$ 13,731,423	\$ 15,770,314	\$ 2,038,891	
Mid Valley Campus				
Professional & Science Bldg.	\$ 18,128,443	\$ 17,277,682	\$ (850,761)	
Expansion for Technical & Workforce training programs	\$ 2,202,229	\$ 2,257,363	\$ 55,134	Approved by Board- Project on Hold 11.22.16
Library Expansion	\$ 2,974,549	\$ 2,288,968	\$ (685,581)	
Student Services Bldg. Expansion	\$ 5,249,128	\$ 4,114,228	\$ (1,134,900)	Recommended 7/6/16 Facilities Committee
Thermal Plant Expansion	\$ 5,170,316	\$ 5,042,398	\$ (127,918)	
Parking & Site Improvements	\$ 2,761,987	\$ 2,796,035	\$ 34,048	
Subtotal	\$ 36,486,652	\$ 33,776,674	\$ (2,709,978)	
Starr County Campus				
Health Professionals & Science Ctr. And STEM programs	\$ 12,117,094	\$ 11,267,182	\$ (849,912)	
Expand technical workforce training facilities	\$ 2,021,143	\$ 2,051,983	\$ 30,840	Approved by Board- Project on Hold 11.22.16
Library and renovate existing space for Cultural Arts Center	\$ 4,578,415	\$ 3,732,378	\$ (846,037)	
Expansion of student services, advising, admissions, and financial aid	\$ 1,609,558	\$ 1,162,522	\$ (447,036)	
Expansion of student activities building	\$ 1,689,960	\$ 1,166,402	\$ (523,558)	
Thermal Plant Expansion	\$ 5,069,923	\$ 4,938,772	\$ (131,151)	
Parking & Site Improvements ( GMP 1 - 119,800)	\$ 3,671,341	\$ 1,397,789	\$ (2,273,552)	Total Includes Alternates 1-3 Only
Subtotal	\$ 30,757,434	\$ 25,717,028	\$ (5,040,406)	
Regional Center for Public Safety Excellence - Pharr				
New Regional Center for Publish Safety	\$ 4,420,671	\$ 3,655,134	\$ (765,537)	
Parking & Site Improvements	\$ 755,185	\$ 319,337	\$ (435,848)	
Subtotal	\$ 5,175,856	\$ 3,974,471	\$ (1,201,385)	
STC La Joja Teaching Site (Jimmy Carter ECHS)				
Develop STEM labs and entry level workforce training programs	\$ 1,639,679	\$ 1,436,000	\$ (203,679)	
Subtotal	\$ 1,639,679	\$ 1,436,000	\$ (203,679)	
Total	\$ 162,977,903	\$ 159,028,939	\$ (3,948,964)	Added \$384,219 to Misc. Expense (7/1/16)

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 March 7, 2017



2013 BOND PROJECTS MANAGED BY BROADDUS Program Construction Budget Summary Spreadsheet																	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	Board Approved Expenditures from Savings	Total Balance of Actual Design & Construction Contingency and Buy-Out Savings	Change orders			
Pecan Campus (PBK/Wilson)																	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			
1	North Academic																\$ 10,500,000			\$ 10,500,000	\$ 10,951,000	\$ (720,878)	\$ 10,230,122	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 10,417,059	\$ (1,917,059)	\$ 104,171	\$ 104,000	\$ -	\$ 104,000		\$ 125,000	\$ 153,990	\$ -	\$ 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	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 4,194,000	\$ 106,000	\$ 41,940	\$ 110,000	\$ (66,695)	\$ 43,305	co 4	\$ 50,000	\$ 50,000	\$ (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	\$ -	\$ -	\$ 2,618,800	\$ (495,875)	\$ 21,473	\$ 25,000	\$ -	\$ 25,000		\$ 30,000	\$ 37,500	\$ -	\$ 37,500	\$ -		\$ 64,420	\$ -	0%	\$ -	\$ 62,500				
Pecan Campus Subtotal																	\$ 37,800,000	\$ 585,000	\$ 122,925	\$ 38,507,925	\$ 41,726,872	\$ (720,878)	\$ 41,005,994	\$ -	\$ -	\$ 41,005,994	\$ (2,498,069)	\$ 405,345	\$ 479,500	\$ (66,695)	\$ 412,805		\$ 540,000	\$ 601,845	\$ (42,081)	\$ 559,764	\$ (367)		\$ 1,216,036	\$ (720,878)		\$ -	\$ 1,693,447				
Nursing/Allied Health Campus																	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			
7	Campus Expansion (\$12,867,860)																\$ 16,600,000	\$ 375,000		\$ 16,975,000	\$ 17,009,860	\$ -	\$ 17,009,860	\$ -	\$ -	\$ 17,009,860	\$ (34,860)	\$ 170,099	\$ 130,000	\$ -	\$ 130,000		\$ 250,000	\$ 115,000	\$ -	\$ 115,000			\$ 510,296	\$ -	0%	\$ -	\$ 245,000				
8	Structural Pkg. (\$4,142,000)																																														
9	Thermal Plant Expansion - Bond																\$ -			\$ -	\$ 230,788	\$ -	\$ 230,788	\$ -	\$ -	\$ 230,788	\$ (230,788)	\$ 2,308	\$ 2,200	\$ -	\$ 2,200		\$ -	\$ 3,386	\$ -	\$ 3,386			\$ 6,924	\$ -	0%	\$ -	\$ 5,586				
9a	T.P. Expansion - NB (\$3,200,000)																						\$ -															\$ -									
10	Parking and Site Improvements																\$ 1,100,000		\$ 321,915	\$ 1,421,915	\$ 2,205,963	\$ -	\$ 2,205,963	\$ -	\$ -	\$ 2,205,963	\$ (784,048)	\$ 22,060	\$ 23,000	\$ -	\$ 23,000		\$ 16,000	\$ 34,207	\$ -	\$ 34,207			\$ 66,179	\$ -	0%	\$ -	\$ 57,207				
Nursing & Allied Health Subtotal																	\$ 17,700,000	\$ 375,000	\$ 321,915	\$ 18,396,915	\$ 19,446,611	\$ -	\$ 19,446,611	\$ -	\$ -	\$ 19,446,611	\$ (1,049,696)	\$ 194,466	\$ 155,200	\$ -	\$ 155,200		\$ 266,000	\$ 152,593	\$ -	\$ 152,593			\$ 583,398	\$ -		\$ -	\$ 307,793				
Technology Campus																	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			
11	Southwest Bldg. Reno Pkg																\$ 12,000,000			\$ 12,000,000	\$ 10,533,587	\$ (1,236,041)	\$ 9,297,546	\$ -	\$ -	\$ 9,297,546	\$ 2,702,454	\$ 92,975	\$ 99,857	\$ (5,141)	\$ 94,716	co 1	\$ 175,000	\$ 151,179	\$ (9,105)	\$ 142,074		co 1	\$ 278,926	\$ (1,221,794)	13%	\$ -	\$ 1,458,584	co 2			
12	Demo. Pkg GMP (\$358,106)																																														
13	Pkg. & Site Improve. (Incl alt 1,2)																\$ 650,000		\$ 102,575	\$ 752,575	\$ 1,985,820	\$ (422,246)	\$ 1,563,574	\$ -		\$ 1,563,574	\$ (810,999)	\$ 15,636	\$ 10,331	\$ (5,141)	\$ 5,190	co 1	\$ 10,000	\$ 15,497	\$ (9,105)	\$ 6,392		co 1	\$ 46,907	\$ (408,000)	26%	\$ -	\$ 419,582	co 3			
14	Demolition Pkg. GMP (\$192,604)																\$ -		\$ -																												
Technology Campus Subtotal																	\$ 12,650,000	\$ -	\$ 102,575	\$ 12,752,575	\$ 12,519,407	\$ (1,658,287)	\$ 10,861,120	\$ -	\$ -	\$ 10,861,120	\$ 1,891,455	\$ 108,611	\$ 110,188	\$ (10,282)	\$ 99,906	Co 1	\$ 185,000	\$ 166,676	\$ (18,210)	\$ 148,466	\$ -		\$ 325,834	\$ (1,629,794)		\$ -	\$ 1,878,166				
Mid Valley Campus (Skanska/ROFA)																	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			
15	Health Professions & Science																\$ 13,500,000			\$ 13,500,000	\$ 14,453,388	\$ -	\$ 14,453,388	\$ -		\$ 14,453,388	\$ (953,388)	\$ 216,801	\$ 193,887	\$ -	\$ 193,887		\$ 201,033	\$ 193,887	\$ -	\$ 193,887			\$ 433,602	\$ -	0%	\$ -	\$ 387,774				
16	Workforce Expansion (EGV /Skanska)																\$ 1,750,000			\$ 1,750,000		\$ -	\$ -	\$ 1,750,000	\$ -	\$ 1,750,000	\$ -	\$ 26,250	\$ -	\$ -	\$ -		\$ 25,000	\$ -	\$ -	\$ -			\$ 52,500	\$ -	0%	\$ -	\$ -				
17	Library - Bond Project																\$ 1,750,000			\$ 1,750,000	\$ 2,462,776	\$ -	\$ 2,462,776	\$ -	\$ -	\$ 2,462,776	\$ (712,776)	\$ -	\$ 34,723	\$ -	\$ 34,723		\$ -	\$ 34,723	\$ -	\$ 34,723			\$ 70,932	\$ -	0%	\$ -	\$ 69,446				
18	Student Services Bldg.																\$ 2,500,000	\$ 325,000		\$ 2,825,000	\$ 3,850,923	\$ -	\$ 3,850,923	\$ -	\$ -	\$ 3,850,923	\$ (1,025,923)	\$ 57,764	\$ 51,049	\$ -	\$ 51,049		\$ 37,000	\$ 51,093	\$ -	\$ 51,093			\$ 115,528	\$ -	0%	\$ -	\$ 102,142				
19	Thermal Plant Expansion +NB Fund																\$ 3,800,000			\$ 3,800,000	\$ 3,787,322	\$ 109,376	\$ 3,896,698	\$ -	\$ -	\$ 3,896,698	\$ (96,698)	\$ 58,450	\$ 61,547	\$ -	\$ 61,547		\$ 61,547	\$ 61,547	\$ -	\$ 61,547			\$ 116,901	\$ -	0%	\$ 109,367	\$ 123,094	co 1			
20	Parking and Site Improvements																\$ 2,000,000		\$ 492,063	\$ 2,492,063	\$ 2,479,153	\$ (109,376)	\$ 2,369,777	\$ -	\$ -	\$ 2,369,777	\$ 122,286	\$ 35,547	\$ 31,731	\$ -	\$ 31,731		\$ 31,731	\$ 31,731	\$ -												

**South Texas College  
Non-Bond Commitments and Expenditures  
As of March 7, 2017**

<b>I. Non Bond Commitments</b>				
<b>Project Name - Item Description</b>	<b>Approved Board Dates</b>	<b>Board Approved Expenditures</b>	<b>Not Board Approved Projected Expenditures</b>	<b>Actual GMP/Projected Expenditures</b>
<b>Nursing &amp; Allied Health Campus</b>				
<b>Nursing &amp; Allied Health Campus Thermal Plant</b>				
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
<b>Nursing &amp; Allied Health Campus Thermal Plant Parking and Site Improvements</b>				
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
<b>NAH Campus Subtotal</b>		<b>\$ 3,252,057</b>	<b>\$ 60,000</b>	<b>\$ 3,312,057</b>
<b>Mid Valley Campus</b>				
<b>Mid Valley Campus Library Retrofit</b>				
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
<b>Mid Valley Campus Workforce Restroom Retrofit</b>				
12 Workforce Restroom Retrofit		-	100,000	100,000
<b>Mid Valley Campus Subtotal</b>		<b>\$ 1,267,895</b>	<b>\$ 620,000</b>	<b>\$ 1,887,895</b>
<b>Starr County Campus</b>				
13 Workforce Restroom Retrofit		\$ -	\$ 180,000	\$ 180,000
<b>Starr County Campus Subtotal</b>		<b>\$ -</b>	<b>\$ 180,000</b>	<b>\$ 180,000</b>
<b>Regional Center for Public Safety Excellence</b>				
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
<b>Regional Center for Public Safety Excellence Subtotal</b>		<b>\$ 85,000</b>	<b>\$ 915,000</b>	<b>\$ 1,000,000</b>
<b>Total Non-Bond Expenditures</b>		<b>\$ 4,604,952</b>	<b>\$ 1,775,000</b>	<b>\$ 6,379,952</b>

<b>II. Bond Program Budget Deficits - Board Approved - as of February 28, 2017</b>				
(Includes deficits realized after use of Program Contingency Amount)				
		<b>Bond Program Deficits (Savings)</b>		
<b>Project Name - Item Description</b>	<b>Approved Board Dates</b>	<b>Bond Budget</b>	<b>Non-Bond Budget</b>	<b>Total Bond &amp; Non Bond</b>
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 Deductive Change Order	11/22/2016	(1,115,311)	-	(1,115,311)
11 Starr County Campus Parking and Site Improvement 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)
14 Regional Center for Public Safety Excellence Training Facility GMP Variance	2/28/2017	526,426	-	526,426
15 La Joya Center Teaching Site GMP Variance	2/28/2017	63,000	-	63,000
16 AV/IT Partial Budget Savings	2/28/2017	(958,834)		
<b>Total Non Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ 3,448,964</b>	<b>\$ 1,507,252</b>	<b>\$ 5,915,050</b>

<b>III. Bond Program Budget Deficits - Not Board Approved - as of March 7, 2017</b>				
<b>Project Name - Item Description</b>	<b>Proposed Board Dates</b>	<b>Proposed Bond Budget Deficits (Savings)</b>	<b>Proposed Non-Bond Budget Deficits (Savings)</b>	<b>Total Proposed Bond &amp; Non Bond Deficits</b>
<b>Total Non Bond Funds Required to Cover Bond Budget Deficits</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total Non Bond Expenditures (I, II, and III)</b>	<b>\$ 3,448,964</b>	<b>\$ 7,887,204</b>	<b>\$ 12,295,002</b>
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<b>IV. Additional Projected Deficits CCL/GMP</b>			
<b>Item Description</b>	<b>Proposed Bond Budget Deficits</b>	<b>Non-Bond Budget Deficits</b>	<b>Total Deficits</b>
Additional Projected Deficits CCL/GMP - per Broadus and Associates	\$ 500,000	\$ -	\$ 500,000

<b>Grand Total Non Bond Expenditures (I, II, III, and IV)</b>	<b>\$ 3,948,964</b>	<b>\$ 7,887,204</b>	<b>\$ 12,795,002</b>
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South Texas College  
2013 Bond Construction Program  
Tracking Contingency Log  
As of March 7, 2017

#	Item Description	Budget Variance	Contingency Balance
1	<b>Original Contingency Balance</b>	\$ -	\$ 9,978,348
<b>Approved GMPs</b>			
2	Pecan Campus North Academic GMP Variance	\$ (451,000)	\$ 9,527,348
3	Pecan South Academic GMP Variance	\$ 142,166	\$ 9,669,514
4	Pecan STEM Bldg. GMP Variance	\$ (1,917,059)	\$ 7,752,455
5	Pecan Campus Student Services GMP Variance	\$ (603,179)	\$ 7,149,276
6	Pecan Thermal Energy Plant GMP Variance	\$ 106,000	\$ 7,255,276
7	Pecan Parking and Site Improvements GMP Variance	\$ (495,875)	\$ 6,759,401
8	NAH Campus Expansion GMP Variance	\$ (34,860)	\$ 6,724,541
9	NAH Campus Parking and Site Improvements GMP Variance	\$ (784,048)	\$ 5,940,493
10	Technology Campus Renovation GMP Variance	\$ 1,466,413	\$ 7,406,906
11	Technology Campus Site & Parking GMP Variance	\$ (1,335,820)	\$ 6,071,086
12	Technology Campus Site & Parking IT Duct Bank	\$ 102,575	\$ 6,173,661
13	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	\$ (526,426)	\$ (2,537,182)
28	La Joya Center Teaching Site GMP Variance	\$ (63,000)	\$ (2,600,182)
<b>Deductive Change Orders - Buyout Savings</b>			
29	Deductive Change Orders-Tech Campus Renovation	\$ 120,730	\$ (2,479,452)
30	Deductive Change Orders-Tech Campus Parking & Site	\$ 22,246	\$ (2,457,206)
31	Deductive Change Orders-Tech Campus Renovation	\$ 1,115,311	\$ (1,341,895)
32	Deductive Change Orders-North Academic	\$ 720,878	\$ (621,017)
33	Deductive Change Orders-Tech Parking & Site Improvements	\$ 400,000	\$ (221,017)
<b>Other Expenditures</b>			
34	A/E Fees	\$ 2,992,085	\$ 2,771,068
35	Chillers Procurement	\$ (2,209,711)	\$ 561,357
36	CMR Preconstruction Services for all projects	\$ (218,000)	\$ 343,357
37	B&A Reimbursable Expense for Travel	\$ (900)	\$ 342,457
38	B&A Additional Services - Includes AV/IT, Wage Scale Survey, BIM FM, Traffic Study	\$ (932,171)	\$ (589,714)
39	FF&E- Portion used for Consultant Fees	\$ 66,186	\$ (523,528)
40	FF&E Consultant-Not in Original Amount	\$ (237,090)	\$ (760,618)
41	Technology	\$ 703,422	\$ (57,196)
42	IT Duct bank-Not in Original Scope	\$ (1,266,298)	\$ (1,323,494)
43	Fixed Kitchen Equipment-Not in Original Scope	\$ (1,285,000)	\$ (2,608,494)
44	OCIP	\$ (1,371,671)	\$ (3,980,165)
45	Miscellaneous Expense Increase	\$ (427,633)	\$ (4,407,798)
46	<b>AVIT Budget Savings</b>	\$ 958,834	\$ (3,448,964)
<b>Current and Additional Projected Liability Exposure</b>			
47	Current Program Contingency Balance	\$ -	\$ (3,448,964)
48	Mid Valley Workforce Training Center Expansion GMP Variance	\$ -	\$ (3,448,964)
49	Starr County Campus Workforce Training Center Expansion GMP Variance	\$ -	\$ (3,448,964)
50	Regional Center for Public Safety Excellence Parking and Site GMP Variance	\$ (500,000)	\$ (3,948,964)
51	<b>Projected Program Contingency Balance</b>		\$ (3,948,964)

## **Review and Recommend Action as Necessary on Updated Timeline for the Completion Dates and Occupancy Dates for the 2013 Bond Construction Program**

The updated timeline for the completion dates and occupancy dates for the 2013 Bond Construction program will be reviewed and discussed at the March 28, 2017 Board meeting.

### **Purpose**

The Board will be asked to review and recommend action as necessary on the updated scheduled timeline of the completion dates and occupancy dates for the 2013 Bond Construction program projects.

### **Justification**

The scheduled timeline will confirm that the Program Manager consultant will provide the completion dates and occupancy dates 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.

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:

- **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 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 completion dates and occupancy dates.

**Recommended Action**

It is requested that the Facilities Committee recommend action as necessary to the Board at the March 28, 2017 Board meeting, of the updated timeline for the 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						
	<i>Pecan Campus</i>						
1	North Academic Building	9/15/2017	9/15/2017	12/18/2017	1/8/2018	1/16/2018	SPRING 2018
2	South Academic Building	11/6/2017	11/9/2017	12/24/2017	1/8/2018	1/16/2018	SPRING 2018
3	STEM Building	12/24/2017	12/27/2017	1/29/2018	1/8/2018	1/16/2018	SPRING 2018
4	Student Activities Building and Cafeteria	11/19/2017	11/23/2017	12/24/2017			SPRING 2018
	<i>Mid-Valley Campus</i>						
5	Health Professions and Science Building	10/13/2017	10/16/2017	12/06/2017	01/08/2018	1/16/2018	SPRING 2018
6	Library Renovation	11/20/2017	11/23/2017	12/17/2017			FALL 2017
6.1	Library Expansion	11/20/2017	11/23/2017	12/17/2017			FALL 2017
7	Student Services Building Expansion	10/06/2017	11/03/2017	12/15/2017			FALL 2017
8	Workforce Training Center Expansion -						ON HOLD PENDING PROG. VERIFICATION
	<i>Starr County Campus</i>						
9	Health Professions and Science Building	10/30/2017	11/6/2017	12/15/2017	01/08/2018	1/16/2018	SPRING 2018
10	Library	11/17/2017	11/20/2017	12/15/2017			FALL 2017
11	Student Activities Building Expansion	11/04/2017	11/13/2017	12/15/2017			FALL 2017
12	Student Services Building Expansion	11/04/2017	11/13/2017	12/15/2017			FALL 2017
13	Workforce Training Center Expansion						ON HOLD PENDING PROG. VERIFICATION
	<i>Nursing &amp; Allied Campus</i>						
14	Campus Expansion Package 2	12/1/2017	12/03/2017	12/24/2017	01/08/2018	1/16/2018	SPRING/SUMMER 2018
	<i>Technology Campus</i>						
15	Southwest Building Renovation Building Package	07/01/2017	07/3/2017	8/15/2017	8/16/2017	8/28/2017	FALL 2017
	<i>Regional Center for Public Safety Excellence</i>						
16	Training Facility	2/1/2018	2/1/2018	4/1/2018	4/1/2018	Summer 2018	SUMMER 2018
	<i>La Joya Center</i>						
17	Training Labs Improvements	8/15/2017	7/1/2017	8/15/2017	8/15/2017	8/28/2017	FALL 2017

Note: #1

Note: #4

Note: #4

Note: #4

Note: 2

Note: 3

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 for 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 as Necessary on Cost Proposal for the 2013 Bond Construction Pecan Campus Thermal Plant**

The cost proposal for installation of the metal wave design for the 2013 Bond Construction Pecan Campus Thermal Plant will be reviewed and request action as necessary at the March 28, 2017 Board meeting.

### **Purpose**

The metal wave design was requested by the Facilities Committee to be included as part of the cooling tower enclosure. The proposal from D. Wilson Construction Company has been provided for review and action as necessary.

### **Background**

The schematic design of the 2013 Bond Construction Pecan Thermal Plant was approved at the July 28, 2015 Board meeting. Halff Associates provided exterior renderings showing the wave design on the cooling tower screen enclosure which was approved by the Board.

The Board approved the Final Guaranteed Maximum Price (GMP) at the November 24, 2015 Board meeting. As part of the GMP, the wave design on the screen enclosure was excluded from the GMP without clear notification to the Board. The Board has since asked that the wave design be included as part of the final construction. The project team was instructed to provide the metal wave motif at a cost not to exceed the original cost that was removed from the GMP which was \$87,964.

Broaddus & Associates has worked with Halff Associates and D. Wilson Construction Company to receive pricing and a construction option to purchase and install a metal wave product to meet the College's requirements. Bowman Distributing Company has provided a proposal in the amount of \$80,894 to D. Wilson Construction Company to provide the work. Associated fees from D. Wilson Construction Company are not included at this time. A change order will be submitted for approval upon Board's action at the March 28, 2017 board meeting.

### **Funding Source**

Funds are budgeted in the 2013 Bond Construction Pecan Campus Thermal Plant budget contingencies for fiscal year 2016-2017.

### **Enclosed Documents**

Enclosed are the proposal from the subcontractor, the original approved cooling tower schematic rendering, current photos of the cooling tower enclosure, and metal panel specifications and drawings.

### **Presenters**

Representatives from Broaddus & Associates, Halff Associates, and D. Wilson Construction will be present at the Facilities Committee meeting to present the metal wave proposal.

**Recommended Action**

It is requested that the Facilities Committee recommend action as necessary to the Board at the March 28, 2017 meeting, the cost proposal for purchase and installation of the metal wave design for the 2013 Bond Construction Pecan Campus Thermal Plant as presented.



## BOWMAN DISTRIBUTING CO.

SINCE 1949

2100 J&B Drive San Benito, TX 78586 Phone 956-361-5200 Fax 956-361-5204  
SBE MBE HABE Certified

### BID FORM

ATTENTION: D. Wilson Construction- Mr. Claudio Velasco

SUBJECT: 074213.13 Formed Metal Wall Panels

PROJECT: STC Pecan Thermal Plant – McAllen, TX

INCLUDES: Furnish and Install Metal Wall Panels  
Centria Ecoscreen Econolap 3/4" Perforated Panel 33%  
3/16" holes on 5/16" scattered Finish 2 coat Kynar Std Color  
Panels to be installed vertically on top of existing panels.  
1/2" Rubber Spacers to Separate Panels

**\* Type 2 panels to be installed on the outside wall vertically, finish on One Side,  
1 color only.**

**\*\* No finish warranty for perforated panel, 2 year material warranty.**

**\*\*\* Trim non perforated to match panel**

EXCLUDES: Anything not specified above  
Framing, Engineering and Tax

PRICE: **\$ 80,984.00 approx.**

This bid may be withdrawn by us if not accepted within 10 days.

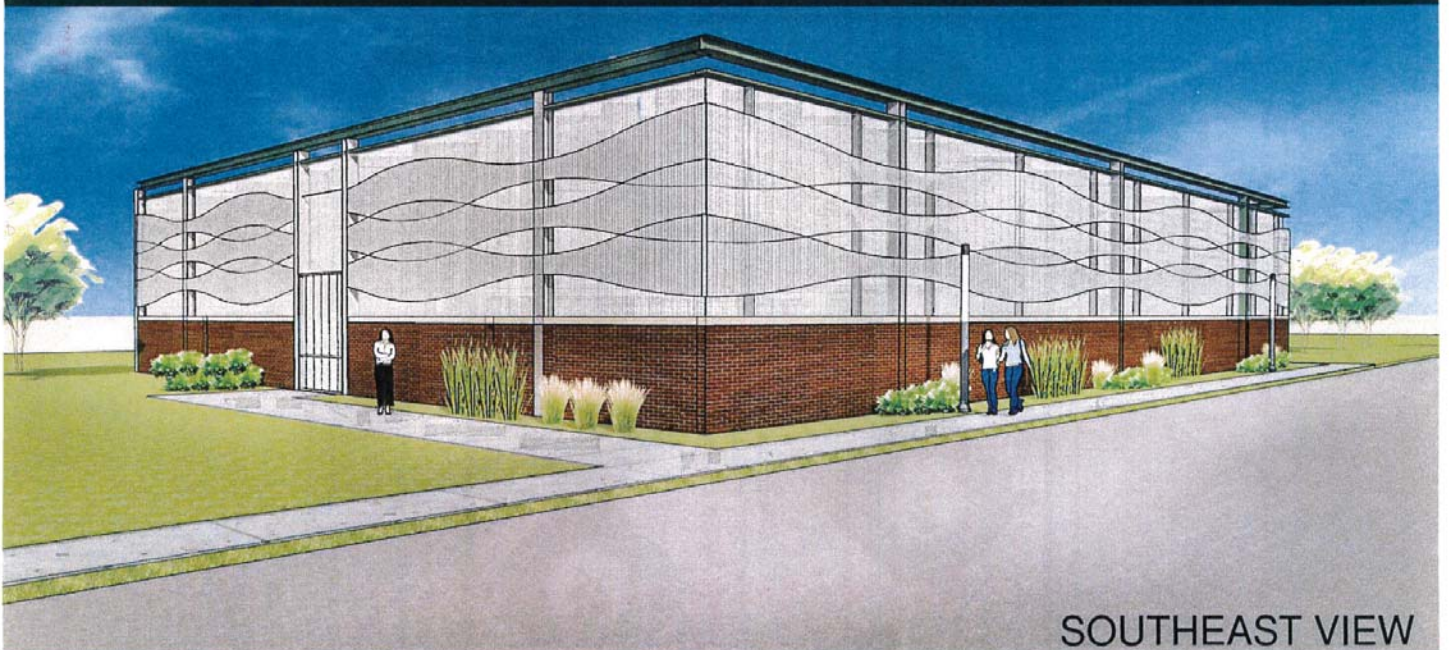
**NOTE:** Standard Insurance coverage included as follows: GL – 1,000,000 Each Occurrence, 1,000,000 Personal & Adv Injury, 2,000,000 General Aggregate, 2,000,000 Products- Comp/Op Agg. GL coverage will allow for 10 day written notice of cancellation. Waiver of Subrogation can be included if stipulated by written contract.  
AUTO- (Any Auto) 1,000,000 Combined Single Limit (Hired – Non Owned Auto) 2,500.00 PIP – Basic, Uninsured Motorist Combined Single Limit 100,000.00  
WORKER'S COMP – 1,000,000 each accident limit, 1,000,000; Disease Limit, 1,000,000 Disease – Each Employee Limit.  
Coverage provides as standard 30day written notice of cancellation

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Juan Marchan  
February 24, 2017



# PERSPECTIVE: TOWER YARD



SOUTHEAST VIEW







### **Review and Discussion on Use of Contingency Funds for the 2013 Bond Construction Program**

On March 29, 2016, the Board of Trustees approved to delegate authority to Broaddus & Associates to approve change orders from the use of construction contingencies for the 2013 Bond Construction Program. The approval amount per change order is \$5,000, with a monthly limit of \$25,000. Broaddus & Associates would also be providing a contingency expenditure update to the Facilities Committee and Board of Trustees as part of their monthly update.

Broaddus & Associates will be available to review and discuss the current status of the use of contingency funds for the 2013 Bond Construction Program to the Facilities Committee on March 7, 2017.

### **Review and Discussion on Window Options for the 2013 Bond Construction Pecan Campus South Academic Building and STEM Building**

At the February 28, 2017 Board meeting, Boultinghouse Simpson Gates Architects presented the color boards for the 2013 Bond Construction Pecan Campus South Academic Building and STEM Building. There were concerns regarding full height windows in the classroom and lab rooms. The sizes of windows and amount of glass could be a distraction to the classroom environment. The architect was asked to propose options to address the concerns.

#### **Enclosed Documents**

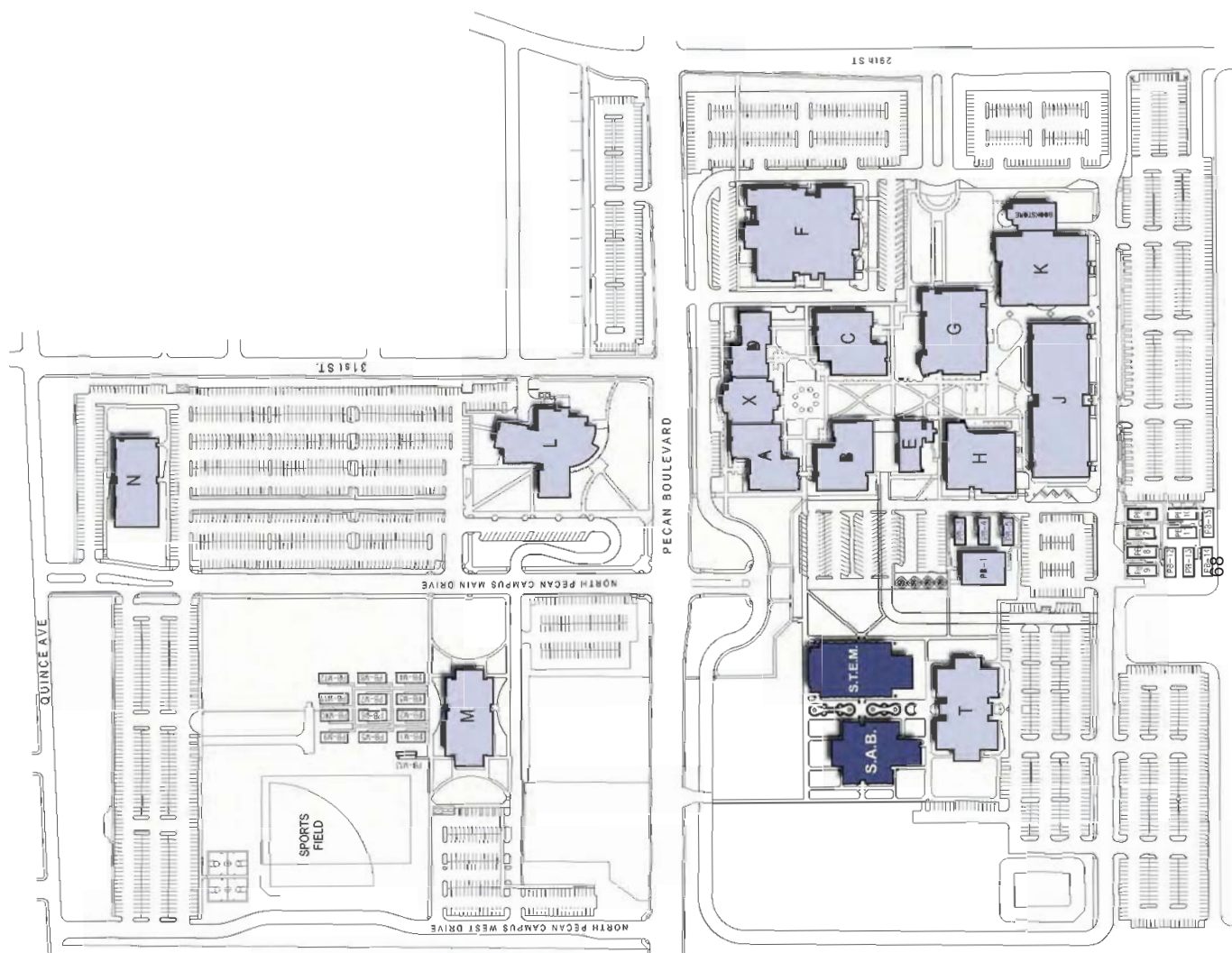
Enclosed are the schematic drawings of the floor plans and exterior views, and an interior rendering showing the full height windows.

#### **Presenters**

Boultinghouse Simpson Gates Architects will be present to provide possible options to address the window concerns.



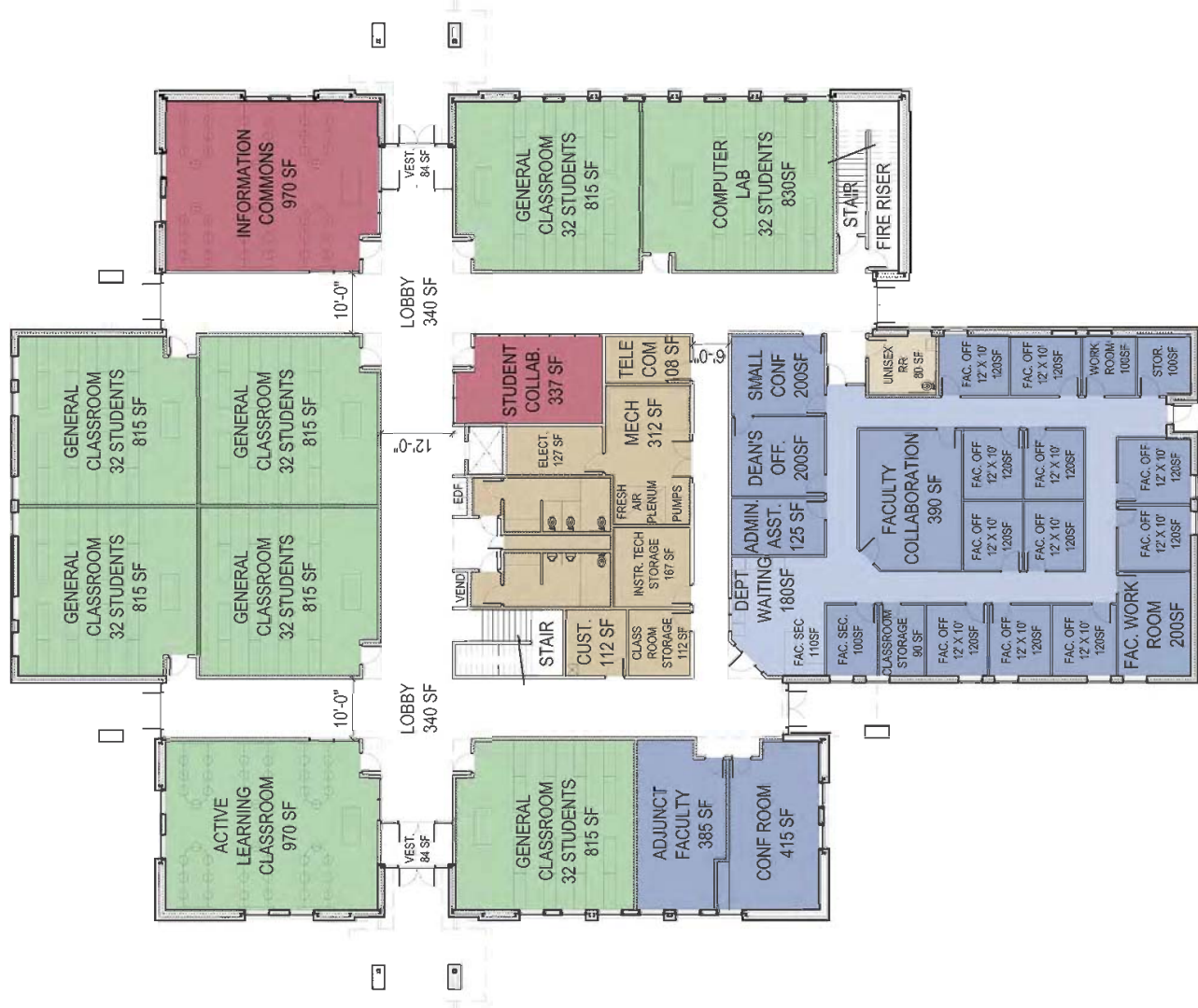






LEGEND 7

EDUCATION SPACE	ANCILLARY SPACE	STUDENT COLLABORATION	FACULTY SPACE



FIRST FLOOR PLAN

LEGEND 8



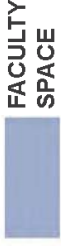
EDUCATION  
SPACE



ANCILLARY  
SPACE



STUDENT  
COLLABORATION



FACULTY  
SPACE

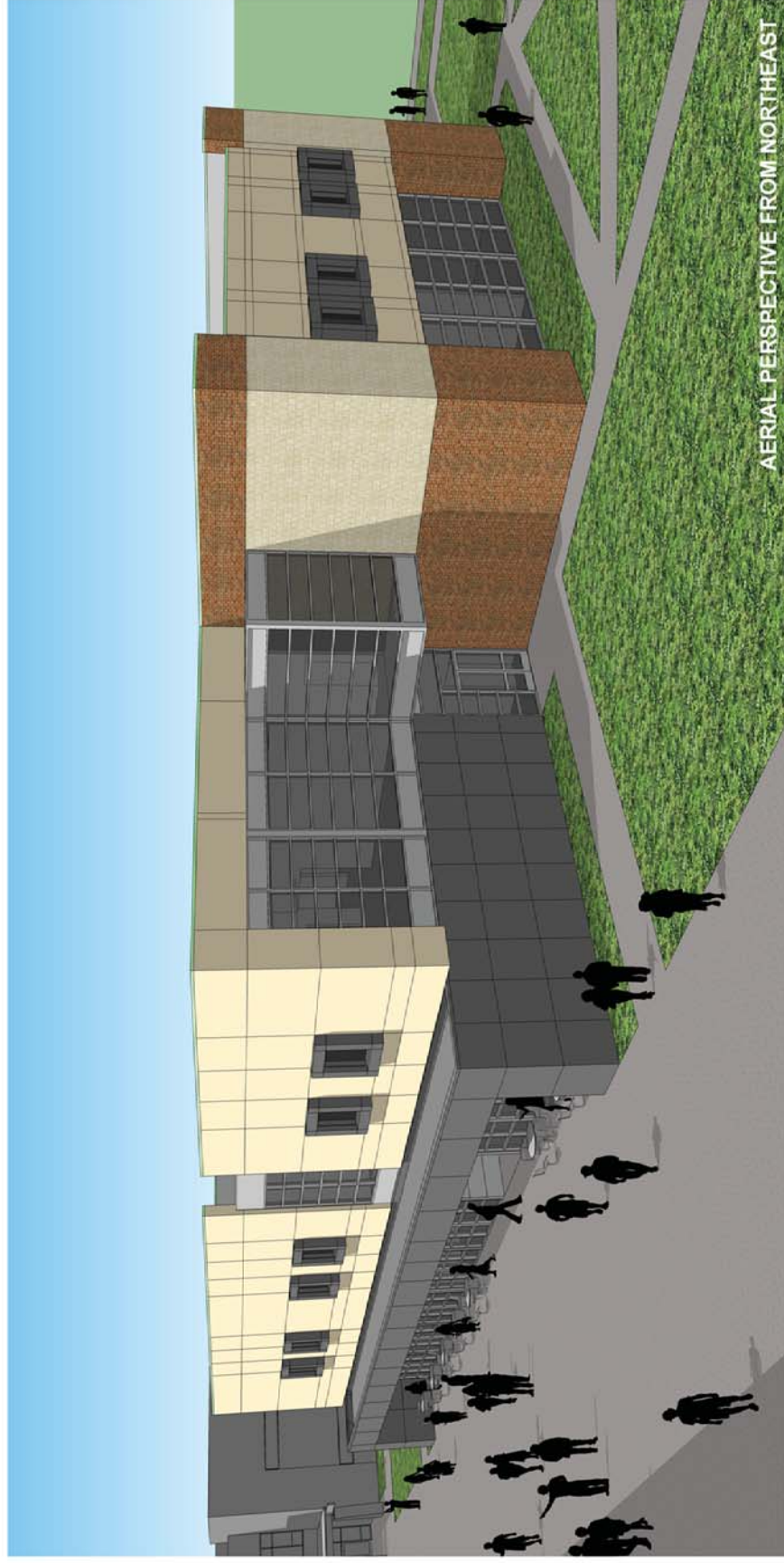






AERIAL PERSPECTIVE FROM SOUTH

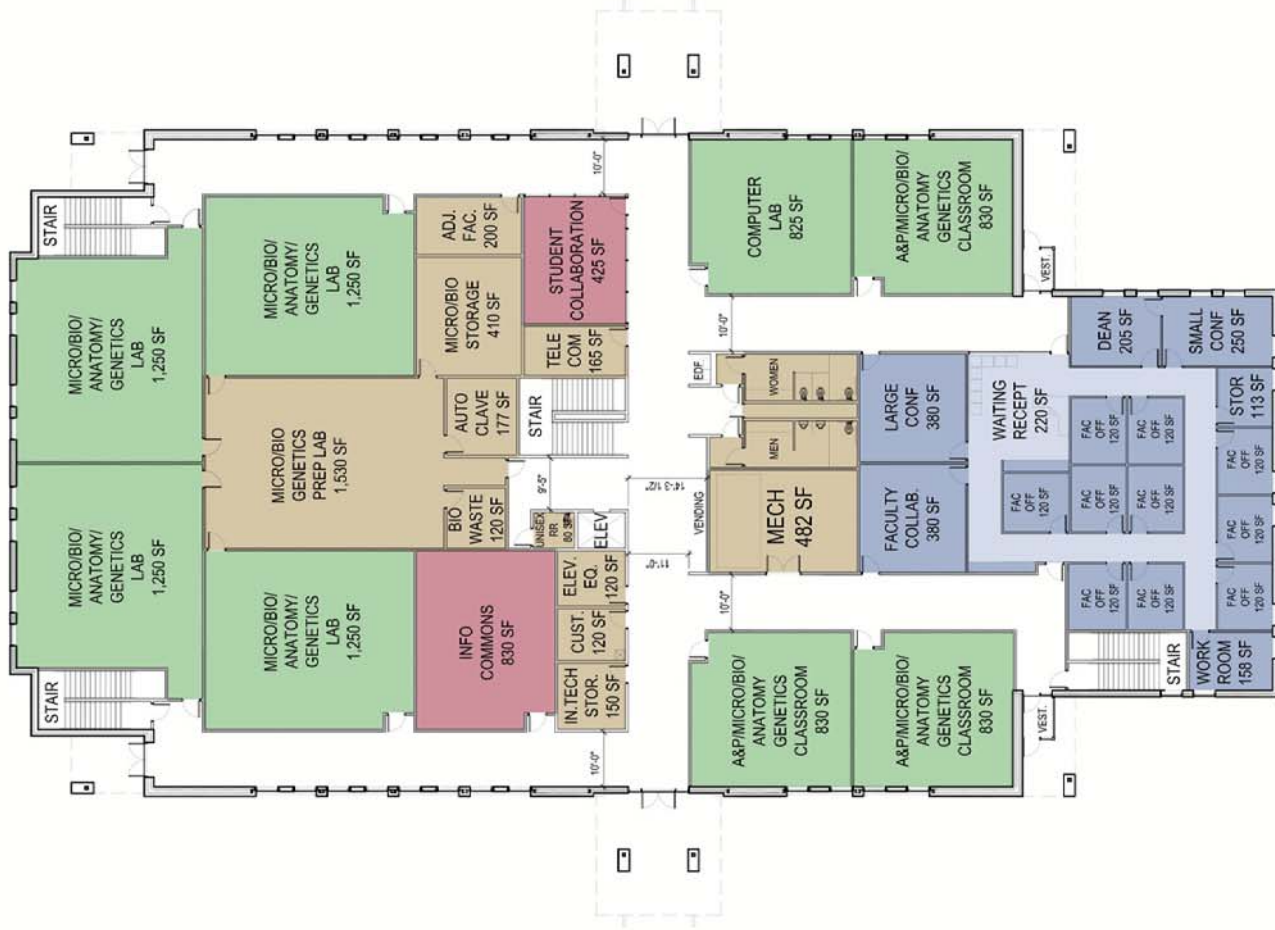




AERIAL PERSPECTIVE FROM NORTHEAST



PERSPECTIVE FROM NORTH



LEGEND 10

EDUCATION  
SPACE

ANCILLARY  
SPACE

STUDENT  
COLLABORATION

FACULTY  
SPACE

FIRST FLOOR PLAN



## EDUCATION SPACE

**ANCILLARY  
SPACE**

STUDENT  
COLLABORATION

## FACULTY SPACE



## SECOND FLOOR PLAN







PERSPECTIVE FROM NORTHEAST

### **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 28, 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	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	Construction Phase					
													75%				95% Substantial Comp	100%
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	Zito Electric		
15-1-017	Pecan - Building K Enrollment Center													David	Boulinghouse Simpson Gates Architects	NM Contracting		
15-1-003	Pecan - Arbor Brick Columns Repair & Replacement (RR)	N/A	N/A	N/A	N/A					N/A				David	N/A			
16-1-004	Pecan - Library Compact Shelving & Furniture	N/A	N/A	N/A	N/A									Robert	Library Staff			
16-1-001	Pecan - Building A Sign Replacement (RR)	N/A	N/A	N/A	N/A									Robert	Public Relations			
	Pecan - Building A Production Studio Office Expansion	N/A	N/A	N/A	N/A					N/A	N/A			Robert				
15-1-001	Pecan Plaza - GED Entrance and Office Area Improvements	N/A	N/A	N/A	N/A					N/A				Robert	M&O			
15-1-003	Pecan Plaza - Emergency Generator and Wiring													Sam	DBR Engineering	TBD		
16-1-016	Pecan Plaza - Parking Area for Police Vehicles													David	R. Gutierrez Engineering	TBD		
	Pecan - G Fume Hoods - Phase II													Robert	Sigma HN Engineering	NM Contracting		
	Pecan Plaza - Human Resources Office Conversion	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A				Robert	M&O			
Mid Valley Campus																		
16-2-008	MV - Childcare Canopy Replacement (RR)																	
16-2-007	MV - Covered Walkway for Building G	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A				Sam	on hold	TBD		
	MV - Level II Gallery Improvement in Building G													Rick	M&O			
Technology Campus																		
15-3-004	TC - Building B Doors and Frame Replacement				N/A									Robert	ROFA	NM Contracting		
15-3-005	TC - GM Car Storage Area Upgrade				N/A									David	R Gutierrez Engineers	Roth Excavating, Inc.		
15-3-014	TC - Workforce Building Conference Room				N/A									Robert	ROFA	NM Contracting		
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)				N/A									Sam	Half Associates	TBD		
Nursing and Allied Health Campus																		
16-4-016	NAH - Resurface Parking Lot #2 (RR)				N/A									Robert	PCE	Mid Valley Paving		
Starr County Campus																		
15-5-045	Starr - Building E & J Crisis Mgt Center Generator				N/A									Sam	DBR Engineering	TBD		
16-4-018	Starr - 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	N/A	N/A											Robert	Dannenbaum 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							N/A	N/A			Sam	N/A	TBD		
14-6-015	DW - Irrigation System Controls Upgrade (RR)	N/A	N/A							N/A	N/A			Sam	M&O	TBD		
15-6-001	DW - Fire Alarm Panel Replacement/Upgrades (RR)	N/A	N/A							N/A	N/A			Sam	M&O	TBD		
	DW - Interior LED Lighting Ph I (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
15-6-001	DW - Outdoor Furniture	N/A	N/A							N/A				Rick	N/A	TBD		
15-6-002	DW - Directional Signage	N/A	N/A							N/A	N/A			Rick	N/A	TBD		
16-6-017	DW - Surveillance Cameras & Poles Campus Entrances	N/A	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	N/A			Rick	M&O	TBD		
	DW - Removal of Existing Trees	N/A	N/A							N/A	N/A			Rick	N/A	TBD		
	DW - Interior Controls Upgrade (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
	DW - Flooring Replacement Phase I (RR)	N/A	N/A							N/A	N/A			Rick	N/A	TBD		
	DW - Restroom Fixtures Replacement & Upgrade (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
	DW - Water Heater Replacement & Upgrade (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
	DW - Door Access Controls Replacement (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
	DW - HVAC Upgrades (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
	DW - Water Pump Stations (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
	DW - Exterior Lighting Upgrade (RR)	N/A	N/A							N/A	N/A			Rick	M&O	TBD		
For FY 2016-2017, 45 non-bond projects are currently in progress, 7 have been completed and 19 pending start up - 71 Total																		

For FY 2016-2017, 45 non-bond projects are currently in progress, 7 have been completed and 19 pending start up - 71 Total



# Status of Non-Bond Construction Projects in Progress

## February 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	95%	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	95%	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	45%	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	\$ 200,000.00	\$ 50,000.00	\$ -	\$ 200,000.00
<b>Pecan Campus Total</b>				<b>\$ 1,759,000.00</b>	<b>\$ 1,426,046.11</b>	<b>\$ 173,953.89</b>	<b>\$ 1,132,281.04</b>	<b>\$ 293,765.07</b>

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	95%	February 2017	1. Construction Phase 2. Construction in Progress	\$ 275,000.00	\$ 262,500.00	\$ 12,500.00	\$ 202,825.00	\$ 59,675.00
Building C Conference Room Addition	95%	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	\$ 65,000.00	\$ 52,500.00	\$ 12,500.00	\$ -	\$ 52,500.00
Technology Campus Total				\$ 586,000.00	\$ 435,650.00	\$ 25,350.00	\$ 260,919.26	\$ 174,730.74
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	45%	February 2017	1. Design Phase 2. Design in Progress	\$ 40,000.00	\$ 36,000.00	\$ 4,000.00	\$ 2,700.00	\$ 33,300.00
Bldg F Site Grading and Sidewalk Replacement	30%	February 2017	1. Design Phase 2. Design in Progress	\$ 1,500.00	\$ 7,755.00	\$ (6,255.00)	\$ 1,200.00	\$ 6,555.00
Starr County Campus Total				\$ 41,500.00	\$ 43,755.00	\$ (2,255.00)	\$ 3,900.00	\$ 39,855.00
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				\$ 3,616,500.00	\$ 2,647,738.55	\$ 332,761.45	\$ 1,963,637.64	\$ 684,100.91
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 Recommend Action as Necessary Regarding Land Acquisitions**

The Facilities Committee is asked to review and discuss possible land acquisitions, and to recommend Board action as necessary.