

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, November 14, 2017
@ 3:00 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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- 1. Pecan Campus STEM Building
 - a. Electrical Power Requirements at Lab Tables
 - b. Floor Trenches
 - c. Electrical and Lighting at Storage Room
 - d. Emergency Shower
 - e. Ventilation for Autoclaves
- 2. Nursing & Allied Health Campus
 - a. Utilities for Simulation Equipment
 - b. Fiber Optic Cabling in Existing NAH Building
- 3. Mid Valley Campus
 - a. Substantial Completion Timelines
 - b. Block Veneer
 - c. Student Services Building
- 4. Starr County Campus
 - a. Brick Tower Façade on Health Professions & Science Building
 - b. Contaminated Chilled Water Lines
 - c. Parking and Site Improvements – Detention Pond
 - d. Parking and Site Improvements Construction Alternate – Loop Road
- 5. Technology Campus
 - a. Southwest Building Renovation Project Final Completion
 - b. Parking and Site Improvements – Landscaping Schematic Design

Program Wide Issues:

6. Furniture Delay Cost
7. Landscaping Budget as Compared to Actual Expense

Additional Issues Raised in Letter Dated November 9, 2017:

Campus Specific Issues:

1. Pecan Campus
 - a. STEM and South Academic Building Roller Shades
 - b. STEM Building Overtime
 - c. Thermal Plant Chiller Fire
2. Nursing & Allied Health Campus
 - a. Alleged Damages to El Milagro Clinic and Texas A&M Center
3. Starr County Campus
 - a. Removal of Workforce Training Center Utilities from Parking & Site Improvement
4. Technology Campus
 - a. ADA Accessibility

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Approval of Facilities Committee Meetings Minutes

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

1. October 10, 2017 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

October 10, 2017

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, October 10, 2017 @ 3:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, October 10, 2017 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:39 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Jesse Villarreal

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Dr. Marie Evans, Mr. Chris Woods, Dr. Ety Bischoff, Dr. Ali Esmaili, Dr. Enriqueta Cortez, Dr. Maria Cervantes, Ms. Tammy Tijerina, Mr. Gilbert Gallegos, Mr. Doug Jowell, Mr. Tim Weldon, Mr. Jimmy Barraco, Mr. Eddie Vela, Mr. Bill Wilson, Mr. Juan Delgado, Mr. Josue Reyes, Mr. Hector Garcia, Mr. Bob Simpson, Mr. Mario Reyna, Jr., Ms. Kelly Heller-Vela, Mr. Stephen Walker, Mr. Miguel Martinez, Mr. Scott Pajeski, Mr. Miles Bullion, Mr. Tony Salazar, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Graciela Farias, the Minutes for the September 12, 2017 Facilities Committee meetings were approved as written. The motion carried.

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

Broaddus & Associates has provided the following accountability reports and the enclosed documents on the current status of the 2013 Bond Construction program:

- Video Update on Construction Projects;
- Executive Summary
- Program Budget Summary;
- Summary Shortfall;
- Update on the status of the 2013 Bond Construction Program;

- Chart of Project Progress;
- Project Scorecards

As of October 5, 2017, the total budget shortfall is estimated to be at \$4,477,886 with the use of buyout savings and design and construction contingency.

In addition, college staff has prepared the following reports reflecting additional potential variances considering pending Board action:

- 2013 Bond Construction Program Tracking Contingency Log
- 2013 Bond Construction Program Non-Bond Proceeds – Transfer to Plant Fund Budget

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

Broaddus & Associates provided a video of drone and interior footage of the 2013 Bond Construction Program projects.

Broaddus & Associates then reviewed the executive summary and program budget summary. The executive summary provided by Broaddus & Associates listed a \$4,646,704 deficit.

The Committee noted that Broaddus & Associates used column unclear headings within their executive summary, and the Committee discussed this term. Broaddus & Associates clarified that the “Bond Total Cost” represented the original voter-approved budget for each project. The “Ytd. Total Projects Cost” column represented estimated final costs for each project. Administration asked for clarification of “year to date” and Mr. Gilbert Gallegos responded that it was “year to date, including some budgeted items.”

The final column, Variance, listed the difference between the voter-approved budget and the expected final cost for each project, including miscellaneous expenses.

Mr. Gary Gurwitz noted that the Parking & Site Improvements projects were typically well over budget as listed; Mr. Gallegos responded that the initial budget for the 2013 Bond Construction Program did not provide funds for parking and site improvements, and instead had been estimated based on an average per-sq-ft cost for associated building projects. The inclusion of unforeseen expenses, such as data duct banks and utilities, increased the costs for site improvements.

Mr. Gilbert Gallegos volunteered that his office was in communication with Mary Elizondo, VP for Finance and Administrative Services, to verify that the costs reported by Broaddus & Associates were accurate.

Ms. Tammy Tijerina reviewed the Program Budget Summary, which provided greater detail into the various expenditures within each project budget.

The Committee then reviewed the Projected Shortfall. Mr. Gallegos distributed a revised copy of the Shortfall Summary document, which outlined a projected bond project shortfall of \$884,786. Mr. Gallegos explained that this included the current estimated budget shortfall of \$4,646,704, adjusted for the reallocation of unexpended contingencies and buyout savings which would be used to offset budget deficits.

Mr. Gurwitz asked whether the Workforce Training Centers budgets were used as a credit against the program-wide budget shortfall, and Mr. Gallegos clarified that these budgets were intact and would not be used to offset the shortfall.

No action was requested.

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 October 24, 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 Construction Program Manager consultant will provide confirmation of completion dates and occupancy dates per the Board approved timeline.

Background

Broadus & Associates has been asked on several occasions to provide a timeline to include Guaranteed Maximum Prices, construction completion, and occupancy dates.

- On April 26, 2016 a proposed Guaranteed Maximum Price (GMP) Timeline was presented to the Board for information only.
- On the May 24, 2016 Board meeting, an updated timeline which included completion dates and occupancy dates was approved and adopted.
- On March 7, 2017, the Facilities Committee requested an updated timeline to include months in lieu of semesters to clarify when the buildings will be ready for use.
- On April 24, 2017, the Board approved the current timeline as proposed by Broadus & Associates.

Broaddus & 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:

Substantial Completion: Means the date jointly certified by the Contractor, Owner, and Architect/Engineer when the Work of or a designated portion thereof, is so sufficiently complete, in accordance with the Contract Documents, as to be functionally operational in all its components and fit for the use for which it is intended.

Final Completion: Means the date established by the Owner in writing in a certificate when the Contract is fully performed according to the Contract Documents and is acceptable to Owner. Unless otherwise specified in writing, contractor shall achieve final completion within thirty (30) days of substantial completion.

Enclosed Documents

The packet included an updated timeline for the scheduled completion dates and occupancy dates as provided by Broaddus & Associates.

Presenters

Representatives from Broaddus & Associates attended the Facilities Committee meeting to present the updated timeline for the completion dates and occupancy dates.

At the Facilities Committee meeting, Broaddus & Associates presented a different timeline than was presented within the published packet, noting that inaccuracies had been corrected.

Mid Valley Campus

At the Mid Valley Campus, Mr. Gurwitz noted that several projects were proposed for completion well after the dates presented to and approved by the Board in April 2017.

- Health Professions & Science Building – issues with structural steel and a roofing issue pushed the construction schedule out beyond the approved date. Crews were working hard to minimize the delay.
 - Broaddus & Associates acknowledged that the issues were tracked by the firm as potential Errors & Omissions costs, and an accounting would be provided to the Facilities Committee in November 2017.
 - Costs were paid through the Design Contingency.
- Library – there was a delay in receiving 100% construction documents from the project architect, and subsequent delay in updating AV/IT elements to the design.
 - An additional two week delay resulted from brain-storming by the project team to reduce the additional costs resulting from design issues.

- Student Services Building – Broaddus & Associates presented that the delays at this project were due to delayed certification of occupancy by the Fire Marshall.
 - The Fire Marshall's requirements were related to existing facilities, and not the renovations related to the 2013 Bond Construction Program.
 - The contractor expected certification from the Fire Marshall by the end of the current week.

- Parking & Site Improvements – the delay for this project was related to the delay at the Health Professions & Science Building.

Mr. Gurwitz noted that some buildings would be completed after the start of classes, noting the library specifically. Administration responded that it was critical that classroom spaces be available for students at the start of classes, and delays at other projects would be tolerable if necessary.

Starr County Campus

- Health Professions & Science Building – Broaddus & Associates credited D Wilson Construction Company with bringing this project back nearly on schedule.
 - The deadline was listed as 11/15/2017, approximately two weeks behind the approved schedule, due to delays by American Electric Power inspection team and Rio Grande City inspectors.

- Library – Broaddus & Associates noted two problems:
 - Issues receiving furniture layouts late, which were necessary for the installation of floor boxes.

- Parking & Site Improvements – schedule was on time, excepting the construction alternate #4, which would be discussed later in the same meeting.

Administration noted that Broaddus & Associates distributed a new timeline at the Committee, and the documentation presented for the Committee in the published packet was inaccurate. Mr. Gurwitz agreed, and instructed Broaddus & Associates to meet their commitment to provide accurate and timely information for the Committee's review.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the updated timeline for the completion dates and occupancy dates for the 2013 Bond Construction Program as presented at the Facilities Committee meeting as a correction to the version published in the packet.

Review and Discussion on 2013 Bond Construction Program Outstanding Issues Action Plan

College staff from Finance and Administrative Services and Facilities Planning and Construction prepared a list outlining the 2013 Bond Construction Program Outstanding Issues Action Plan generated from the weekly meetings held with Broaddus & Associates. The meetings are conducted in an effort to communicate and coordinate the activities of the 2013 Bond Construction Program. The Action Plan is provided for review and discussion by the Facilities Committee.

The Committee discussed the items in the action plan, and requested information on each:

Pecan Campus

1. South Academic & STEM Building - Pending Change Order Document for Window Roller Shades
 - According to Broaddus & Associates, the architect and engineer were reticent to complete the work due to concerns about their fees.
 - The wiring would be a fairly nominal issue, and pricing was expected by the end of the week of October 9, 2017.
 - The Committee asked whether a price would be available by the Board meeting, and Broaddus & Associates hoped to deliver it.
2. STEM Building – Overtime for STEM Completion
 - Broaddus & Associates would provide an analysis of the cause of delays.
 - Staff was idle on site for somewhere from 30-48 days, and the overtime allowed the construction crew to make up for lost time.
3. Thermal Plant Chiller Fire
 - Legal Counsel was working on this item.
4. North Academic Building - Pending Buyout Savings Change Order Document
 - Broaddus & Associates had received the necessary documentation.

Technology Campus

5. Parking & Site Improvement - A/E Fee Adjustment due to Buyout Savings
 - Legal Counsel was working on this item.
6. Parking & Site Improvement – Landscape Design -Not Reviewed by Management and Board of Trustees
 - The Budget would be on the agenda for discussion.

7. Parking & Site Improvement – Handicap Parking & Accessibility Inspection Report Deficiencies
 - Broaddus & Associates stated that the costs would be absorbed through the cost of work with no change.

Nursing & Allied Health Campus

8. Damage to El Milagro Clinic and Texas A&M Building
 - Cracks in the plaster were old, and D Wilson Construction Company did not think damage at Texas A&M was related to the College's construction.
 - Administration informed D Wilson Construction Company that the College had been informed by Texas A&M that they had already made repairs at El Milagro.
 - D Wilson Construction Company was not aware of any repairs, and did not accept responsibility.
 - Broaddus & Associates noted that ERO conducted a seismic study, and the seismic study showed that the amount of compaction at the facility would not have an impact on the adjacent buildings.

Mid Valley Campus

9. Skanska's Letter of Concerns – General Conditions, Landscape & Irrigation, Existing Structural K Frame
 - General Conditions: This item would be discussed with Change Orders, later in the agenda
 - Landscape & Irrigation: Funds were set aside that could be used to improve the landscaping at the campus, though the City of Weslaco did not require it.
 - Existing Structural K Frame: The contractor needed guidance on how to approach redesign of shelving units to allow for ADA compliance around compact shelving.
 - i. A change order would be provided as the costs were determined.

Starr County Campus

10. Parking & Site Improvement - Cleaning of Chilled Water Lines
 - Legal Counsel was working on this item.
11. Parking & Site Improvement GMP - Remove Workforce Center Utilities from Parking & Site Improvement project.
 - A Change Order would be provided at the November Facilities Committee meeting.
 - The Workforce Training Center project was pulled out of D. Wilson Construction Company's contract, and Broaddus & Associates was still determining the impact of this on the related site work.

District Wide

12. Workforce Training Centers – Amend Contract to Remove Scope from B&A, Design Consultants, and CMR
 - Legal counsel was working on the amendments.
13. Professional Services Fee Adjustments
 - Legal Counsel was working on this item.
14. Parking & Site Improvement – Pending Landscape Design
 - This item would be discussed later in the agenda.
15. Reconciliation of Design & Construction Contingency Balance
 - This was an ongoing item and was discussed earlier in the agenda.
18. B&A Contract amendment (numbering was inconsistent)
 - Legal Counsel was working on this item.
18. Errors & Omissions Documentation from B&A for all projects
 - Broadus & Associates was tracking this and would deliver it at the following Facilities Committee meeting.

The Facilities Committee considered the following items out of the posted agenda order:

Review and Recommend Action on Change Orders for Use of Design Contingencies, Owner Contingencies, and Acceptance of Buyout Savings for the 2013 Bond Construction Program

1. Pecan Campus Projects
2. Nursing and Allied Health Expansion Projects
3. Technology Campus Projects
4. Mid Valley Campus Projects
5. Starr County Campus Projects

Approval of proposed change orders for use of design and construction contingencies and acceptance of buyout savings for the 2013 Bond Construction Projects would be requested at the October 24, 2017 Board meeting.

Purpose

Projects for the 2013 Bond Construction program were in the construction stage and change orders were needed to allow the use of design and construction contingencies within the Guaranteed Maximum Prices (GMPs) submitted by the Construction Managers-at-Risk (CM@Rs).

The CM@R's received buyout savings through their bidding process and change orders were proposed to removing the savings from the overall GMPs for the associated 2013 Bond Construction projects.

Justification

Change orders were needed for approval to provide for items needed to complete the construction of the projects and for removing the buyout savings from the CM@R's contracted GMPS.

Background

Project contingencies were provided as part of Guaranteed Maximum Price proposals submitted by the CM@Rs. GMPs were submitted by the CM@Rs at 60% construction drawings. There were two project contingencies which are based on percentages of the construction costs. Design Contingencies were included in the GMPs to allow for costs arising out of the final development and completion of the construction drawings and specifications. Design Contingencies were used at the CM@R's discretion with Owner oversight. Construction Contingencies were controlled solely at the discretion of the Owner.

Expenditures from either contingency would not increase the amount of the approved GMPs.

On March 29, 2016, the Board of Trustees approved the delegation of 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 will also be expected to provide a contingency expenditure update to the Facilities Committee and Board of Trustees as part of their monthly update.

| Level | Approved By | Change Amounts | | Aggregate for Month |
|-----------|-----------------------|------------------|------------|---------------------|
| | | From | To | |
| Level One | Broaddus & Associates | \$.01 | \$5,000.00 | \$25,000 |
| Level Two | Board of Trustees | Above \$5,000.01 | | N/A |

As part of the buyout process, the Construction Managers at Risk brought forward cost information to allow the acceptance of actual buyout savings and adjustments to the contingencies within the projects.

Funding Source

Funds were available in the 2013 Bond Construction Program Budget for FY2017-2018.

Broaddus & Associates recommended accepting the buyout savings for a total of \$500,000 and approval of change orders to re-allocate the savings to the 2013 Bond Construction Program Deficit.

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

Enclosed Documents

The packet included the following documents:

- Current Change Order Log
- Change Orders – B&A forms for Bond and Non-Bond
- Change Order Log

Presenters

Representatives from Broaddus & Associates and representatives from the Construction Managers at Risk attended the Facilities Committee meeting to discuss the buyout savings.

Broaddus & Associates proposed the use of \$200,888 from the Mid Valley Campus Workforce Training Center budget be transferred to the Mid Valley Campus Library Expansion project. The purpose was to properly allocate funding for \$200,888 in general conditions for the Construction Manager-at-Risk, which had been allocated to the Workforce Training Center budget prior to the removal of that project from the scope of the current bond construction program.

The Committee discussed their preference to leave the budget of the Workforce Training Center intact, and instead directed Broaddus & Associates to complete a change order that would allocate \$200,888 to the Mid Valley Campus Library Expansion project, and the funds for which would be added to the 2013 Bond Construction Program budget deficit and covered through buyout savings elsewhere or through the use of non-bond funds, as necessary.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed change orders for use of design contingencies totaling \$203,257, bond construction contingencies totaling \$127,925, non-bond construction contingencies totaling \$9,566, and acceptance of buyout savings in the amount of \$500,000 for the 2013 Bond Construction projects as presented. The motion carried.

While the increase of \$200,888 to the GMP of the 2013 Bond Construction Mid Valley Campus Library project was not included in the Committee's recommendation for Board action, the Board would be asked to take action on the Change Order upon receipt from Broaddus & Associates.

Review and Recommend Action on Schematic Landscape Design for the 2013 Bond Construction Projects

- 1. Mid Valley Campus**
- 2. Technology Campus**
- 3. Starr County Campus**

Approval of the schematic landscape designs for the 2013 Bond Construction projects will be requested at the October 24, 2017 Board meeting.

Purpose

Landscaping and irrigation is required as part of the project scope to meet South Texas College's design standards as well as all applicable municipal codes and ordinances.

Background

Additional services for landscape and irrigation design were approved to the civil engineering firms. The various civil engineering firms have worked with Broaddus & Associates and the project team to develop the landscape designs based on the local municipalities' requirements and to meet College standards.

Mid Valley Campus

The allowance for the construction of landscape and irrigation work included in the Guaranteed Maximum Price proposed by Skanska USA is \$75,000. The estimated construction cost of the proposed schematic landscape design for the Mid Valley Campus is \$175,000 which exceeds the landscape and irrigation budget by \$100,000. Broaddus & Associates proposes to use future buyout savings from the Mid Valley Parking and Site Improvements project and fund it within the GMP budget. These buyout savings will be presented at a later date.

The schematic drawing as proposed exceeds the City of Weslaco's landscaping code requirements but Broaddus & Associates understands that landscaping is an important part of the project and has included a unit pricing schedule for landscaping items from Skanska USA to allow the Board the option to remove items from the landscaping design to reduce the additional cost.

Technology Campus

The landscape and irrigation work for the Technology Campus Parking and Site Improvements project, as presented on the enclosed schematic design, has been installed by ECON, Construction Manager at Risk (CM@R). The design plans have been submitted and approved by the City of McAllen. ECON has received a Certificate of Occupancy for the project based on the city approved construction plans in order to have the building available for use in the Fall 2017 semester. Broaddus & Associates (B&A) was informed by College staff that schematic landscape plans required the approval of the Board of Trustees on May 23, 2017.

Although B&A requested schematic drawings from Hinojosa Engineering, Inc. (HEI) prior to the installation of the landscape and irrigation work on several occasions, the schematic drawings were not provided by HEI until September 19, 2017. The installed landscaping will need to be modified as necessary based on any revisions approved by the Board of Trustees.

Starr County Campus

The schematic landscape and irrigation drawings for the Starr County Campus were previously presented at the September 12, 2017 Facilities Committee meeting. The Facilities Committee requested changes to the proposed schematic design. Melden & Hunt, Inc. and SSP Design have incorporated the requested changes and are prepared to present the revised plans.

Enclosed Documents

Halff Associates, Hinojosa Engineering, Inc., and Melden & Hunt, Inc. along with their landscape and irrigation consultants will provide presentations of the landscape designs for the Mid Valley Campus, Technology Campus, and the Starr County Campus, and a unit pricing schedule for the Mid Valley Campus project.

Presenters

Representatives from Halff Associates, Hinojosa Engineering, Inc., and Melden & Hunt, Inc., along with their landscape and irrigation consultants and Broaddus & Associates will be present at the Facilities Committee meeting to present the landscape designs.

The Facilities Committee recommended Board approval of the proposed schematic landscape design for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project, including the budget of \$175,000, with the substitution of live oak trees in place of any elms used in the initial design.

The Facilities Committee noted that the landscaping had been installed at the Technology Campus, and requested the costs and budget for that installation for their consideration. They did not recommend Board action on this item, and requested the information be included in the Board packet.

Broaddus & Associates and Melden & Hunt, Inc., presented an updated schematic landscape design for the Starr County Campus Parking and Site Improvements project at the Facilities Committee meeting. The committee noted that the revision included significantly more landscaping density around the detention pond and entry to campus than in the student areas, and also noted that the pricing was not provided. Further, the Committee noted that a subsequent construction alternate to the site improvements could impact the landscaping options. The Committee did not recommend Board action on this item, and requested the information be included in the Board packet.

Review and Recommend Action as Necessary on 2013 Bond Construction Starr County Campus Parking and Site Improvements Alternate No. 4

Approval to recommend action as necessary on the Alternate No. 4 in the amount of \$186,650 for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project would be requested at the October 24, 2017 Board meeting.

Purpose

The alternate was for construction work that was not included in the original approved Guaranteed Maximum Price (GMP) scope.

Justification

The proposed alternate was to repurpose the existing loop for pedestrian use.

Background

The balance of the GMP, including Alternates No.1, 2, and 3, was approved on November 22, 2016 with D. Wilson Construction Company in the amount of \$3,496,950. No action was taken on Alternate No.4 regarding the repurposing of the existing loop drive. Broaddus & Associates informed the project team that there were savings in the 2013 Bond Construction Starr County Campus Thermal Plant project and proposed to use those savings to fund the design of the loop drive as originally proposed by Melden & Hunt, Inc. The design was to provide demolition work and to add brick pavers over the existing loop road to be used by pedestrian traffic. The total estimated cost of Alternate No.4 was \$186,650, which would increase the total GMP to \$3,683,600.

The Board of Trustees could consider the repurposing of the existing loop drive as a non-bond project separate from the 2013 Bond Construction Program to be done in the future.

Enclosed Documents

The packet included the proposed Alternate No.4 plan and the GMP Schedule of Values listing the cost for Alternate No.4 from D. Wilson Construction Company.

Funding Source

Funds were budgeted in the 2013 Bond Construction FY 2017-2018 budget.

Presenters

Representatives from Broaddus & Associates, Melden & Hunt, Inc., and D. Wilson Construction Company were present to answer any questions.

Broaddus & Associates presented the same construction alternate that had been rejected by the Board in December 2016. This plan included completely replacing the decommissioned loop road with pavers. It was determined at that time that the entire road did not need to be retained, and an option could be developed that provided only landscaping, sidewalks, and lighting as necessary.

Ms. Rose Benavidez noted that there could be a use for some improvements near the building expansions, and part of the existing road might be converted at this time to provide a paved space for outdoor events.

The Facilities Committee took no action, and requested that a new alternate be presented to provide the requested functional space without going to the cost of completely refinishing the decommissioned road with pavers.

Review and Recommend Action as Necessary on the 2013 Bond Construction Program Furniture Proposed Budget and Expenditures

Approval to recommend action as necessary for the 2013 Bond Construction Program furniture proposed budget and expenditures would be requested at the October 24, 2017 Board meeting.

Purpose

Furniture was required for all projects in the 2013 Bond Construction Program at all the South Texas College Campuses. Below is a list of examples of furniture:

- Classrooms
 - Desks, chairs, instructor desks
- Computer labs
 - Desks, chairs
- Offices
 - U-shape and L-shape desks
 - Chairs
 - File cabinets
 - Bookshelves
- Cafeterias
 - Tables
 - Seating
- Libraries
 - Tables and chairs
 - Soft seating
 - Study pods
- Storage
 - Shelves

Background

The Board of Trustees was reviewing and approving partial purchases of furniture and installations for the various projects within the 2013 Bond Construction Program beginning on January 31, 2017.

On October 10, 2017, the Finance, Audit, & Human Resources Committee was also asked recommend the current furniture purchase approvals for the Regional Center for Public Safety Excellence and the Pecan Campus South Academic Building. The total amount for the current furniture purchases was \$225,480.25.

The total budget for furniture purchases and installations is as follows:

| Furniture Budget | Budget Amount |
|--|---------------------|
| Bond Budget | \$ 6,165,000 |
| Non-Bond Budget (MV Library Reno. & NAH Thermal Plant) | 460,000 |
| Total Budget | \$ 6,625,000 |

Presenters

Tammy Tijerina from Broaddus & Associates provided an update regarding the 2013 Bond Construction Program Budget for furniture, and the impact of the recommended proposals on the bond budget.

Enclosed Documents

The packet included a report provided by Broaddus & Associates reflecting the 2013 Bond Construction Program furniture purchases for each project.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the 2013 Bond Construction furniture proposed budget and expenditures as presented. The motion carried.

Review and Recommend Action on Substantial Completion for the 2013 Bond Construction La Joya Higher Education Center

Approval of substantial completion for the following 2013 Bond Construction La Joya Higher Education Center project would be requested at the October 24, 2017 Board Meeting:

| | Project | Completion Recommended | Date Received |
|----|--|------------------------------------|----------------------|
| 1. | 2013 Bond Construction La Joya Higher Education Center Architect: EGV Architects Contractor: 5 Star Construction | Substantial Completion Recommended | September 21, 2017 |

Broaddus & Associates, EGV Architects, and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, the project was certified by the engineer on September 21, 2017. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Substantial Completion Certificate was provided in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the substantial completion of the 2013 Bond Construction La Joya Higher Education Center project as presented.

Review and Recommend Action on Final Completion for the Non-Bond Pecan Plaza Parking Area for Police Vehicles

Approval of final completion for the following Pecan Plaza Parking Area for Police Vehicles project would be requested at the October 24, 2017 Board Meeting:

| | Project | Completion Recommended | Date Received |
|----|---|-------------------------------|----------------------|
| 1. | Non-Bond Pecan Plaza Parking Area for Police Vehicles Engineer: R Gutierrez Engineering Construction Manager at Risk: NM Contracting, LLC | Final Completion Recommended | August 24, 2017 |

Broaddus & Associates, 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, the project was certified by the engineer on August 24, 2017. A Final Completion Letter has been issued. Final Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Final Completion Letter was provided in the packet.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Roy de León, the Facilities Committee recommended Board approval of final completion of the Non-Bond Pecan Plaza Parking Area for Police Vehicles 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 summarizes the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza were available to respond to questions and address concerns of the committee.

No action was taken.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 6:27 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney

Discussion and Action as Necessary on 2013 Bond Construction Program Items

- 1. Technology Campus Parking and Site Improvements Hinojosa Engineering, Inc. Professional Services Fees**
- 2. Pecan Campus Thermal Plant Chiller Incident**
- 3. Starr County Campus Thermal Plant Chiller System Incidents**

Open Session:

The South Texas College Board Finance and Human Resources Committee returned to Open Session at 6:38 p.m. No action was taken in Executive Session.

The Facilities Committee returned to the previously postponed agenda order for the deliberation of the following item:

Discussion and Action as Necessary on 2013 Bond Construction Program Items

- 1. Technology Campus Parking and Site Improvements Hinojosa Engineering, Inc. Professional Services Fees**
- 2. Pecan Campus Thermal Plant Chiller Incident**
- 3. Starr County Campus Thermal Plant Chiller System Incidents**

The Facilities Committee took no action on matters regarding the 2013 Bond Construction Program, including the professional services fees to Hinojosa Engineering, Inc. for the Technology Campus Parking and Site Improvements, the Pecan Campus Thermal Plant Chiller incident, and the Starr County Campus Thermal Plant Chiller System incidents.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:38 p.m.

I certify that the foregoing are the true and correct minutes of the October 10, 2017 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

2013 Bond Construction Program – Accountability Status

Presentation Video on Current Construction Status for 2013 Bond Construction Program

Broaddus & Associates has provided a video update on the current status of the 2013 Bond Construction Projects.

No action is requested.

**Update and Discussion on Reconciliation of 2013 Bond Construction Program
Budget and Projected Shortfall**

As of November 9, 2017, the current total budget shortfall is estimated to be at \$4,429,643. This amount does not include the current remaining buyout savings, design and construction contingencies.

Broaddus & Associates has provided an updated summary of the current 2013 Bond Construction Program shortfall including the *projected* remaining savings.

No action is requested.

Shortfall Summary

| Current Shortfall Less Contingency Balance | |
|--|-----------------------|
| November Shortfall | \$ (4,429,643) |
| Available Design Contingency Balance (November) | \$ 596,469 |
| Available Owner's Contingency Balance (November) | \$ 1,163,720 |
| Current Shortfall Less Contingency Balances | \$ (2,669,454) |

| Projected Savings | |
|---|---------------------|
| Projected Pecan Campus Buy-out Savings | \$ 280,000 |
| Projected Nursing Allied Health Buy-out Savings | \$ 100,000 |
| Projected Technology Campus Buy-out Savings | \$ 100,000 |
| Projected Mid Valley Campus Buy-out Savings | \$ 100,000 |
| Projected Starr Campus Buy-out Savings | \$ 250,000 |
| Projected Miscellaneous Savings | \$ 300,000 |
| Projected Savings Total | \$ 1,130,000 |

| Shortfall With Project Savings | |
|--|-----------------------|
| Current Shortfall Less Contingency Balances | \$ (2,669,454) |
| Projected Savings Total | \$ 1,130,000 |
| | \$ (1,539,454) |

| Funds Available to Allocate | |
|------------------------------------|----------------|
| Shortfall With Project Savings | \$ (1,539,454) |

Please note:

| | |
|--|--------------|
| Balance of Remaining funds, \$2,070,435, From Starr County Workforce | \$ 2,070,435 |
| Balance of Remaining Funds, \$2,126,374, From Mid Valley Workforce | \$ 2,126,374 |
| Total balance of | \$ 4,196,809 |

Review and Discussion on *Projected Errors and Omissions Report*

Broaddus & Associates has been asked to prepare a report of the projected errors and omissions for all of the 2013 Bond Construction Program projects for review and discussion at the November 14, 2017 Facilities Committee meeting.

Broaddus & Associates has provided a current project log of the errors and omissions. This log is for review and discussion. College staff has not reviewed nor concurs with Broaddus & Associate's representation of the projected Errors and Omissions report.

Errors Log
STC Facilities Meeting of November 14, 2017

| PECAN CAMPUS | | | | |
|--------------------------------|---|-----------|-------|----------|
| North Academic Building | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 5 | Parapet capc: add angle to support wide coping | (\$6,831) | Error | |
| 9 | Toilet Accessories: Add grab bars for ambulatory stalls per ADA requirement | (\$395) | Error | |
| | <i>Total</i> | (\$7,226) | | |

| PECAN CAMPUS | | | | |
|--------------------------------|---|-----------|-------|----------|
| South Academic Building | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 11 | ASI 01 - Add door for AHU coil draw-out space | (\$2,315) | Error | |
| | <i>Total</i> | (\$2,315) | | |

| PECAN CAMPUS | | | | |
|----------------------|---|------------|-------|----------|
| STEM Building | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 1 | Accelerate Structural Steel erection with one more crew | (\$22,555) | Error | |
| 3 | RFI - 08 AVIT SI-01-10.13.16: Revise floor box types - 22 locations | (\$3,155) | Error | |
| 3 | RFI-16 - Revise fire ratings at 7 stairwell doors, add 1 door at office | (\$2,700) | Error | |
| 3 | RFI-18 - AVIT SI-01 Revise floor box locations at Level 1 labs | (\$3,843) | Error | |
| | <i>Total</i> | (\$32,253) | | |

| PECAN CAMPUS | | | | |
|---|---|-----------|-------|----------|
| Student Activities & Cafeteria - "Student Union" | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 1 | Rfi-33 - Add fire damper for AHU PU005 | (\$786) | Error | |
| 1 | Rfi-36 - Add Exhaust and R/A fire dampers | (\$958) | Error | |
| 7 | Rfi-66: Relocate Water Heaters and Water Softener to fit in available space | (\$6,232) | Error | |
| | <i>Total</i> | (\$7,976) | | |

| PECAN CAMPUS | | | | |
|----------------------|---|-----------|-------|----------|
| Thermal Plant | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 4 | RE-route Chill Water return piping from AHU 03 per RFI 63 | (\$7,019) | Error | |
| | <i>Total</i> | (\$7,019) | | |

Errors Log

STC Facilities Meeting of November 14, 2017

| NURSING ALLIED HEALTH CAMPUS | | | | |
|-------------------------------------|---|---------------|--------------|-----------------|
| New NAH Building | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 5 | CP-012 DEDUCT for data - WHJW SI 3 | (\$1,771) | Error | |
| 10 | Provide and install (12) type M4RE light fixtures (Pending Board Approval) | (\$7,890) | Error | |
| 12 | Run new conduit from existing underground pull-box to the existing IDF room on the first floor. Plus additional General Clean up (Pending Board Approval) | (\$14,360) | Error | |
| <i>Total</i> | | (\$24,021) | | |

| TECHNOLGY CAMPUS | | | | |
|--------------------------------------|--|---------------|--------------|-----------------|
| SOUTHWEST BUILDING RENOVATION | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 8 | (PR-27) Quality Lab Modification per ASI # 10A (from single door to double door) | (\$10,539) | Error | |
| <i>Total</i> | | (\$10,539) | | |

| MID VALLEY CAMPUS | | | | |
|--------------------------|--|---------------|--------------|-----------------|
| MVC Thermal Plant | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 2 | Modification to the cost of work as described in CP-1 SS Arch at Roll-up Door, CP-2 Electrical, CP-5 Extend Fire Alarm to Wellness Cntr. CP-6 Pedestrian Gate & CP-7 Building Letter "J" | (\$31,030) | EO / U / DD | |
| <i>Total</i> | | (\$31,030) | | |

| STARR COUNTY CAMPUS | | | | |
|--|---|---------------|--------------|-----------------|
| HEALTH PROFESSIONS AND SCIENCE BUILDING | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 1 | CR 001 AVIT Underground Conduits -\$5500 ; CR 002 Electrical Feeder Conduit Changes -\$4980 ; CR 003 MDF Conduit -\$5565 ; CR 004 Floor Boxes -\$8590 ; CR 005 K-Bracing Correction -\$1892 ; CR 006 Roof Drain Locations -\$1800 ; CR 007 Door Frame Changes -\$1430 | (\$29,757) | Error | |
| 2 | CR 10-CR 12 Electrical Per ASI 03-Electrical Feed from Main Distribution Panel to Building Panels | (\$13,373) | Error | |
| 4 | (CR-14 - Louver upsize) Conflicts of structural steel cross bracing and joints. Louver at Mechanical room will not fit the location provided (RFI #16) Louver size has been changed from 76"x48" to 70"x48" in order to fit space - Purchase of | (\$2,420) | Error | |
| <i>Total</i> | | (\$45,550) | | |

Errors Log
STC Facilities Meeting of November 14, 2017

| STARR COUNTY CAMPUS | | | | |
|----------------------------|--|---------------|--------------|-----------------|
| Thermal Plant | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 1 | CR 001 Structural Steel Angle Modifications at Roof (angle depth exceeds roof depth) | (\$2,934) | Error | |
| | <i>Total</i> | (\$2,934) | | |

| STARR COUNTY CAMPUS | | | | |
|--|---|---------------|--------------|-----------------|
| Parking & Site Improvements | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design | Error | Comments |
| 1 | R 001 - Underground Data Re-location -\$32042 ; CR 003 - Primary Electric Duct Bank Changes -\$1990 | (\$34,032) | Error | |
| 3 | CR 008 Sidewalk for Additional Parking for Parking Lot Addition | (\$3,600) | Error | |
| | <i>Total</i> | (\$37,632) | | |

| Total Design Contingency | | | | |
|---------------------------------------|--|-------------|--|--|
| Total Design Contingency Error Amount | | (\$208,495) | | |

Omissions Log
STC Facilities Meeting of November 14, 2017

| TECHNOLGY CAMPUS | | | | |
|--------------------------------------|--|--------------------|----------|----------|
| SOUTHWEST BUILDING RENOVATION | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design Contingency | Code | Comments |
| 8 | (PR-27) Quality Lab Modification per ASI # 10A (from single door to double door) | (\$10,539) | Omission | |
| | <i>Total</i> | (\$10,539) | | |

| STARR COUNTY CAMPUS | | | | |
|----------------------------|---|--------------------|----------|----------|
| Thermal Plant | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Design Contingency | Code | Comments |
| 3 | (CR-03 Chiller Insulation) Chiller insulation of the chiller heads & end sheets was not included with Owner provided Chillers. STC requested to install insulation. Sigma Engineer has requested that it go from 3/4" thick to 1" thick insulation. | (\$5,402) | Omission | |
| | <i>Total</i> | (\$5,402) | | |

| Design Contingency Total | | | | |
|--|--|------------|--|--|
| Total Design Contingency Omission Amount | | (\$15,941) | | |

Review and Action as Necessary on 2013 Bond Construction Program Specific and Additional Outstanding Issues

College staff from Finance and Administrative Services and Facilities Planning and Construction have prepared a list outlining the 2013 Bond Construction Program Outstanding Issues Action Plan generated from the weekly meetings held with Broaddus & Associates. The meetings are conducted in an effort to communicate and coordinate the activities of the 2013 Bond Construction Program. Additionally, a list of additional outstanding issues was discussed on November 7, 2017 and added to the Committed agenda.

Broaddus & Associates has worked with the design professionals and the Construction Managers at Risk and will provide updates and costs associated with each outstanding issue. The Facilities Committee will be asked to review and recommend action as necessary to the Board.

The Committee packet includes the Outstanding Issues Action Plan as developed and maintained by administration.

The Committee packet also includes two letters sent to Mr. Gilbert Gallegos, Broaddus & Associates, requesting his response to specific issues in addition to the other items included within the Outstanding Issues Action Plan.

The letters, dated November 2, 2017 and November 9, 2017, are included in this packet, and the issues they raise are as follows:

Issues Raised in Letter Dated November 2, 2017:

Campus Specific Issues:

1. Pecan Campus STEM Building
 - a. Electrical Power Requirements at Lab Tables
 - b. Floor Trenches
 - c. Electrical and Lighting at Storage Room
 - d. Emergency Shower
 - e. Ventilation for Autoclaves
2. Nursing & Allied Health Campus
 - a. Utilities for Simulation Equipment
 - b. Fiber Optic Cabling in Existing NAH Building
3. Mid Valley Campus
 - a. Substantial Completion Timelines
 - b. Block Veneer
 - c. Student Services Building
4. Starr County Campus
 - a. Brick Tower Façade on Health Professions & Science Building

- c. Parking and Site Improvements – Detention Pond
- d. Parking and Site Improvements Construction Alternate – Loop Road
- 5. Technology Campus
 - a. Southwest Building Renovation Project Final Completion
 - b. Parking and Site Improvements – Landscaping Schematic Design

Program Wide Issues:

- 6. Furniture Delay Cost
- 7. Landscaping Budget as Compared to Actual Expense

Additional Issues Raised in Letter Dated November 9, 2017:

Campus Specific Issues:

- 1. Pecan Campus
 - a. STEM and South Academic Building Roller Shades
 - b. STEM Building Overtime
 - c. Thermal Plant Chiller Fire
- 2. Nursing & Allied Health Campus
 - a. Alleged Damages to El Milagro Clinic and Texas A&M Center
- 3. Starr County Campus
 - a. Removal of Workforce Training Center Utilities from Parking & Site Improvement
- 4. Technology Campus
 - a. ADA Accessibility

Program Wide Issues:

- 5. Broaddus & Associates Contract Amendment
- 6. Reimbursement of Costs

The Facilities Committee will be asked to recommend Board action as necessary for each outstanding item.

2013 Bond Construction Program Outstanding Issues - Action Plan

November 14, 2017 Facilities Committee Meeting

| # | Description of Issues | Responsible Parties | Status | Scheduled Due Date | Comments/Notes | Resolution / Action Item |
|--------------------------|--|--|-------------|--|--|---|
| Pecan Campus | | | | | | |
| 1 | South Academic & STEM Building - Pending Change Order Document for Window Roller Shades | B&A/D. Wilson/BSGA | In Progress | 9/12/17 10/10/17 10/24/2017 10/31/17 11/14/17 | 4/24/17: Board approved authorization for the installation of roller shades in the approximate price of \$45,432. 10/24/17 (B&A Weekly Meeting): B&A (Doug) stated preliminary estimates for electric roller shades are about \$40,000, but does not include electricity infrastructure. Doug will confirm pricing for the November Facilities Committee packet. This information was not presented at the Board meeting. 11/7/17: (B&A Weekly Meeting): B&A will present a change order number to not exceed at the November 14, 2017 Facilities Committee Meeting. | B&A will follow up with BSGA and provide STC a change order for recommendation of approval at the November 14, 2017 Facilities Committee. |
| 2 | STEM Building - Overtime for STEM Completion | B&A/D. Wilson | In Progress | 9/12/17 10/24/17 11/14/17 | 5/23/17: Board approved a change order in the amount of \$22,555 from construction (owner) contingency. The College has not received the actual signed change order. However, the owner has the right to charge the responsible party at a later date. 8/18/17: B&A has indicated that they are tracking this change order and documentation for further reference. 10/3/17: B&A (Doug) will provide an analysis report detailing structural steel delays and its associated costs to the College by the end of November 2017. 11/7/17 (B&A Weekly Meeting): B&A (Doug) will provide a full analysis report at the November 28, 2017 Board Meeting. | B&A will provide a complete report on the matter and assist with recovery of all associated costs. |
| 3 | STEM Building - Science Lab Concerns by STC Faculty | B&A/D. Wilson/BSGA | In Progress | 10/31/2017 11/14/17 | 10/24/17 (Board Meeting): STC Faculty addressed their concerns at the October 24, 2017 Board Meeting. The following was not discussed. - insufficient outlets for lab work tables - insufficient amperage for the installed circuits 11/7/17 (Weekly meeting): Pricing not available. A change order will not be presented at the November 14, 2017 Facilities Committee Meeting. | B&A (Doug) to provide an update at the next facilities committee meeting in November 14, 2017. |
| 4 | STEM Building - Floor Trenches Concern | B&A/D. Wilson/BSGA | In Progress | 10/31/2017 11/14/17 | 10/24/17 (Board Meeting): Bob (BSGA) indicated that the floor trenches were designed before construction broke ground. STC Biology chair suggested solid plates to cover the floor trenches on all four labs and ventilate through the sides of the wall. Gilbert stated he will follow up with pricing as quickly as possible. B&A to provide update at the next facilities committee meeting in November 14, 2017. 11/7/17 (Weekly meeting): Pricing not available. A change order will not be presented at the November 14, 2017 Facilities Committee Meeting. | B&A (Doug) to provide an update at the next facilities committee meeting in November 2017. |
| 5 | STEM Building - Electrical Outlets and Fixtures in Chemical Storage Area Concern | B&A/D. Wilson/BSGA/ Half Associates | In Progress | 10/31/2017 11/14/17 | 10/24/17 (Board Meeting): Board asked for an estimate to convert current outlets to explosion proof fixtures. Dr. Salinas asked Gilbert to have pricing by the next committee meeting. Gilbert replied that Doug will follow up and provide update at the next facilities committee meeting in November 14, 2017. 11/7/17 (Weekly meeting): Pricing not available. A change order will not be presented at the November 14, 2017 Facilities Committee Meeting. | B&A (Doug) to provide an update at the next facilities committee meeting in November 2017. |
| 6 | STEM Building - Emergency Shower at the Maximum Distance of 55 feet, as permitted by code. | B&A/D. Wilson/BSGA | In Progress | 10/31/2017 11/14/17 | 10/24/17 (Board Meeting): Doug mentioned he is already exploring price options to add the safety shower within the room and will be in contact with the College. Doug to provide an update at the next facilities committee meeting in November 14, 2017. 11/7/17 (Weekly meeting): Pricing not available. A change order will not be presented at the November 14, 2017 Facilities Committee Meeting. | B&A (Doug) to provide an update at the next facilities committee meeting in November 2017. |
| 7 | STEM Building - Autoclave is Not Ventilated as Required by Code | B&A/D. Wilson/BSGA | In Progress | 10/31/2017 11/14/17 | 10/24/17 (Board Meeting): BSGA (Bob) mentioned he never received the information in regards to the autoclave model and design. B&A (Doug) mentioned the information was made available that afternoon and he will coordinate with the design team and have a response to this issue as quickly as possible. 11/7/17 (Weekly meeting): Pricing not available. | B&A (Doug) to provide an update at the next facilities committee meeting in November 2017. |
| 8 | STEM Building - Ventilation in 1st floor Biology storage rooms | B&A/D. Wilson/BSGA | In Progress | 10/31/2017 11/14/17 | 11/7/17 (Weekly meeting): Pricing not available. A change order will not be presented at the November 14, 2017 Facilities Committee Meeting. | B&A (Doug) to provide an update at the next facilities committee meeting in November 2017. |
| 9 | Thermal Plant - Chiller Fire Issue | Legal Counsel | Ongoing | 10/10/2017 10/24/17 10/31/17 11/14/17 | 2/3/17: Following a loss of power at 3:27, a fire erupted in the drive for chiller #4. 8/18/17: Facilities Committee discussed fire incident in executive session. No action was taken at the August Board Meeting. 9/5/17: According to B&A, the responsible parties are JCI and Zitro Electric. B&A closed this item in writing on 9/2/17. 10/10/17: This issue is ongoing and under legal counsel review. 10/24/17(Board Meeting): The Board authorized payment to Johnson Control in the amount of \$249,674. 11/7/17: Determination of responsible party for \$100,000 deductible is pending. | B&A to provide a full report on the matter and assist in the coordination, resolution, and determination of responsible party. |
| Technology Campus | | | | | | |
| 10 | Southwest Renovation Building - Pending Final Completion | B&A/ECON | Pending | 10/31/2017 11/14/17 | 8/4/17: Received substantial completion on 8/4/17. 10/26/17: After three months, Tech Campus Southwest Renovation Building still hasn't had a final completion. Facilities Planning & Construction has not received the as-built drawings. Punch list is still pending completion from contractor. | B&A to coordinate with ECON Construction to properly close out project in a timely manner. B&A will provide update at the November 14, 2017 Facilities Committee Meeting. |
| 11 | Parking & Site Improvement - Board's Request for Additional Landscape Along Military Hwy | Hinojosa Engineering | Pending | 9/12/17 10/31/17 11/14/17 | 10/24/17(Board Meeting): The Board took no action on the landscape design due to minimal landscape along Military Hwy. B&A (Tim) stated there are funds available to accommodate their request. B&A to provide a proposed landscape design and its associated cost at the November 14, 2017 Facilities Committee meeting. 11/7/17: Landscape drawings and pricing not available. | B&A to provide a proposed landscape design and its associated cost at the next facilities committee meeting in November 14, 2017. |

2013 Bond Construction Program Outstanding Issues - Action Plan

November 14, 2017 Facilities Committee Meeting

| # | Description of Issues | Responsible Parties | Status | Scheduled Due Date | Comments/Notes | Resolution / Action Item |
|--------------------------|--|------------------------|-------------|---|---|---|
| 12 | Parking & Site Improvement - Handicap Parking & Accessibility Inspection Report Deficiencies | Hinojosa Engineering | In Progress | 9/12/17 10/10/2017 10/31/17 | 7/25/17: Engineer needs to provide revised drawings to meet code requirements. 8/18/17: Received the TDLR inspection report and were sent to Hinojosa Engineering. ADA unacceptable issues need to be addressed and corrected. 9/5/17: B&A is obtaining a cost proposal from CMR to correct work. 10/10/17: Tim mentioned associated cost will be absorb as cost of work. No change order will be issued. RAS to conduct follow up inspection. 10/24/17 (B&A Weekly Meeting): According to B&A, RAS inspector stated he has no problem to come back again, but he needs to get paid by Hinojosa. 11/7/17: College advised Hinojosa to bring back the RAS inspector for a follow up inspection. | B&A will follow up with Hinojosa Engineering and ensure this matter is satisfactorily met by TDLR and STC. B&A to provide update at the November 14, 2017 Facilities Committee Meeting. |
| NAH Campus | | | | | | |
| 13 | Alleged Damage to El Milagro Clinic and Texas A&M Building | B&A/D. Wilson | Pending | 9/19/17 10/10/2017 10/24/17 10/31/17 11/14/17 | 9/12/17: Discussed damage to El Milagro Clinic and Texas A&M Building caused by nearby NAH construction. B&A to follow up on this issue and provide update at the next meeting, 9/19/17. 10/10/17: According to ERO's seismic study, the amount of compaction would have not impacted the adjacent building. The College has requested B&A to set up a meeting with Texas A&M, El Milagro Clinic, ERO, D.Wilson, and STC staff. 11/7/17 (B&A Weekly Meeting): No meeting has been scheduled. Point of contacts for El Milagro Clinic and Texas A&M have already been provided to B&A. | B&A will provide an update on this matter at the next Facilities Committee in November 14, 2017. |
| 14 | Utilities for Simulation Equipment | B&A/D. Wilson | Pending | 11/14/2017 | 11/2/17: College sent a letter to B&A requesting recommendation and associated pricing. | B&A will provide an update on this matter at the next Facilities Committee in November 14, 2017. |
| 15 | Fiber Optic Cabling in Existing NAH Building | B&A/D. Wilson | Pending | 11/14/2017 | 11/2/17: College sent a letter to B&A requesting recommendation and associated pricing. | B&A will provide an update on this matter at the next Facilities Committee in November 14, 2017. |
| Mid Valley Campus | | | | | | |
| 16 | Skanska's Letter of Concerns - Existing Structural K Frame | B&A/Skanska | In Progress | 9/12/17 10/10/2017 10/31/17 11/14/17 | 8/15/17: Skanska's letter of concerns were reviewed with B&A. 10/24/17 (B&A Weekly Meeting): B&A has addressed Skanska concerns and the only item pending is the existing structural K frame. A change order to use design contingency will be presented in November 14, 2017 Facilities Committee meeting. 11/7/17 (Weekly meeting): Pricing not available. A change order will not be presented at the November 14, 2017 Facilities Committee Meeting. | B&A will coordinate with Skanska and update staff and the Facilities Committee in November. |
| 17 | Health Profession & Science Bldg. - Confirm Substantial Completion Date | B&A/Skanska | Pending | 11/14/2017 | 11/2/17: College sent a letter to B&A requesting anticipated substantial completion. | B&A will provide an update on this matter at the next Facilities Committee in November 14, 2017. |
| 18 | Student Services Building Expansion - Delayed Substantial Completion | B&A/Skanska | Pending | 11/14/2017 | 11/2/17: College sent a letter to B&A requesting anticipated substantial completion. | B&A will provide an update on this matter at the next Facilities Committee in November 14, 2017. |
| 19 | Thermal Plant, Student Services Expansion Bldg, and Health Profession & Science Bldg. - Block rust spots | B&A/Skanska/Headwaters | In Progress | 10/24/2017 10/31/17 11/14/17 | 10/17/17 : The College was advised that two buildings at the Mid Valley campus have rust stains that are penetrating the exterior of the Thermal Plant (100%) and the Student Services Expansion Building (Screen wall only). B&A is working with CMR to correct this issue. 10/24/17 (Board Meeting): Majority of the bad batch is in the thermal plant. In June 2017, roughly 20 blocks had rust like spots and currently there are 300 blocks with rust. Headwater is the supplier of the defected material. B&A will ask Headwaters for a blanket or extended warranty of 5-10 years. B&A and Skanska are on board to remove and replace. The Board also agreed to remove and replace. B&A mentioned he will withhold retainage for this particular supplier. -Thermal Plant Bldg. - Remove and replace entirely. Doesn't affect occupancy. -Student Services Expansion Bldg. - Breezeway area. Need to close off exit. Doesn't affect occupancy. -Health Professions Bldg. - west side 2,000 sq.ft. - 2nd floor area. Doesn't affect occupancy. | B&A will provide update at the next Facilities Committee Meeting in November 14, 2017. |

2013 Bond Construction Program Outstanding Issues - Action Plan

November 14, 2017 Facilities Committee Meeting

| # | Description of Issues | Responsible Parties | Status | Scheduled Due Date | Comments/Notes | Resolution / Action Item |
|--|---|---------------------------------|-------------|--|--|---|
| <i>Starr County Campus</i> | | | | | | |
| 20 | Parking & Site Improvement - Cleaning of Chilled Water Lines | D. Wilson/B&A | In Progress | 9/12/17 10/10/2017 10/24/17 10/31/17 11/14/17 | 12/29/16: D&F Industries (subcontractor) damaged a chilled water pipe during trenching operations. 8/18/17: The College has started the process of cleaning the chilled water lines through the use of a specialized filtration system provided by U.S. Waters. 8/22/17: B&A recommended to hire a 3rd party engineer to analyze impact on what has occurred, determine cost associated with damage, and to file a claim with OCIP to have a responsible party pay. 10/3/17: B&A will present a cost proposal from a 3rd party engineer at the October Facilities Committee Meeting. 10/10/17: Discussed during executive session and is under legal counsel review. 10/24/17(B&A Weekly Meeting): Tie - in to existing buildings will occur this weekend. B&A will review fourth incident report on May 8, 2017. 11/7/17: Tie-in is complete. Filtration system have been transferred to new chiller plan and is being monitored. | B&A to provide a complete report on the matter and assist in the recovery of all associated costs. |
| 21 | Health Professions & Science Bldg. - Faculty Concerns | D. Wilson/B&A | In Progress | 11/24/2017 | 11/6/17: Faculty concerns regarding 20in deep sinks, distance of floor boxes and air supply, 2 columns of shelving to be relocated, insufficient amperage in all chemistry rooms. | B&A will provide update at the next Facilities Committee Meeting in November 14, 2017. |
| 22 | Health Profession & Science Bldg. -Façade Does Not Match Schematic Designs | D. Wilson/ Mata Garcia/ B&A | In Progress | 10/3/17 10/24/17 10/31/17 11/14/17 | 9/19/17:STC displayed a photo from Starr County Health Profession and Science Building. It does not match the renderings approved by the Board. B&A to follow up and confirm with the drawings. 10/3/17: B&A (Gilbert) mentioned architect provided additional information regarding the building facade. Gilbert stated he will provide update at the November Facilities Committee Meeting. 10/24/17(Board Meeting):The Board requested Mata Garcia to recreate the rendering as much as possible without demolishing any brick. Hector advised the Board he will work on a design by next week and provide the board with further options in the November 14, 2017 Facilities Committee Meeting. | B&A and Mata Garcia will coordinate and prepare options and its associated cost to the facilities committee on November 14, 2017. |
| 23 | Parking & Site Improvement - 6 ft. Chain Link Fence Issue | Melden & Hunt Engineering / B&A | In Progress | 10/24/2017 10/31/17 11/14/17 | 10/17/17: Discussed with B&A the 6 ft. chain link fence installed around a detention pond at the Starr County Campus new entrance. Broaddus & Associates and Melden & Hunt did not previously show this chain link fence to the Board of Trustee during schematic design presentation, however the fence is shown in the construction drawings. Melden & Hunt to provide options at the October 24, 2017 Board Meeting. 10/24/17 (Board Meeting): The Board requested pricing options for a pump station, better fencing, and recreational activities for the detention pond. | B&A and Melden & Hunt will coordinate and prepare options and its associated cost to the facilities committee on November 14, 2017. |
| 24 | Parking & Site Improvement - Landscape Design for Detention Pond Area | Melden & Hunt Engineering / B&A | In Progress | 10/31/2017 11/14/17 | 10/24/17 (Board Meeting): The Board approved the base bid in the amount of \$212,595 \$202,595.Revised amount does not include the detention pond – (additional trees and plantings have been added between the Health Professions and Library Bldg.). B&A will present the schematic design for landscaping of the detention pond area at the next facilities committee meeting. | B&A and Melden & Hunt will coordinate and prepare schematic design options and its associated cost to the facilities committee on November 14, 2017. |
| 25 | Parking & Site Improvements - B&A Recommendation for Alternate #4 | B&A/ Melden & Hunt/ D.Wilson | In Progress | 10/3/2017 10/31/17 11/14/17 | 9/12/17: B&A recommended to move forward with alternate #4 estimated at \$168,000 for brick pavers and to use buyout savings from the Thermal Plant in the amount of \$250,000 to fund alternate #4. 10/24/17 (Board Meeting): The Board tabled this agenda item. B&A to present recommended options and pricing at the November 14, 2017 Facilities Committee Meeting. | This item will be placed in the November 14, 2017 Facilities Committee and Board Meeting. |
| 26 | Parking & Site Improvement GMP - Remove Workforce Center Utilities from Parking & Site Improvement project. | D. Wilson/B&A | In Progress | 10/24/2017 10/31/17 11/14/17 | 8/22/17: B&A to follow up with D. Wilson on proposed deductive change order to remove any work associated with the Workforce Center. 9/19/17: Board approved termination of the Starr County Campus Workforce Training Center project. 10/10/17: D. Wilson is working on this change order and it will be presented at the November Facilities Committee Meeting. 10/24/17 (B&A Weekly Meeting): No update, Jimmy to follow up with D. Wilson (Tony Vargas). 11/7/17(B&A Weekly Meeting): No change order was provided for the November 14, 2017 Facilities Committee Meeting. | This item will be placed in the November 14, 2017 Facilities Committee and Board Meeting. |
| <i>Regional Center for Public Safety Excellence</i> | | | | | | |
| 27 | RCPSE Parking & Site - Pending Landscape Drawings | B&A/ Dannenbaum | In Progress | 10/31/2017 11/14/17 | 9/26/17: Tammy mentioned landscape drawings have not be finalized. It is currently over budget and is not going to the October Facilities Committee meeting. DBR to work on drawings and Tammy will schedule a meeting with STC for landscape review. 10/3/17 (B&A Weekly Meeting): Tammy will schedule a meeting with STC to review landscape drawings. Schematic design will be ready for the November 14, Facilities Committee meeting. | B&A and Dannenbaum Engineering will coordinate and present the schematic design and its associated cost to the facilities committee on November 14, 2017. |
| <i>District Wide -All Bond Projects</i> | | | | | | |
| 28 | Errors & Omissions Documentation from B&A for all projects | B&A | In Progress | 10/24/17 10/31/17 11/14/17 | 10/3/17: STC has requested B&A to prepare a report tracking errors and omission stating description of issue, responsible party, and costs that were incurred for items in which the College is not responsible for such as: - design problems -steel problems -roof problems -chiller incidents 10/24/17 (B&A Weekly Meeting): B&A will identify projects and will provide STC with a report for the November 14, 2017 Facilities Committee Meeting. 11/7/17: B&A will provide a errors and omission log at the November 14, 2017 Facilities Committee Meeting. | B&A will prepare a report on errors and omissions for each project and recommend course of action for the November 14, 2017 Facilities Committee Meeting. |

2013 Bond Construction Program Outstanding Issues - Action Plan

November 14, 2017 Facilities Committee Meeting

| # | Description of Issues | Responsible Parties | Status | Scheduled Due Date | Comments/Notes | Resolution / Action Item |
|----|---|---------------------|-------------|---|--|--|
| 29 | Cost of Reimbursement to STC | B&A | Pending | 11/14/2017 | 11/2/17: STC requested a summary of all costs paid to contractor, engineers, or others that need to be reimbursed to the College. B&A to provide a report for the November 14, 2017 Facilities Committee Meeting. | B&A will prepare a report reflecting total cost of reimbursement to STC at the November 14, 2017 Facilities Committee Meeting. |
| 30 | Workforce Training Centers - Amend Contract to Remove Scope from B&A, Design Consultants, and CMR | Legal Counsel | In Progress | 10/10/2017 10/24/17 10/31/17 11/14/17 | 11/22/16: Board recommended to postpone project until market stabilized due to high per square foot cost at \$252 and suspended architect services. 10/3/17: Under legal counsel review and finalizing contract amendments to remove Mid Valley and Starr County Campus Workforce Training Center projects from Broaddus & Associates, Skanska, and Design consultants. 11/7/17: Contract amendments will be presented at the November 14, 2017 Facilities Committee Meeting. | Legal Counsel to provide update and status at the next Facilities and Board Committee Meeting in November 14, 2017. |
| 31 | Professional Services Fee Adjustments | B&A/Legal Counsel | In Progress | 6/30/2017 9/12/2017 10/10/2017 10/24/2017 10/31/17 11/14/17 | 6/14/17: Brian informed the group the A/E fee adjustment will be taken to the board in July. The fee adjustment are due to increases from CCL to GMP. 9/5/17: A/E fee adjustment will be presented at the September Facilities Committee meeting. 10/3/17: B&A and legal counsel will meet to review A/E adjustment fees. 10/10/17: Discussed during executive session 10/18/17: B&A, legal counsel, Director of Facilities Planning & Construction, and Vice President of Finance & Administrative Services met to review fee adjustment methodology. 10/24/17 (B&A Weekly Meeting): B&A will update the Board the process at the November Facilities and Board Meeting. B&A will also present Half Associates (Pecan Campus Thermal Plant) fee adjustment in November. 11/7/17: All professional services fee adjustments will be determined at the end of each project. | B&A will prepare and present to the Facilities Committee & Board Meeting in November 14, 2017. |
| 32 | B&A Contract amendment | B&A/Legal Counsel | No Update | 9/12/17 10/10/17 10/31/17 11/14/17 | 6/14/17: Gilbert committed to bring a draft amendment of contract to the next Tuesday meeting, 6/20/17. 8/8/17: No update has been provided, not in August Board meeting. 10/3/17: B&A provided letter and it was discussed at the September Board Meeting under executive session. 10/24/17 (B&A Weekly Meeting): No update 11/7/17: Under legal counsel review. | STC staff has requested that B&A provide estimated increase in contract cost, if any. |
| 33 | Landscape Budget vs. Actuals Report | B&A | No Update | 10/24/17 10/31/17 11/14/17 | 10/10/17: The board requested budget and bidder information from B&A to be made available to them at the October 24, 2017 Board meeting. 10/19/17: The College requested B&A to prepare a budget vs. actual report on landscape for the October Board Meeting. No report was submitted. 11/7/17 (B&A Weekly Meeting): B&A will present a landscape budget vs. actual expense at the November 14, 2017 Facilities Committee Meeting. | B&A will prepare a landscape budget vs. actual report and present at the November 14, 2017 Facilities Committee Meeting. |
| 34 | Projected Budget Shortfall | B&A | Pending | 11/14/2017 | 11/2/17: College sent a letter to B&A requesting a reconciliation of the project budget shortfall. | B&A will provide update at the November 14, 2017 Facilities Committee Meeting. |
| 35 | Furniture Delay Cost | B&A/CMRs | Pending | 11/14/2017 | 11/2/17: In the event, that the buildings aren't ready the College will need to find storage facilities and will incur costs. In addition, the College will incur costs for staff overtime in receiving and delivery of furniture to the various project sites and any third party vendors' additional costs due to the delay of future deliveries. These furniture costs will need to be recovered from the responsible party(ies) as necessary. | B&A to identify responsible parties and provide update at the November 14, 2017 Facilities Committee Meeting. |
| 36 | Finalize Miscellaneous and Library Furniture | B&A/HPG Designs | Pending | 11/14/2017 | 11/7/17 (B&A Weekly Meeting): Information desk at Mid Valley Student Services and Starr County Student Services are still pending design and pricing. Additional library furniture will be quantified and priced after final remaining budget balances are confirmed. | B&A and HPG Designs will coordinate to finalize all furniture for the bond buildings and provide update at the November 14, 2017 Facilities Committee Meeting. |



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November 2, 2017

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Via Email: ggalegos@broaddusassociates.com
Mr. Gilbert Gallegos
Sr. V.P. – South Texas Area Manager
Broaddus & Associates
1100 E. Jasmine Ave., Ste. 102
McAllen, Texas 78501

Re: 2013 Bond Construction Items for Facilities Committee Review / Recommendation and Board Action Scheduled for November 14, 2017

Dear Mr. Gallegos,

On October 24, 2017, the South Texas College Board of Trustees requested that the selected items be prepared for presentation to the Board Facilities Committee on Tuesday, November 14, 2017 and for action as necessary at the subsequent Special Board Meeting on the same date, following the Facilities Committee meeting. Additional issues have surfaced since that meeting and the Board has asked that you be prepared to also address these concerns at the November 14, 2017 Facilities Committee meeting.

Dr. Alejo Salinas, Jr., Board Chair, has requested this Special Board Meeting to follow the Facilities Committee meeting for the sole purpose of allowing the Board to take action as necessary on these items, in an effort to allow the constructions teams to meet their completion deadlines.

It is vital that Broaddus & Associates coordinate with the design and construction teams to provide sufficient documentation and recommendations for the Facilities Committee to consider and for the Board to take informed action.

The items to be presented at the Committee meeting and recommended for action at the Board meeting that same day and additional items requested to be addressed are as follows:

Projected Budget Shortfall

- Provide a reconciliation of the Projected Budget Shortfall.

Contract Amendment for Workforce Training Centers

- Provide a contract amendment with appropriate review by legal counsel.

Projected Errors and Omissions Report

- Provide a projected Errors and Omissions report by responsible party, to include detailed reports, costs, and resolution. This report should include a matrix liberally identifying all design contingency change orders approved to date, and from that set identify a subset of those change orders which may have been due to architect, engineer, or contractor oversight. In the same matrix, identify all of the design and construction team members that reviewed and approved recommendation of the change order, as well as the dates for the review and approvals.
 - This report should also include projected errors and omissions that did not result in design contingency change orders, such as construction contingency change orders, change orders that increased the GMP, and any other costs of work incurred of this nature and charged to the College.
 - This report should include costs to be reimbursed to the College that were paid to the contractor, architect, engineer, and others.

Furniture Delay Cost

Clear summary of issue: The College is preparing to receive furniture based on Broaddus & Associates' timeline for furniture and equipment installation dates. In the event the buildings are not ready to receive furniture, the College will need to find storage facilities and will incur costs. In addition, the College will incur costs for staff overtime in receiving and delivery of furniture to the various project sites and any third party vendors' additional costs due to the delay of furniture deliveries.

- These furniture costs will need to be recovered from the responsible party(ies) as necessary.
- Provide an update to the November 14, 2017 Facilities Committee.

Landscaping Budget as Compared to Actual Expense

- At the October 10, 2017 Facilities Committee Meeting, the Trustees requested detailed information regarding the landscape budget and actual expense for all landscaping projects. This information was not provided to the Board at their October 24, 2017 Regular Board Meeting as requested; furthermore, the actual expense provided by Broaddus & Associates for Starr County Campus project was inaccurate.
 - Provide a detailed report of budget and landscape expenses for all landscaping, by project.

Pecan Campus

STEM Building:

- Provide solutions and associated pricing for the following, as requested at the October 24, 2017 Regular Board Meeting:
 - **Trench in science labs**
 - **Electrical outlets and light fixture covers in chemical storage**
 - **Emergency shower**
 - **Autoclave venting**
- With respect to the trench, electrical outlets, and light fixture concerns, include a matrix indicating the following information: (1) the date the GMP was approved; (2) the CM@Risk's breakdown of the estimated costs for these items (based on the CM@Risk's obligations under Article V, section (f) Guaranteed Maximum Price; (3) any cost increase resulting from the change in the work; and (4) a copy of the CM@Risk documentation to support the GMP under the contract section referred to above.
- Provide pricing and recommended solutions for additional concerns with STEM Building project:
 - **Ventilation in first floor Biology storage rooms**

- **Increased electrical voltage at five Chemistry lab student work tables**
 - One 20 amp circuit was installed, with 3 outlets, per work table
 - In February 2016, staff requested installation of two 30 amp circuits, each with 2 outlets, per work table. This request and supporting information was forwarded to Broaddus & Associates in February 2016.

Nursing & Allied Health Campus

Utilities for Simulation Equipment:

- **Clear summary of issue:** Nursing & Allied Health staff noted that the required hospital bed headwalls and related connections to floor boxes for air, AVIT, and electrical for the use of simulation equipment were not installed as necessary. Existing floor boxes in the simulation labs do not contain the air connections, although the floor boxes do include the AVIT and electrical connections. In addition, some of the floor boxes in the labs are not positioned in the requested locations. WJHW is the consultant hired under Broaddus & Associates for AVIT and prepared the construction documents for the data required in the floor boxes. WHJW was also advised of the additional simulation equipment requirements in a meeting on March 7, 2016. The design of the air connections in the headwalls were prepared by the MEP engineer, Halff Associates; however, the air connections need to be carried through to the floor boxes.
 - Provide associated pricing, recommendations, and impact on substantial completion date.
 - Miscommunication may have occurred among all parties, the issue remains: Hospital beds are not functional without appropriate utilities at the proper location.
 - Similar concerns may need to be addressed at Mid Valley and Starr County Campuses.

Fiber Optic Cabling in Existing NAH Building:

- **Clear summary of issue:** A fiber optic cable was to be installed to connect data networks on the 4th floor of the existing NAH Campus building to the bond NAH Campus Expansion project.
 - The fiber optic cable was installed through the first floor of the existing building, and will not reach the data network connection.
 - There are conflicting representations whether the fiber optic cable issue is due to a design error or an installation error.
 - Broaddus & Associates proposed a splice and/or installation of a patch panel to extend the installed cable to the correct location; however, this solution is not acceptable for the College's IT staff.
 - The College's IT staff advises that the installed fiber be removed, and a single, contiguous, fiber optic cable of the appropriate length be installed.
 - Provide associated pricing, recommendations, and impact on substantial completion.

Mid Valley Campus

Substantial Completion Timelines:

- **Clear summary of issue:** There are conflicting representations as to the anticipated date of substantial completion for the Health Professions and Science Building project, as well as the Library Expansion and Library Renovation projects.
- Provide an updated timeline for anticipated substantial completion.

Block Veneer:

- **Clear summary of issue:** Provide a written statement from Broaddus & Associates to the Board of Trustees explaining the problem and identifying the construction material(s) affected.

- At the October 24, 2017 Regular Board Meeting, Broaddus & Associates verbally identified a specific series of limestone block as the only material known to be affected.
- **List of Affected Projects:** These issues had been known and under investigation since June 2017, and in the days before the October 24, 2017 Regular Board Meeting, administration was still receiving conflicting information about which projects were affected, and to what degree.
 - As of October 24, 2017, Broaddus & Associates has informed the Board that the contaminated materials were only installed in three projects throughout the 2013 Bond Construction Program, and only at the Mid Valley Campus.
 - Provide in writing a complete listing of affected projects and the affected areas of each project.
- **Proposed Remedy:** At the October 24, 2017 Regular Board Meeting, the project architect recommended a limited replacement of only the visually-confirmed affected block at the Student Services Building.
 - Broaddus & Associates recommended the complete replacement of all block of the entire series of construction material known to have at least some contaminated units.
 - Provide written confirmation that the College would not be responsible for costs related to the remedy, including related trades as part of the necessary construction to replace affected materials.
 - Provide written confirmation of the remedies Broaddus & Associates verbally outlined, including confirmation whether the remedies would or would not delay occupancy of the affected projects, and any recommendation for Board consideration and action as necessary.
- **Proposed Warranty:** Broaddus & Associates committed to deliver an extended warranty to the College on all materials provided by the manufacturer of the contaminated material, to include material installed at other buildings at the Mid Valley Campus.
 - Provide written confirmation of the warranty, or progress made in securing the warranty.

Student Services Building Expansion Building project – Delayed Substantial Completion:

- **Clear summary of issue:**
 - At the October 24, 2017 Regular Board Meeting, Broaddus & Associates informed the Board that the delayed substantial completion was due to the Fire Marshall’s refusal to certify until items unrelated to the 2013 Bond Construction Program were brought up to code.
 - Provide a written analysis of all issues preventing substantial completion of that project, including any documentation provided by the Fire Marshal.

Starr County Campus

Brick Tower Façade on Health Professions & Sciences Building:

- **Clear summary of approval of design changes:** Broaddus & Associates and the architect were clear that the changes to the design were not presented to nor approved by the Board.
 - Identify the party(ies) who approved the changes from the Board-approved schematic design.
 - Include the justifications, including associated cost reductions, if any.
- **Proposed Remedy:** At the October 24, 2017 Regular Board Meeting, the project architect and construction manager proposed initial thoughts on remedies to bring the constructed facility in line with the approved design, at least aesthetically.
 - Provide any design proposals, along with associated costs for each.
 - Identify the party responsible for the cost of necessary remedy.
 - Provide Broaddus & Associates’ recommendation for Board consideration and action as necessary.

Contaminated Chilled Water Lines:

- **Documentation Report:** The College is preparing a report detailing the College's efforts to mitigate this issue.
 - Claims have been filed with the insurance company and the College is gathering costs incurred.
- **Clear summary of issue:** At the October 24, 2017 Regular Board Meeting, Bill Wilson of D. Wilson Construction Company discussed the timeline to connect the previously contaminated chilled water lines to the new thermal plant:
 - Broaddus & Associates stated that the lines had been certified ready for connection to the new thermal plant.
 - Provide written confirmation of this certification, along with any supporting documentation.
 - Broaddus & Associates verbally reported that the contamination was caused by an accidental breach of the water lines by a subcontractor.
 - Provide written confirmation of this certification.
 - Provide documentation of any and all breaches of these chilled water lines at the STC Starr County Campus during construction work on the 2013 Bond Construction Program.
 - The Board asked the status and proposed the use of a chiller unit which had been scheduled for relocation and use at the RCPSE site, but which may have been damaged by the contamination of the waterlines.
 - Provide an analysis of any loss of value suffered by the College in the damaging of this chiller unit due to the contamination of the chilled water lines.
 - Provide Broaddus & Associates' recommendation for Board consideration and action as necessary.

Parking and Site Improvements – Detention Pond:

- **Proposed Remedy:** At the October 24, 2017 Regular Board Meeting, the project engineer, landscape designer, and construction manager discussed potential solutions to address the concerns:
 - Provide design proposals, including pricing.
 - Include options for the installation of a pump system
 - Include options for auxiliary use of detention pond space
 - Provide Broaddus & Associates' recommendation for Board consideration and action as necessary.
 - Provide recommendation for use of installed fencing; Melden & Hunt proposed relocating it to enclose the Thermal Plant, as well as related costs.

Parking and Site Improvements Construction Alternate – Loop Road:

- **Proposed Alternate #4 (Paver options):** For the October 24, 2017 Regular Board Meeting packet, Broaddus & Associates provided proposal concepts without engineering or cost estimates. No action was taken at the Board meeting.
 - Provide design proposals, including pricing.
 - Provide Broaddus & Associates' recommendation for Board consideration and action as necessary.

Technology Campus

Southwest Building Renovation Project Final Completion:

- **Project Completion:** Three months after substantial completion on August 4, 2017, final completion still has not been submitted for approval.
 - As-built drawings have not been delivered and punch list is still pending.
 - Both CMR and engineer did not attend a walk-through inspection on October 26, 2017 to review warranty request items and punch list items.
 - Provide an update and solution to the delay in final completion
- **Electrical Circuits:** Installed electrical circuits were not compatible with the welding and IAM lab equipment, and equipment is still not usable 3 months after substantial completion.
 - Provide an anticipated date of when this work will be completed, associated costs, and party responsible for the expenses.


Parking and Site Improvements – Landscaping Schematic Design:

- **Proposed Design:** At the October 24, 2017 Regular Board Meeting, the Board requested options to improve landscaping along Military Highway.
 - Provide any design proposals, along with associated costs for each.
 - Provide Broaddus & Associates’ recommendation for Board consideration and action as necessary.

Finally, at the October 24, 2017 Regular Board Meeting, there were points at which the discussion turned to decisions made by Mr. Brian Fruge and Mr. Rolando Garcia, previously employed by Broaddus & Associates. Please clarify Broaddus & Associates’ continued responsibility to and ownership of the decisions and actions of Mr. Fruge and Mr. Garcia, respectively, while employed by Broaddus & Associates and assigned by the firm to the College’s 2013 Bond Construction Program.

Please be prepared to address these concerns and to provide recommendations for the Facilities Committee and Board consideration and action as necessary on November 14, 2017. The architects, engineers, and contractors for the affected projects are expected to attend as well.

Thank you,



Shirley A. Reed, M.B.A., Ed.D.
President

Cc: South Texas College Board of Trustees:

- | | |
|----------------------------------|-------------------------------|
| Dr. Alejo Salinas, Jr., Chair | Mr. Paul R. Rodriguez, Member |
| Mrs. Graciela Farias, Vice Chair | Mr. Gary Gurwitz, Member |
| Mr. Jesse Villarreal, Secretary | Mr. Roy de León, Member |
| Ms. Rose Benavidez, Member | |

- Dr. James Broaddus, President and Founder, Broaddus & Associates
- Mrs. Mary Elizondo. Vice President for Finance and Administrative Services
- Mr. Ricardo De La Garza, Director of Facilities Planning and Construction
- Mr. Jesus Ramirez, Legal Counsel
- Mr. Bill Wilson, D. Wilson Construction
- Mr. Josue Reyes, Skanska USA
- Mr. Gilbert Enriquez, ECON



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November 9, 2017

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Mr. Gilbert Gallegos
Sr. V.P. – South Texas Area Manager
Broaddus & Associates
1100 E. Jasmine Ave., Ste. 102
McAllen, Texas 78501

Re: Additional 2013 Bond Construction Items for Facilities Committee Review /
Recommendation and Board Action Scheduled for November 14, 2017

Dear Mr. Gallegos,

On November 2, 2017, I outlined a number of selected items that the Board of Trustees specifically requested be presented to the Board Facilities Committee on Tuesday, November 14, 2017, and for action as necessary at the subsequent Special Board Meeting on the same date, following the Facilities Committee meeting.

I understand that additional items from the Outstanding Issues Action Plan have not yet been resolved, even after your team meeting with College staff on Tuesday, November 7, 2017

Please be prepared to address the following issues, which will be included in the review and discussion of the Outstanding Issues Action Plan. The College requires recommendations for the resolution of these issues in a timely fashion as we near the end of Broaddus & Associates contract for the management of the 2013 Bond Construction Program.

The additional items to be presented at the Committee meeting and recommended for action at the Board meeting that same day are as follows:

Program Wide Issues

Broaddus & Associates Contract Amendment

- Broaddus & Associates provided a letter on October 3, 2017, regarding the necessary amendment(s) to the Construction Program Manager contract.
- Broaddus & Associates has been asked to coordinate with the College’s legal counsel to complete the necessary amendments.

Reimbursement of Costs

- Broaddus & Associates is responsible to track all costs incurred and to be reimbursed to South Texas College.
- On November 2, 2017, the College requested a summary of all costs paid to contractors, engineers, or others that need to be reimbursed to the College.

Pecan Campus

STEM and South Academic Building Roller Shades

- Broaddus & Associates was expected to deliver the pricing to the Board on October 24, 2017, and failed to do so.
- The South Academic Building project has been recommended for Substantial Completion, though the installation of the roller shades has not been completed.

STEM Building Overtime

- At the October 10, 2017 Facilities Committee meeting Broaddus & Associates promised a full impact analysis report for the November 14, 2017 meeting.

Thermal Plant Chiller Fire

- On October 24, 2017, the Board authorized payment to Johnson Controls, Inc.
- Broaddus & Associates is coordinating with the College's legal counsel to recoup the \$100,000 cost of the insurance deductible, as paid by the College.
- What is the current status?

Technology Campus

ADA Accessibility

- On October 10, 2017, Broaddus & Associates reported to the Facilities Committee that the TDLR inspection report issues would be absorbed as cost of work, with no need for a Change Order.
- On October 24, 2017, Broaddus & Associates informed College staff that the inspector required payment from Hinojosa Engineering to inspect the project.
- What is the status of this item?

Nursing & Allied Health Campus

Alleged damages to El Milagro and Texas A&M Center

- At the October 10, 2017 Facilities Committee meeting, D. Wilson Construction Company noted that they had reviewed the Texas A&M Center, and determined that the alleged damages were pre-existing and not related to ongoing construction at the Nursing & Allied Health Campus Expansion project.
- Broaddus & Associates reported a seismic survey had been conducted by ERO Architects and supported D. Wilson Construction Company's determination.
- D. Wilson Construction Company had not yet reviewed the El Milagro Clinic.
- What is the status of the claims by El Milagro and the Texas A&M Center?

Starr County Campus

Removal of Workforce Training Center Utilities from Parking & Site Improvement

- Broaddus & Associates informed the Facilities Committee on October 10, 2017 that this would be presented in November 2017.
- Mr. Gallegos noted that the Workforce Training Center project had been removed from D. Wilson Construction Company's contract, and Broaddus & Associates would determine the impact on the Parking & Site Improvement project.
- What is the status?

Finally, my letter dated November 2, 2017 requested clarification of Broaddus & Associates' continued responsibility to and ownership of the decisions and actions of Mr. Fruge and Mr. Garcia, respectively, while employed by Broaddus & Associates and assigned by the firm to the College's 2013 Bond Construction Program. I have not received a response from Broaddus & Associates.

Please be prepared to address these concerns and to provide recommendations for the Facilities Committee and Board consideration and action as necessary on November 14, 2017. The architects, engineers, and contractors for the affected projects are expected to attend as well.

Thank you,



Shirley A. Reed, M.B.A., Ed.D.
President

Cc: South Texas College Board of Trustees:

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Mr. Bill Wilson, D. Wilson Construction
Mr. Josue Reyes, Skanska USA
Mr. Gilbert Enriquez, ECON



PARTIAL WEST ELEVATION - PROPOSED MODIFICATIONS TO BRICK FACADE

STARR COUNTY CAMPUS - HEALTH PROFESSIONS AND SCIENCES BUILDING

***AS PROPOSED BY MATA-GARCIA ARCHITECTS LLP**

STC Facilities Meeting November 14, 2017

| Completion and Occupancy Schedule of 2013 Bond Construction Buildings | | | | | | | | | |
|---|---|-------------------------------------|---------------------------------------|--|---|----------------------------------|----------------------------|--|--|
| # | Construction Projects - Bond & Non-Bond | April 24, 2017 Board Approved Dates | October 24, 2017 Board Approved Dates | Begin Installation of Furniture and Equipment (FF&E) | Final Completion of FFE (original date) | Proposed Final Completion of FFE | Total # of days to Install | Begin Moving Faculty and Staff into Building | Building Opening Date or Classes Begin |
| Pecan Campus | | | | | | | | | |
| 1 | North Academic Building | 11/15/2017 | 11/15/2017 | 11/17/2017 | 12/22/2017 | 12/29/2017 | 26 Days | 1/8/2018 | 1/16/2018 |
| 2 | South Academic Building | 11/06/2017 | 10/30/2017 | 11/17/2017 | 12/24/2017 | 12/29/2017 | 26 Days | 1/8/2018 | 1/16/2018 |
| 3 | STEM Building | 12/18/2017 | 12/18/2017 | 12/18/2017 | 12/29/2017 | 1/11/2018 | 14 Days | 1/8/2018 | 1/16/2018 |
| 4 | Student Activities Building and Cafeteria | 11/19/2017 | 11/19/2017 | 11/27/2017 | 12/24/2017 | 1/5/2018 | 25 Days | 1/2/2018 | 1/8/2018 |
| 5 | Parking & Site Improvements | 11/15/2017 | 11/15/2017 | n/a | n/a | n/a | | n/a | 1/2/2018 |
| 6 | Thermal Plant | 12/16/2016 | 12/16/2016 | n/a | n/a | n/a | | n/a | 12/16/2016 |
| Mid-Valley Campus | | | | | | | | | |
| 7 | Health Professions and Science Building | 10/13/2017 | 11/30/2017 | 12/04/2017 | 12/28/2017 | 1/8/2018 | 21 Days | 01/08/2018 | 1/16/2018 |
| 8 | Library Renovation | 11/28/2017 | 1/23/2018 | 1/25/2018 | 2/09/2018 | 2/14/2018 | 11 Days | 2/09/2018 | 1/16/2018 |
| 9 | Library Expansion | 11/28/2017 | 1/23/2018 | 1/25/2018 | 2/09/2018 | 2/14/2018 | 11 Days | 2/09/2018 | 1/16/2018 |
| 10 | Student Services Building Expansion | 9/21/2017 | 10/13/2017 | 10/15/2017 | 10/25/2017 | 10/25/2017 | | 11/6/2017 | 1/8/2018 |
| 11 | Parking & Site Improvements | 9/21/2017 | 11/30/17 | n/a | n/a | n/a | | n/a | 1/25/2018 |
| 12 | Thermal Plant | 6/01/2017 | 8/18/2017 | 8/21/2017 | 8/22/2017 | 8/22/2017 | | 8/22/2017 | 7/15/2017 |
| Starr County Campus | | | | | | | | | |
| 13 | Health Professions and Science Building | 10/30/2017 | 11/30/2017 | 12/11/2017 | 12/20/2017 | 1/10/2018 | 18 Days | 01/08/2018 | 1/16/2018 |
| 14 | Library | 11/17/2017 | 1/10/2018 | 1/15/2018 | 1/26/2018 | 2/1/2018 | 14 Days | 1/19/2018 | 1/20/2018 |
| 15 | Student Activities Building Expansion | 11/30/2017 | 12/22/2017 | 1/4/2018 | 1/14/2018 | 1/23/2018 | 14 Days | 1/15/2018 | 1/16/2018 |
| 16 | Student Services Building Expansion | 11/30/2017 | 12/26/2017 | 1/4/2018 | 1/14/2018 | 1/23/2018 | 14 Days | 1/15/2018 | 1/16/2018 |
| 17 | Parking & Site Improvements | 10/01/2017 | 2/22/2018 | n/a | n/a | n/a | | n/a | 10/7/2017 |
| 18 | Thermal Plant | 7/01/2017 | 10/30/2017 | 11/06/2017 | 11/09/2017 | 11/09/2017 | | 11/10/2017 | 11/28/2017 |
| 18a | Thermal Plant - Alt. No. 1 | | 11/6/2017 | | | | | | |
| Nursing & Allied Campus | | | | | | | | | |
| 19 | Campus Expansion Package 2 | 12/08/2017 | 12/8/2017 | 12/19/2017 | 12/29/2017 | 1/10/2018 | 12 Days | 01/08/2018 | 1/16/2018 |
| 20 | Parking & Site Improvements | 10/30/2017 | 12/8/2017 | n/a | n/a | n/a | | n/a | 11/7/2017 |
| 21 | Thermal Plant | 6/15/2017 | 11/30/2017 | 12/4/2017 | 11/06/2017 | 11/06/2017 | | 11/09/2017 | 1/18/2018 |
| Technology Campus | | | | | | | | | |
| 22 | Southwest Building Renovation Building | 07/01/2017 | 8/4/2017 | 8/04/2017 | 8/28/2017 | 8/28/2017 | | 8/28/2017 | 8/28/2017 |
| 23 | Parking & Site Improvements | 07/01/2017 | 8/4/2017 | n/a | n/a | n/a | | n/a | 6/7/2017 |
| Regional Center for Public Safety Excellence | | | | | | | | | |
| 24 | Training Facility | 2/1/2018 | 8/14/2018 | 8/17/2018 | 8/29/2018 | 8/29/2018 | | 8/29/2018 | FALL 2018 |
| 25 | Parking & Site Improvements | n/a | 7/17/2018 | n/a | n/a | n/a | | n/a | FALL 2018 |
| La Joya Center | | | | | | | | | |
| 26 | Training Labs Improvements | 8/01/2017 | 9/21/2017 | 8/11/2017 | 8/15/2017 | 8/15/2017 | | 8/21/2017 | 8/28/2017 |

Note 1 Dates for "Proposed Final Completion of FFE" listed above may change after Nov. 15, Furniture Coordination meeting with Installers and STC

Landscape & Irrigation
 South Texas College
 2013 Bond Program

| Campus | Budget | Actual as shown on Pay App | Variance | How the difference got paid | Actual Sub | # of Bidders | Comments |
|--|------------------|-------------------------------|--------------------|-----------------------------------|------------------|-----------------|--|
| Pecan Campus | \$200,000 | \$250,000 | (\$50,000) | Cost of Work | Green Thumb | | Final |
| Nursing Allied Health | \$119,633 | \$118,552 | \$1,081 | Credit | Ralph Ruby | | Pending revisions - Mesquite vs. cedar or oak tree (Final Price still pending) |
| Technology Campus | \$0 | \$125,000 | (\$125,000) | Cost of Work | Aqua-Tech | 3 | Pending revisions - Additional trees on south side |
| Mid Valley Campus | \$75,000 | \$174,630 | (\$99,630) | Cost of Work | Ralph Ruby | 4 | Final |
| Starr "Base" | \$218,280 | \$202,595 | \$15,685 | | Rio Irr. & Land. | 3 | Board Approved - Oct 24, 2017 |
| Starr "Alt. No. 1" | \$0 | | \$0 | | | | Pending revisions - Additional layout for Alt. No. 1 (to be taken in Dec.) |
| Regional Center for Public Safety Excellence | \$100,000 | \$350,000 | (\$250,000) | Change Order | | | Pending Board approval on Layout. Need to re-bid to provide actual cost. Change Order to be presented Jan/Feb 2018 |
| Total | \$712,913 | \$870,777 | (\$257,864) | | | | |

Note 1: This is only an estimated number (if all Alternates are approved) - pending actual amount from when the plans get Bid out

**Discussion and Action as Necessary on 2013 Bond Construction Starr County
Campus Thermal Plant Chiller System Incidents**

The Facilities Committee will discuss and take action as necessary on matters regarding the 2013 Bond Construction Program Starr County Campus Thermal Plant Chiller System incidents.

Review and Recommend Action on Change Orders for Use of Design Contingencies, Owner Contingencies, and Acceptance of Buyout Savings for the 2013 Bond Construction Program

- 1. Pecan Campus Projects**
- 2. Nursing and Allied Health Expansion Projects**
- 3. Mid Valley Campus Projects**

Approval of proposed change orders for use of design and construction contingencies and acceptance of buyout savings for the 2013 Bond Construction Projects will be requested at the November 14, 2017 Board meeting.

Purpose

Projects for the 2013 Bond Construction program are in the construction stage and change orders are needed to allow the use of design and construction contingencies within the Guaranteed Maximum Prices (GMPs) submitted by the Construction Managers-at-Risk (CM@Rs).

The CM@R's have received buyout savings through their bidding process and change orders are proposed to removing the savings from the overall GMPs for the associated 2013 Bond Construction projects.

Justification

Change orders are needed for approval to provide for items needed to complete the construction of the projects and for removing the buyout savings from the CM@R's contracted GMPs.

Background

Project contingencies are provided as part of Guaranteed Maximum Price proposals submitted by the CM@Rs. GMPs are submitted by the CM@Rs at 60% construction drawings. There are two project contingencies and are based on percentages of the construction costs. Design Contingencies are included in the GMPs to allow for costs arising out of the final development and completion of the construction drawings and specifications. Design Contingencies are used at the CM@R's discretion with Owner oversight. Construction Contingencies are controlled solely at the discretion of the Owner. Both contingencies do not increase the amount of the GMPs.

On March 29, 2016, the Board of Trustees approved the delegation of 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 will also be expected to provide a contingency expenditure update to the Facilities Committee and Board of Trustees as part of their monthly update.

| Level | Approved By | Change Amounts | | Aggregate for Month |
|-----------|-----------------------|------------------|------------|---------------------|
| | | From | To | |
| Level One | Broaddus & Associates | \$.01 | \$5,000.00 | \$25,000 |
| Level Two | Board of Trustees | Above \$5,000.01 | | N/A |

As part of the buyout process, the Construction Managers at Risk have brought forward cost information to allow the acceptance of actual buyout savings and adjustments to the contingencies within the projects.

The change orders presented for November 2017 are listed below:

| Bond Projects | |
|--|-------------|
| Total Design Contingency Deducts for November 2017 | (\$143,416) |
| Total Construction Contingency Deducts for November 2017 | (\$72,597) |
| Total Buyout Savings | (\$278,044) |
| Other GMP Adjustments | \$77,000 |

| Non-Bond Projects | |
|--|-----|
| Total Design Contingency Deducts for November 2017 | \$0 |
| Total Construction Contingency Deducts for November 2017 | \$0 |

Broaddus & Associates has provided detailed change order logs with balances for each project as part of their enclosed documents.

College staff has not had sufficient time to review the presented change orders for accuracy.

Funding Source

Funds are available in the 2013 Bond Construction Program Budget and the Non-Bond Unexpended Budget for FY2017-2018.

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

Enclosed Documents

Enclosed are the following documents:

- Current Change Order Log
- Change Orders – B&A forms for Bond and Non-Bond
- Change Order Master Summary
- Change Order Log

Presenters

Representatives from Broaddus & Associates and representatives from the Construction Managers at Risk will be present at the Facilities Committee meeting to discuss the buyout savings and use of design and construction contingencies.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, the proposed Bond change orders for use of design contingencies totaling \$143,416, construction contingencies not to exceed \$72,597, acceptance of buyout savings in the amount of \$278,044, and other GMP adjustment in the amount of \$77,000 for the 2013 Bond Construction projects as presented.

CURRENT CHANGE ORDERS FOR REVIEW
STC Facilities Meeting of November 14, 2017

| PECAN CAMPUS | | | | | | |
|--------------------------------|--|--------------|-----------|-------|-------------|------|
| North Academic Building | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 12 | CR-46 Add title above toilet door at drinking fountain alcoves \$655 | | | | | DD |
| | CR-49 AVIT-SI 08: add 2 data drops to DDC Controllers in Level 2 & 3 Mechanical Rooms \$1,592 | | | | | DD |
| | CR-50 Add 2 Building identification letter, "P" per direction of City of McAllen Fire Inspector \$330 | | | | | U |
| | CR-51 RFI-78 Drywall finish over spandrel glass at Level 3, Rooms 3.101, 101a & 102 adjunct break and open computer lab \$2,940 | | (\$8,505) | | | DD |
| | CR-52 Drywall finish over spandrel glass at Stairwell landings (Re: CR-51 - RFI 178 for similar condition at Level 3 commons computer lab, etc.) \$2,988 | | | | | DD |
| <i>Total</i> | | \$0 | (\$8,505) | \$0 | \$0 | |

| PECAN CAMPUS | | | | | | |
|--------------------------------|---|--------------|--------|------------|-------------|------|
| South Academic Building | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 9 | Classroom window wall Roller shades for (\$23,542) + Power/Control material and labor (Not to exceed \$8,000) | | | (\$31,542) | | OC |
| <i>Total</i> | | | | (\$31,542) | | |

| PECAN CAMPUS | | | | | | |
|---------------------|---|--------------|--------|------------|-------------|------|
| STEM | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 8 | Classroom window wall Roller shades for (\$21,800) + Power/Control material and labor (Not to exceed \$8,000) | | | (\$29,800) | | OC |
| <i>Total</i> | | | | (\$29,800) | | |

| PECAN CAMPUS | | | | | | |
|---|--|--------------|------------|-------|-------------|-------|
| Student Activities & Cafeteria "Student Union" | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 7 | CR-29 PR-02 Add partition in space under sitting stair (Door provided in previous CR-24) \$1,550 | | | | | DD |
| | CR-31 RFI-66: Relocate water heater and water softener to fit in available space \$6,232 | | | | | Error |
| | CR-32 Additional Room signage per submittal review \$740 | | (\$12,437) | | | DOC |
| | CR-33 Revise exit devices to fit narrow stile doors \$3,535 | | | | | DOC |
| | CR-35 Change accent wall color from orange to green at Career Center 1.401 \$380 | | | | | DD |
| <i>Total</i> | | \$0 | (\$12,437) | \$0 | \$0 | |

Legend:
 CC - Contractor Coordination
 DOC - Document Coordination
 CM - Contractor Omission
 U - Unforeseen Condition
 AA - Allowance Adjustment
 DD - Design Development
 DM - Deferred Maintenance
 OC - Owner Scope Change
 BOS - Buyout Savings

CURRENT CHANGE ORDERS FOR REVIEW
STC Facilities Meeting of November 14, 2017

| PECAN CAMPUS | | | | | | |
|--|--|--------------|--------|-----------|-------------|------|
| Parking & Site Improvements | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 5 | CR-18 Revise phone cabling protection connectors from "Porta" digital type to "Circa" analog type. \$3,425 | | | (\$4,573) | | U |
| | CR-19 Bore and sleeve under loop drive to irrigation water meter, relocated at direction of City of McAllen engineer \$1,148 | | | | U | |
| <i>Total</i> | | \$0 | \$0 | (\$4,573) | \$0 | |

| NURSING ALLIED HEALTH CAMPUS | | | | | | |
|-------------------------------------|---|--------------|-------------|-------|-------------|-------|
| New NAH Building | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 6 | Reallocation of GMP Design Contingency Credits for reducing or deleting project scope as described in CP's - CP-1(Vapor Barriers \$6,750) CP-02 (Emergency Gen. | (\$200,000) | (\$90,475) | | | |
| 6R | Retract Change Order No. 6 | \$200,000 | \$90,475 | | | |
| 7 | Reallocation of Cost of Work Credit \$200,000 and Design Contingency Credit of \$90,475 to reduce the GMP amount = \$290,475 | | | | (\$290,475) | |
| 7R | Retract Change Order No. 7 | | | | \$290,475 | |
| 9 | Buy-Out Savings of \$200,000 from Cost of Work (As noted in Change Order No. 6 & 7) + \$78,044 from Design Contingency = \$278,044 | (\$200,000) | (\$78,044) | | (\$278,044) | BOS |
| 10 | Provide and install (12) type M4RE light fixtures | | (\$7,890) | | | Error |
| 11 | Provide and install the additional regulating recessed valve boxes and additional duplex receptacles | | (\$7,390) | | | DD |
| 12 | Run new conduit from existing underground pull-box to the existing IDF room on the first floor. Plus additional General Clean up | | (\$14,360) | | | Error |
| 13 | Provide and install new indoor plenum rated 24 strand fiber optic cable from 1st floor up to the 2nd floor and then go to the east side of building and up to the 4th floor MDF room. Will splice fiber optic on 1st floor. | | (\$14,790) | | | DD |
| <i>Total</i> | | (\$200,000) | (\$122,474) | \$0 | (\$278,044) | |

| MID VALLEY CAMPUS | | | | | | |
|----------------------------------|---|--------------|--------|-------|-------------|------|
| MVC Library New Expansion | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 4 | Additional General Conditions of \$76,844 increase to GMP | | | | \$76,844 | |
| <i>Total</i> | | | \$ | \$ | \$76,844 | |

- Legend:
- CC - Contractor Coordination
 - DOC - Document Coordination
 - CM - Contractor Omission
 - U - Unforeseen Condition
 - AA - Allowance Adjustment
 - DD - Design Development
 - DM - Deferred Maintenance
 - OC - Owner Scope Change
 - BOS - Buyout Savings

CURRENT CHANGE ORDERS FOR REVIEW
STC Facilities Meeting of November 14, 2017

| MID VALLEY CAMPUS | | | | | | |
|----------------------------|--|--------------|--------|-----------|-------------|------|
| MVC Student Services Bldg. | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 3 | CP-08 4SS-017R Provide Block Veneer at Loading Dock \$2,604 | | | (\$2,604) | | |
| 3R | Retracting Change Order No. 3 - included in cost from Change Order No. 5 | | | \$2,604 | | |
| 8 | AVIT SI #3 | | | (\$420) | | OC |
| 9 | Final Inspection from AHJ - additional request | | | (\$6,262) | | U |
| | <i>Total</i> | | \$0 | (\$6,682) | \$0 | |

| MID VALLEY CAMPUS | | | | | | |
|-------------------|--|--------------|--------|-----------|-------------|------|
| MVC Thermal Plant | | | | | | |
| co.# | CHANGE ORDER DESCRIPTION | Cost of Work | Design | Owner | GMP Adjust. | Code |
| 5 | Reallocation of GMP from Owner Construction Contingency Credits for reducing or deleting project scope as described in CP-03 (Roof Revisions per STC Standards \$6,800) and CP-04 (Revisions to SS Line @ Cooling Tower \$2,000) to the Program Budget (8,800) | | | (\$8,800) | (\$8,800) | |
| 5R | Retract Change Order No. 5 of \$8,800 | | | \$8,800 | \$8,800 | |
| | <i>Total</i> | | \$0 | \$0 | \$0 | |

| Bond Projects | | | | | | |
|---|--|--|-------------|------------|-------------|--|
| Total Design Contingency Deducts for this month | | | (\$143,416) | | | |
| Total Owner Contingency Deducts for this month | | | | (\$72,597) | | |
| Total Buyout Savings | | | | | (\$278,044) | |
| Other GMP Adjustments | | | | | \$76,844 | |

Legend:
 CC - Contractor Coordination
 DOC - Document Coordination
 CM - Contractor Omission
 U - Unforeseen Condition
 AA - Allowance Adjustment
 DD - Design Development
 DM - Deferred Maintenance
 OC - Owner Scope Change
 BOS - Buyout Savings



CHANGE ORDER

NUMBER: 12

PROJECT NAME: STC Pecan Campus
North Academic Building

DATE: November 14, 2017

PROJECT NO.: 916-102

To: D. Wilson Construction Co.
1207 East Pecan
McAllen, Texas 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE DESIGN CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

| | | | |
|----------------|--|--|------------|
| SCOPE OF WORK: | <u>Design Contingency: Change Proposal Request No.: CR 46, CR 49, CR 50, CR 51 & CR 52</u> | | |
| | CR 46 | Add title above toilet door at drinking fountain alcoves | \$ (655) |
| | CR 49 | AVIT-SI 08: Add 2 data drops to DDC controllers in Lvl2 and 3 mechanical rooms | \$ (1,592) |
| | CR 50 | Add 2 building identification letter, "P", per direction of City of McAllen Fire Inspector | \$ (330) |
| | CR 51 | RFI-78: Drywall finish over spandrel glass at Lvl3, Rooms 3.101, 101a, and 102. Adjunct break and open computer lab. | \$ (2,940) |
| | CR 52 | Drywall finish over spandrel glass at Stairwell landings (Re: CR-51 - RFI78 for similar condition at Lvl 3 commons computer lab, etc.) | \$ (2,988) |
| | | Sub Total | \$ (8,505) |

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|---|-------------|
| ORIGINAL DESIGN CONTINGENCY AMOUNT | \$ 104,000 |
| DESIGN CONTINGENCY EXPENDITURE AMOUNT PRIOR TO THIS AUTHORIZATION | \$ (51,708) |
| DESIGN CONTINGENCY AMOUNT BALANCE PRIOR TO THIS AUTHORIZATION | \$ 52,292 |
| DESIGN CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (8,505) |
| REMAINING DESIGN CONTINGENCY BALANCE | \$ 43,787 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
PBK, Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 9

PROJECT NAME: STC Pecan Campus
South Academic Building - "Y"

DATE: November 14, 2017

PROJECT NO.: 916-114

To: D. Wilson Construction Co.
1207 East Pecan
McAllen, Texas 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Owner's Construction Contingency:
Classroom window wall roller shades for (\$23,542) + Power/Control material and labor (NOT TO EXCEED \$8,000) \$ (31,542)

Sub Total \$ (31,542)

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|--|-------------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY AMOUNT | \$ 98,355 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ (48,974) |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 49,381 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE DECREASE BY THIS AUTHORIZATION | \$ (31,542) |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY BALANCE | \$ 17,839 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
Boultinghouse Simpson Gates, Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 8

PROJECT NAME: STC Pecan Campus
STEM Building - 'V'

DATE: November 14, 2017

PROJECT NO.: 916-126

To: D. Wilson Construction Co.
1207 East Pecan
McAllen TX, 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Owner's Construction Contingency:
Classroom window wall Roller shades for (\$21,800) + Power/Control material and labor (NOT TO EXCEED \$8,000) \$ (29,800)

Sub Total \$ (29,800)

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|---|-------------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY AMOUNT | \$ 153,990 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ (83,434) |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 70,556 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE <i>DECREASED</i> BY THIS AUTHORIZATION | \$ (29,800) |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY BALANCE | \$ 40,756 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
Boultinghouse Simpson Gates, Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 7

PROJECT NAME: STC Pecan Campus
Student Activities & Café

DATE: November 14, 2017

PROJECT NO.: 916-138

To: D. Wilson Construction Co.
1207 East Pecan
McAllen TX 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE DESIGN CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

| | | |
|----------------|--|------------|
| SCOPE OF WORK: | <u>Design Contingency: Change Proposal Request No.: CR 29, CR 31, CR 32, CR 33 and CR 35</u> | |
| | CR 29 PR-02: Add partition in space under Sitting Stair (Door provided in previous CR-24) | \$ (1,550) |
| | CR 31 RFI - 66: Relocate water heater and water softner to fit in available space | \$ (6,232) |
| | CR 32 Additional Room Signage per submittal review | \$ (740) |
| | CR 33 Revise exit devices to fit narrow stile doors | \$ (3,535) |
| | CR 35 Change accent wall color from orange to green at Career Center 1.401 | \$ (380) |

ATTACHMENTS: Sub Total \$ (12,437)

| | |
|---|-------------|
| ORIGINAL DESIGN CONTINGENCY | \$ 70,000 |
| DESIGN CONTINGENCY EXPENDITURE AMOUNT PRIOR TO THIS AUTHORIZATION | \$ (38,098) |
| DESIGN CONTINGENCY AMOUNT BALANCE PRIOR TO THIS AUTHORIZATION | \$ 31,902 |
| DESIGN CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (12,437) |
| REMAINING DESIGN CONTINGENCY | \$ 19,465 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
The Warren Group Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 5

PROJECT NAME: STC Pecan Campus
Parking and Site Improvements

DATE: November 14, 2017

PROJECT NO.: 916-162

To: D. Wilson Construction Co.
1207 East Pecan
McAllen TX, 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

| | | | |
|----------------|---|--|------------|
| SCOPE OF WORK: | <u>Owner's Construction Contingency: Change Proposal Request No.: CR 18 & CR 19</u> | | |
| | CR 18 | Revise phone cabling protection connectors from "Porta" digital type to "Circa" analog type. | \$ (3,425) |
| | CR 19 | Bore and sleeve under loop drive to irrigation watermeter, relocated at direction of City of McAllen engineer. | \$ (1,148) |
| | | Sub Total | \$ (4,573) |

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|---|-------------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY AMOUNT | \$ 38,900 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE AMOUNT PRIOR TO THIS AUTHORIZATION | \$ (17,523) |
| OWNER'S CONSTRUCTION CONTINGENCY AMOUNT BALANCE PRIOR TO THIS AUTHORIZATION | \$ 21,377 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (4,573) |
| REMAINING OWNER'S CONSTRUCTION BALANCE | \$ 16,804 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ENGINEER APPROVED:

By: _____ Date: _____
Perez Consulting Engineers

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College

Change Order

Project Name: NAHC Expansion Bldg. Change Order No.: 6
 Project No.: _____ Date: September 12, 2017
 Location: South Texas College, Nursing Allied Health Campus

This Change Order Impacts Part II Services

To: D. Wilson Construction Company, Inc, Contractor for the above project;
 You are hereby authorized to make the following changes in the work under your contract;

Description of Work:

Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in: CR-01 Vapor Barrier Product Substitution (\$6,750), CR-03 Emergency Generator (\$78,010), CR-04 Finish hardware changes (\$260), CR 10 Projector Screen (\$2,937) and CR-13 (Data Drops for Projection Screen (\$2,518) for a total of (\$90,475.00)

Plus, Partial Buy-out Savings recognized from GMP of \$200,000.00 .

The revised Contract Work Breakdown Structure is as follows:

| | Original | Previous Adj. | This Revision | Adjusted |
|------------------------------------|----------------------|--------------------|---------------------|----------------------|
| Cost of Work | 15,124,960.00 | - | (200,000.00) | 14,924,960.00 |
| General Conditions | 950,641.00 | - | - | 950,641.00 |
| CMR/Design Contingency | 172,600.00 | 55,922.00 | (90,475.00) | 138,047.00 |
| Construction Phase Fee | 582,759.00 | - | - | 582,759.00 |
| Owner's Construction Contingency | 178,900.00 | (145,701.00) | - | 33,199.00 |
| Construction Services Total | 17,009,860.00 | (89,779.00) | (290,475.00) | 16,629,606.00 |
| Pre-Construction Services | <u>26,260.00</u> | | | |
| Total GMP Contract | 17,036,120.00 | | | |

ACCEPTED

By : _____ Date
Architect,
ERO Architects

By : _____ Date
Construction Program Manager
Broadus & Associates

By : _____ Date
Construction Manager at Risk
D. Wilson Construction Co.

By : _____ Date
OWNER,
South Texas College

Change Order

Project Name: NAHC Expansion Bldg. Change Order No.: 6-Revised
 Project No.: _____ Date: October 24, 2017
 Location: South Texas College, Nursing Allied Health Campus

This Change Order Impacts Part II Services

To: D. Wilson Construction Company, Inc, Contractor for the above project;
 You are hereby authorized to make the following changes in the work under your contract;

Description of Work:

Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in: CR-01 Vapor Barrier Product Substitution (\$6,750), CR-03 Emergency Generator (\$78,010), CR-04 Finish hardware changes (\$260), CR 10 Projector Screen (\$2,937) and CR-13 (Data Drops for Projection Screen (\$2,518) for a total of (\$90,475.00)

Plus, Partial Buy-out Savings recognized from GMP of \$200,000.00 .

The revised Contract Work Breakdown Structure is as follows:

| | Original | Previous Adj. | This Revision | Adjusted |
|------------------------------------|----------------------|---------------------|-------------------|----------------------|
| Cost of Work | 15,124,960.00 | (200,000.00) | 200,000.00 | 15,124,960.00 |
| General Conditions | 950,641.00 | - | - | 950,641.00 |
| CMR/Design Contingency | 172,600.00 | (34,553.00) | 90,475.00 | 228,522.00 |
| Construction Phase Fee | 582,759.00 | - | - | 582,759.00 |
| Owner's Construction Contingency | 178,900.00 | (145,701.00) | - | 33,199.00 |
| Construction Services Total | 17,009,860.00 | (380,254.00) | 290,475.00 | 16,920,081.00 |
| Pre-Construction Services | <u>26,260.00</u> | | | |
| Total GMP Contract | 17,036,120.00 | | | |

ACCEPTED

By : _____ Date
Architect,
ERO Architects

By : _____ Date
Construction Program Manager
Broadus & Associates

By : _____ Date
Construction Manager at Risk
D. Wilson Construction Co.

By : _____ Date
OWNER,
South Texas College

Change Order

Project Name: NAHC Expansion Bldg. Change Order No.: 7
 Project No.: _____ Date: September 12, 2017
 Location: South Texas College, Nursing Allied Health Campus

This Change Order Impacts Part II Services

To: D. Wilson Construction Company, Inc, Contractor for the above project;
 You are hereby authorized to make the following changes in the work under your contract;

Description of Work:

Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in: CR-01 Vapor Barrier Product Substitution (\$6,750), CR-03 Emergency Generator (\$78,010), CR-04 Finish hardware changes (\$260), CR 10 Projector Screen (\$2,937) and CR-13 (Data Drops for Projection Screen (\$2,518) for a total of (\$90,475.00)

Plus, Partial Buy-out Savings recognized from GMP of \$200,000.00 .

The revised Contract Work Breakdown Structure is as follows:

| | Original | Previous Adj. | This Revision | Adjusted |
|------------------------------------|----------------------|--------------------|---------------------|----------------------|
| Cost of Work | 15,124,960.00 | - | (290,475.00) | 14,834,485.00 |
| General Conditions | 950,641.00 | - | - | 950,641.00 |
| CMR/Design Contingency | 172,600.00 | 55,922.00 | - | 228,522.00 |
| Construction Phase Fee | 582,759.00 | - | - | 582,759.00 |
| Owner's Construction Contingency | 178,900.00 | (145,701.00) | - | 33,199.00 |
| Construction Services Total | 17,009,860.00 | (89,779.00) | (290,475.00) | 16,629,606.00 |

Pre-Construction Services 26,260.00

Total GMP Contract 17,036,120.00

ACCEPTED

By : _____ Date
Architect,
ERO Architects

By : _____ Date
Construction Program Manager
Broadus & Associates

By : _____ Date
Construction Manager at Risk
D. Wilson Construction Co.

By : _____ Date
OWNER,
South Texas College

Change Order

Project Name: NAHC Expansion Bldg. Change Order No.: 7-Revised
 Project No.: _____ Date: October 24, 2017
 Location: South Texas College, Nursing Allied Health Campus

This Change Order Impacts Part II Services

To: D. Wilson Construction Company, Inc, Contractor for the above project;
 You are hereby authorized to make the following changes in the work under your contract;

Description of Work:

Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in: CR-01 Vapor Barrier Product Substitution (\$6,750), CR-03 Emergency Generator (\$78,010), CR-04 Finish hardware changes (\$260), CR 10 Projector Screen (\$2,937) and CR-13 (Data Drops for Projection Screen (\$2,518) for a total of (\$90,475.00)

Plus, Partial Buy-out Savings recognized from GMP of \$200,000.00 .

The revised Contract Work Breakdown Structure is as follows:

| | Original | Previous Adj. | This Revision | Adjusted |
|------------------------------------|----------------------|---------------------|-------------------|----------------------|
| Cost of Work | 15,124,960.00 | (290,475.00) | 290,475.00 | 15,124,960.00 |
| General Conditions | 950,641.00 | - | - | 950,641.00 |
| CMR/Design Contingency | 172,600.00 | 55,922.00 | - | 228,522.00 |
| Construction Phase Fee | 582,759.00 | - | - | 582,759.00 |
| Owner's Construction Contingency | 178,900.00 | (145,701.00) | - | 33,199.00 |
| Construction Services Total | 17,009,860.00 | (380,254.00) | 290,475.00 | 16,920,081.00 |
| Pre-Construction Services | <u>26,260.00</u> | | | |
| Total GMP Contract | 17,036,120.00 | | | |

ACCEPTED

By : _____ Date
Architect,
ERO Architects

By : _____ Date
Construction Program Manager
Broadus & Associates

By : _____ Date
Construction Manager at Risk
D. Wilson Construction Co.

By : _____ Date
OWNER,
South Texas College

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

Project Name: NAHC Expansion Bldg. Change Order No.: 9

Project No.: _____ Date: November 14, 2017

Location: South Texas College, Nursing Allied Health Campus

This Change Order Impacts Part II Services

To: D. Wilson Construction Company, Inc, Contractor for the above project;
You are hereby authorized to make the following changes in the work under your contract;

| C.P./F.O. No. | Description of Work | Cost | Time Extension |
|------------------|---------------------------|------------|----------------|
| | Source: Buyout Savings | 200,000 | n/a |
| | Design Contingency Credit | 78,044 | |
| | Total \$ | \$ 278,044 | |

It is mutually agreed that the ~~payment~~ (credit) of Two hundred seventy-eight thousand, forty-four (\$278,044.00) and Zero (0) day Time extension provided

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

For the above changes the sum of; Two hundred seventy-eight thousand, forty-four (\$ 278,044.00) will be: _____ added to, X deducted from, the contract price

| | | | |
|---|----------------------------|------------------|----------------------------------|
| Original Part <u>II</u> Services Amt. OR Contingency Allowance | (\$ <u>17,009,860.00</u>) | Accepted: | |
| Previous Additions | (\$ <u>0.00</u>) | | |
| Previous Deductions | (\$ <u>0.00</u>) | By: _____ | |
| Net Bal. Part <u>II</u> Services Amount OR Contingency Allowance | (\$ <u>17,009,860.00</u>) | | D. Wilson Construction Co., Inc. |
| This ADDITION | (\$ <u>0.00</u>) | | |
| This DEDUCTION | (\$ <u>278,044.00</u>) | By: _____ | |
| Adjusted Part <u>II</u> Services Amount OR Contingency Allowance Balance | (\$ <u>16,731,816.00</u>) | | Broaddus & Associates |
| | | By: _____ | |
| | | | ERO Architects |
| Summary of Other Services Total: | | | |
| Part <u>I</u> Services Amount | (\$ <u>26,260.00</u>) | By: _____ | |
| Part <u>II</u> Services Amount | (\$ _____) | | South Texas College |
| Total Adjusted Contract | (\$ <u>16,758,076.00</u>) | | |

**BROADDUS
& ASSOCIATES**



CHANGE ORDER

NUMBER: 10

PROJECT NAME: STC Nursing Campus
NAH Expansion

DATE: November 14, 2017

PROJECT NO.: 916-202

To: D. Wilson Construction Co.
1207 East Pecan
McAllen TX, 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE DESIGN CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Design Contingency: Change Proposal Request No.: CR 18
CR 18 - Provide and install (12) type M4RE light fixtures \$ (7,890)

Sub Total \$ (7,890)

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|--|-------------|
| ORIGINAL DESIGN CONTINGENCY | \$ 172,600 |
| DESIGN CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ (28,721) |
| DESIGN CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 143,879 |
| DESIGN CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (7,890) |
| REMAINING DESIGN CONTINGENCY | \$ 135,989 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ERO, Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 11

PROJECT NAME: STC Nursing Campus
NAH Expansion

DATE: November 14, 2017

PROJECT NO.: 916-202

To: D. Wilson Construction Co.
1207 East Pecan
McAllen TX, 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE DESIGN CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Design Contingency: Change Proposal Request No.: CR 19
CR 19 - Provide and install additional regulating recessed valve boxes and additional duplex \$ (7,390)
receptables

Sub Total \$ (7,390)

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|--|-------------|
| ORIGINAL DESIGN CONTINGENCY | \$ 172,600 |
| DESIGN CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ (36,611) |
| DESIGN CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 135,989 |
| DESIGN CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (7,390) |
| REMAINING DESIGN CONTINGENCY | \$ 128,599 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ERO, Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 12

PROJECT NAME: STC Nursing Campus
NAH Expansion

DATE: November 14, 2017

PROJECT NO.: 916-202

To: D. Wilson Construction Co.
1207 East Pecan
McAllen TX, 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE DESIGN CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Design Contingency: Change Proposal Request No.: CR 20

 CR 20 - Run new conduit from existing underground pull-box to the existing IDF room on first floor. General clean up \$ (14,360)

Sub Total \$ (14,360)

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|--|-------------|
| ORIGINAL DESIGN CONTINGENCY | \$ 172,600 |
| DESIGN CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ (44,001) |
| DESIGN CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 128,599 |
| DESIGN CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (14,360) |
| REMAINING DESIGN CONTINGENCY | \$ 114,239 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ERO, Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 13

PROJECT NAME: STC Nursing Campus
NAH Expansion

DATE: November 14, 2017

PROJECT NO.: 916-202

To: D. Wilson Construction Co.
1207 East Pecan
McAllen TX, 78501

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE DESIGN CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Design Contingency: Change Proposal Request No.: CR 21

CR 21 - Provide and install new indoor plenum rate 24 strand fiber optic cable from 1st floor \$ (14,790)
up to the 2nd floor and then go to the east side of building and up to the 4th floor MDF
room. Will splice fiber optic on 1st floor.

Sub Total \$ (14,790)

ATTACHMENTS: Subcontractor's quote and pricing breakdown.

| | |
|--|-------------|
| ORIGINAL DESIGN CONTINGENCY | \$ 172,600 |
| DESIGN CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ (58,361) |
| DESIGN CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 114,239 |
| DESIGN CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (14,790) |
| REMAINING DESIGN CONTINGENCY | \$ 99,449 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ERO, Architects

CMR ACCEPTANCE:

By: _____ Date: _____
D. Wilson Construction Company, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College

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

Project Name: Mid Valley Campus – Library Expansion Change Order No.: 4

Project No.: N.A. Date: November 14, 2017

Location: Weslaco Texas

This Change Order Impacts Part II Services

To: Skanska, USA, Contractor for the above project;
You are hereby authorized to make the following changes in the work under your contract;

| C.P./F.O. No. | Description of Work | Cost | Time Extension |
|---------------|---|-----------|----------------|
| | Additional General Conditions – Increase to GMP | \$ 76,844 | 0 Days |

It is mutually agreed that the ~~payment~~ (credit) of Seventy-Six Thousand Eight Hundred Forty-Four Dollars
(\$ 76,844) and 0 Days Time extension provided
For in this Change Order, constitutes full compensation to the Contracting Firm (CM/R, D/B, Performance Contractor), whether direct, consequential or otherwise, in any wise incident to, or arising out of, or resulting directly from the work performed or modified by the Contracting Firm under this Change Order. The Contract completion date, including this time extension if any, is N.A.

For the above changes the sum of; Seventy-Six Thousand Eight Hundred Forty-Four Dollars
, (\$ 76,844) will be: X added to, _____ deducted from, the contract price

| | | | |
|---|------------------------|------------------|------------------------|
| Original Part <u>II</u> Services Amt. OR Contingency Allowance | (\$ <u>2,462,776</u>) | Accepted: | |
| Previous Additions | (\$ <u>283,100</u>) | | |
| Previous Deductions | (\$ <u>N.A.</u>) | By: _____ | |
| Net Bal. Part <u>II</u> Services Amount OR Contingency Allowance | (\$ <u>2,745,876</u>) | | Skanska USA |
| This ADDITION | (\$ <u>76,844</u>) | | |
| This DEDUCTION | (\$ _____) | By: _____ | |
| Adjusted Part <u>II</u> Services Amount OR Contingency Allowance Balance | (\$ <u>2,822,720</u>) | | Broaddus & Associates |
| | | By: _____ | |
| | | | Mata+Garcia Architects |
| Summary of Other Services Total: | | | |
| Part <u>I</u> Services Amount | (\$ <u>3,679</u>) | By: _____ | |
| Part _____ Services Amount | (\$ <u>N.A.</u>) | | South Texas College |
| Total Adjusted Contract | (\$ <u>2,826,399</u>) | | |

**BROADDUS
& ASSOCIATES**



CHANGE ORDER

NUMBER: 3

PROJECT NAME: **Mid Valley Campus**
 Student Services Exp.

DATE: September 12, 2017

PROJECT NO.: N.A.

To: Skanska USA Building, Inc.
 18615 Tuscany Stone
 San Antonio, TX 78258

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

| | | | |
|----------------|---|------------------------------|----------------------|
| SCOPE OF WORK: | <u> Owner's Construction Contingency: For reporting period August 2017 </u> | | |
| CP-8 | 4SS-017R | Block Veneer at Loading Dock | \$ (2,604) |
| | | | Sub Total \$ (2,604) |

ATTACHMENTS: Subcontractor's quote and pricing breakdown and verification correspondence.

| | |
|---|-------------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY | \$ 51,049 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ (20,514) |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 30,535 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE <i>DECREASED</i> BY THIS AUTHORIZATION | \$ (2,604) |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY | \$ 27,931 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ROFA Architects

CMR ACCEPTANCE:

By: _____ Date: _____
Skanska USA Building, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 3-REVISED

PROJECT NAME: Mid Valley Campus
Student Services Exp.

DATE: November 7, 2017

PROJECT NO.: N.A.

To: Skanska USA Building, Inc.
18615 Tuscany Stone
San Antonio, TX 78258

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Owner's Construction Contingency: For reporting period August 2017

| | | |
|--|----|-------|
| RETRACTING CP-8 4SS-017R: Block Veneer at Loading Dock | \$ | 2,604 |
| Sub Total | \$ | 2,604 |

ATTACHMENTS: Subcontractor's quote and pricing breakdown and verification correspondence.

| | | |
|---|----|----------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY | \$ | 51,049 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ | (23,118) |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ | 27,931 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE INCREASED BY THIS AUTHORIZATION | \$ | 2,604 |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY | \$ | 30,535 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ROFA Architects

CMR ACCEPTANCE:

By: _____ Date: _____
Skanska USA Building, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 8

PROJECT NAME: Mid Valley Campus
Student Services Exp.

DATE: November 14, 2017

PROJECT NO.: N.A.

To: Skanska USA Building, Inc.
18615 Tuscany Stone
San Antonio, TX 78258

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: DESIGN Contingency: For reporting period September 2017

| | | |
|------------|-----------|--------|
| AVIT SI #3 | | \$ 420 |
| | Sub Total | \$ 420 |

ATTACHMENTS: Subcontractor's quote and pricing breakdown and verification correspondence.

| | | |
|---|--|-------------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY | | \$ 51,049 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | | \$ (38,566) |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | | \$ 12,483 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE <i>DECREASED</i> BY THIS AUTHORIZATION | | \$ (420) |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY | | \$ 12,063 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ROFA Architects

CMR ACCEPTANCE:

By: _____ Date: _____
Skanska USA Building, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 9

PROJECT NAME: Mid Valley Campus Student Services Exp.

DATE: Novemeber 14, 2017

PROJECT NO.: N.A.

To: Skanska USA Building, Inc.
18615 Tuscany Stone
San Antonio, TX 78258

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Owner's Construction Contingency:
Final Inspection From AHJ - Additional Request \$ (6,262)
Sub Total \$ (6,262)

ATTACHMENTS: Subcontractor's quote and pricing breakdown and verification correspondence.

| | |
|---|-------------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY | \$ 51,049 |
| OWNER'S CONSTRUCTION CONTINGENCY PRIOR TO THIS AUTHORIZATION | \$ (38,986) |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 12,063 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION | \$ (6,262) |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY | \$ 5,801 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ARCHITECT APPROVED:

By: _____ Date: _____
ROFA Architects

CMR ACCEPTANCE:

By: _____ Date: _____
Skanska USA Building, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 5

PROJECT NAME: Mid Valley Campus Thermal Plant

DATE: September 12, 2017

PROJECT NO.: N.A.

To: Skanska USA Building, Inc.
18615 Tuscany Stone
San Antonio, TX 78258

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Owner's Construction Contingency:

Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP-03 (Roof revisions per STC Standards \$6,800) and CP-04 (Revisions to SS line @ Cooling Tower \$2,000) to the Program Budget (\$8,800)

Sub Total (\$8,800)

ATTACHMENTS: Subcontractor's quote and pricing breakdown and verification correspondence.

| | |
|---|-------------------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY | \$ 61,547 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ 8,800 |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 70,347 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE <i>DECREASED</i> BY THIS AUTHORIZATION | <u>\$ (8,800)</u> |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY | \$ 61,547 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ENGINEER APPROVED:

By: _____ Date: _____
DBR Engineers

CMR ACCEPTANCE:

By: _____ Date: _____
Skanska USA Building, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College



CHANGE ORDER

NUMBER: 5- REVISED

PROJECT NAME: Mid Valley Campus Thermal Plant

DATE: November 7, 2017

PROJECT NO.: N.A.

To: Skanska USA Building, Inc.
18615 Tuscany Stone
San Antonio, TX 78258

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK: Owner's Construction Contingency:

RETRACTING the reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP-03 (Roof revisions per STC Standards \$6,800) and CP-04 (Revisions to SS line @ Cooling Tower \$2,000) to the Program Budget (\$8,800)

Sub Total \$8,800

ATTACHMENTS: Subcontractor's quote and pricing breakdown and verification correspondence.

| | |
|---|-----------|
| ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY | \$ 61,547 |
| OWNER'S CONSTRUCTION CONTINGENCY EXPENDITURE PRIOR TO THIS AUTHORIZATION | \$ - |
| OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION | \$ 61,547 |
| OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE <i>INCREASED</i> BY THIS AUTHORIZATION | \$ 8,800 |
| REMAINING OWNER'S CONSTRUCTION CONTINGENCY | \$ 70,347 |

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ENGINEER APPROVED:

By: _____ Date: _____
DBR Engineers

CMR ACCEPTANCE:

By: _____ Date: _____
Skanska USA Building, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College

Design Contingency Master Summary Sheet

Bond Funded Projects

| 2013 Bond Program | Design Contingency | | | |
|---|----------------------|----------------------------|----------------------------------|----------------------|
| | GMP Agreement: | Approved As of 10/24/17 | Pending Approval For 11/28/17 | Available: |
| PECAN CAMPUS | | | | |
| North Academic Building | \$ 104,000 | \$ 51,708 | \$ 8,505 | \$ 43,787 |
| South Academic Building | \$ 66,500 | \$ 59,826 | \$ - | \$ 6,674 |
| STEM Building | \$ 104,000 | \$ 100,083 | \$ - | \$ 3,917 |
| Student Union Bldg. | \$ 70,000 | \$ 38,098 | \$ 12,437 | \$ 19,465 |
| Thermal Plant Expansion | \$ 110,000 | \$ 110,000 | \$ - | \$ - |
| Parking and Site Improvement | \$ 25,000 | \$ 23,243 | \$ - | \$ 1,757 |
| Total: | \$ 479,500.00 | \$ 382,958.00 | \$ 20,942.00 | \$ 75,600.00 |
| NURSING & ALLIED HEALTH CAMPUS | | | | |
| Nursing Allied Health - New Building | \$ 172,600 | \$ (49,323) | \$ 122,474 | \$ 99,449 |
| Thermal Plant Expansion Bond | \$ 217 | \$ - | \$ - | \$ 217 |
| Parking & Site Improvements | \$ 23,000 | \$ - | \$ - | \$ 23,000 |
| Total: | \$ 195,817.00 | \$ (49,323.00) | \$ 122,474.00 | \$ 122,666.00 |
| TECHNOLOGY CAMPUS | | | | |
| Building Renovation | \$ 99,857 | \$ 71,058 | \$ - | \$ 28,799 |
| Parking & Site Improvements | \$ 21,497 | \$ 5,141 | \$ - | \$ 16,356 |
| Total: | \$ 121,354.00 | \$ 76,199.00 | \$ - | \$ 45,155.00 |
| MID VALLEY CAMPUS | | | | |
| Health Professions and Science Bldg. | \$ 193,219 | \$ 119,632 | \$ - | \$ 73,587 |
| Library Expansion | \$ 32,955 | \$ 29,780 | \$ - | \$ 3,175 |
| Student Services Building | \$ 51,049 | \$ 45,240 | \$ - | \$ 5,809 |
| Thermal Plant Expansion | \$ 61,547 | \$ 31,030 | \$ - | \$ 30,517 |
| Parking & Site Improvements | \$ 31,731 | \$ 15,348 | \$ - | \$ 16,383 |
| Total: | \$ 370,501.00 | \$ 241,030.00 | \$ - | \$ 129,471.00 |
| STARR COUNTY CAMPUS | | | | |
| Health Professions & Science Bldg. | \$ 96,000 | \$ 45,550 | \$ - | \$ 50,450 |
| New Library | \$ 37,000 | \$ - | \$ - | \$ 37,000 |
| Student Services Building | \$ 13,000 | \$ 10,776 | \$ - | \$ 2,224 |
| Student Activities Building | \$ 14,000 | \$ - | \$ - | \$ 14,000 |
| Thermal Plant Expansion | \$ 39,000 | \$ 16,176 | \$ - | \$ 22,824 |
| Parking & Site Improvements | \$ 37,700 | \$ 37,632 | \$ - | \$ 68 |
| Total: | \$ 236,700.00 | \$ 110,134.00 | \$ - | \$ 126,566.00 |
| REGIONAL CENTER CAMPUS | | | | |
| New Building | \$ 68,315 | \$ - | \$ - | \$ 68,315 |
| Parking and Site | \$ 28,696 | \$ - | \$ - | \$ 28,696 |
| Total: | \$ 97,011.00 | \$ - | \$ - | \$ 97,011.00 |
| LA JOYA TEACHING SITE - CSP | | | | |
| Lab Improvements | \$ - | \$ - | \$ - | \$ - |
| Total: | \$ - | \$ - | \$ - | \$ - |

| 2013 Bond Program | Design Contingency | | | |
|-------------------|------------------------|----------------------------|----------------------------------|----------------------|
| | GMP Agreement: | Approved As of 10/24/17 | Pending Approval For 11/28/17 | Available: |
| Totals: | \$ 1,500,883.00 | \$ (760,998.00) | \$ (143,416.00) | \$ 596,469.00 |

Owners Construction Contingency Master Summary Sheet

Bond Funded Projects

| 2013 Bond Program | Owners Construction Contingency | | | |
|---|---------------------------------|----------------------------|----------------------------------|----------------------|
| | GMP Agreement: | Approved As of 10/24/17 | Pending Approval For 11/28/17 | Available: |
| PECAN CAMPUS | | | | |
| North Academic Building | \$ 162,000 | \$ 67,333 | \$ - | \$ 94,667 |
| South Academic Building | \$ 98,355 | \$ 48,974 | \$ 31,542 | \$ 17,839 |
| STEM Building | \$ 153,990 | \$ 83,434 | \$ 29,800 | \$ 40,756 |
| Student Union Bldg. | \$ 100,000 | \$ - | \$ - | \$ 100,000 |
| Thermal Plant Expansion | \$ 50,000 | \$ 50,000 | \$ - | \$ - |
| Parking and Site Improvement | \$ 38,900 | \$ 17,523 | \$ 4,573 | \$ 16,804 |
| Total: | \$ 603,245.00 | \$ 267,264.00 | \$ 65,915.00 | \$ 270,066.00 |
| NURSING & ALLIED HEALTH CAMPUS | | | | |
| Nursing Allied Health - New Building | \$ 178,900 | \$ 145,701 | \$ - | \$ 33,199 |
| Thermal Plant Expansion Bond | \$ 3,420 | \$ - | \$ - | \$ 3,420 |
| Parking & Site Improvements | \$ 34,207 | \$ - | \$ - | \$ 34,207 |
| Total: | \$ 216,527.00 | \$ 145,701.00 | \$ - | \$ 70,826.00 |
| TECHNOLOGY CAMPUS | | | | |
| Building Renovation | \$ 151,180 | \$ 133,810 | \$ - | \$ 17,370 |
| Parking & Site Improvements | \$ 33,640 | \$ 9,105 | \$ - | \$ 24,535 |
| Total: | \$ 184,820.00 | \$ 142,915.00 | \$ - | \$ 41,905.00 |
| MID VALLEY CAMPUS | | | | |
| Health Professions and Science Bldg. | \$ 193,219 | \$ 9,352 | \$ - | \$ 183,867 |
| Library Expansion | \$ 32,955 | \$ - | \$ - | \$ 32,955 |
| Student Services Building | \$ 51,049 | \$ 38,566 | \$ 6,682 | \$ 5,801 |
| Thermal Plant Expansion | \$ 61,547 | \$ (8,800) | \$ - | \$ 70,347 |
| Parking & Site Improvements | \$ 31,731 | \$ (40,594) | \$ - | \$ 72,325 |
| Total: | \$ 370,501.00 | \$ (1,476.00) | \$ 6,682.00 | \$ 365,295.00 |
| STARR COUNTY CAMPUS | | | | |
| Health Professions & Science Bldg. | \$ 143,000 | \$ 4,540 | \$ - | \$ 138,460 |
| New Library | \$ 55,500 | \$ - | \$ - | \$ 55,500 |
| Student Services Building | \$ 19,500 | \$ - | \$ - | \$ 19,500 |
| Student Activities Building | \$ 21,000 | \$ - | \$ - | \$ 21,000 |
| Thermal Plant Expansion | \$ 58,000 | \$ - | \$ - | \$ 58,000 |
| Parking & Site Improvements | \$ 52,950 | \$ 57,427 | \$ - | \$ (4,477) |
| Total: | \$ 349,950.00 | \$ 61,967.00 | \$ - | \$ 287,983.00 |
| REGIONAL CENTER CAMPUS | | | | |
| Building | \$ 89,889 | \$ - | \$ - | \$ 89,889 |
| Parking and Site | \$ 37,757 | \$ - | \$ - | \$ 37,757 |
| Total: | \$ 127,645.53 | \$ - | \$ - | \$ 127,645.53 |
| LA JOYA TEACHING SITE | | | | |
| Lab Improvements | \$ - | \$ - | \$ - | \$ - |
| Total: | \$ - | \$ - | \$ - | \$ - |

| 2013 Bond Program | Owners Construction Contingency | | | |
|-------------------|---------------------------------|----------------------------|----------------------------------|------------------------|
| | GMP Agreement: | Approved As of 10/24/17 | Pending Approval For 11/28/17 | Available: |
| Totals: | \$ 1,852,688.53 | \$ (616,371.00) | \$ (72,597.00) | \$ 1,163,720.53 |

Buyout Savings and GMP Master Summary Sheet

Bond Funded Projects

| 2013 Bond Program | Board Approved GMP: | Change Orders | | Adjusted GMP: |
|---|-------------------------|----------------------------|----------------------------------|-------------------------|
| | | Approved As of 10/24/17 | Pending Approval For 11/28/17 | |
| PECAN CAMPUS | | | | |
| North Academic Building | \$ 10,951,000 | \$ (730,195) | \$ - | \$ 10,220,805 |
| South Academic Building | \$ 6,657,834 | \$ - | \$ - | \$ 6,657,834 |
| STEM Building | \$ 10,417,059 | \$ (4,490) | \$ - | \$ 10,412,569 |
| Student Union Bldg. | \$ 6,888,179 | \$ (8,543) | \$ - | \$ 6,879,636 |
| Thermal Plant Expansion | \$ 4,194,000 | \$ (61,591.00) | \$ - | \$ 4,132,409 |
| Parking and Site Improvement | \$ 2,618,800 | \$ (43,197) | \$ - | \$ 2,575,603 |
| Total: | \$ 41,726,872.00 | \$ (848,016.00) | \$ - | \$ 40,878,856.00 |
| NURSING & ALLIED HEALTH CAMPUS | | | | |
| Nursing Allied Health - New Building | \$ 17,009,860 | \$ - | \$ (278,044) | \$ 16,731,816 |
| Thermal Plant Expansion Bond | \$ 230,788 | \$ - | \$ - | \$ 230,788 |
| Parking & Site Improvements | \$ 2,205,963 | \$ - | \$ - | \$ 2,205,963 |
| Total: | \$ 19,446,611.00 | \$ - | \$ (278,044.00) | \$ 19,168,567.00 |
| TECHNOLOGY CAMPUS | | | | |
| Building Renovation | \$ 10,533,587 | \$ (1,736,041) | \$ - | \$ 8,797,546 |
| Parking & Site Improvements | \$ 1,985,820 | \$ (436,239) | \$ - | \$ 1,549,581 |
| Total: | \$ 12,519,407.00 | \$ (2,172,280.00) | \$ - | \$ 10,347,127.00 |
| MID VALLEY CAMPUS | | | | |
| Health Professions and Science Bldg. | \$ 14,453,387 | \$ - | \$ - | \$ 14,453,387 |
| Library Expansion | \$ 2,462,776 | \$ 283,100 | \$ 76,844 | \$ 2,822,720 |
| Student Services Building | \$ 3,850,923 | \$ - | \$ - | \$ 3,850,923 |
| Thermal Plant Expansion | \$ 3,787,322 | \$ 27,164 | \$ - | \$ 3,814,486 |
| Parking & Site Improvements | \$ 2,479,153 | \$ (109,376) | \$ - | \$ 2,369,777 |
| Total: | \$ 27,033,561.00 | \$ 200,888.00 | \$ 76,844.00 | \$ 27,311,293.00 |
| STARR COUNTY CAMPUS | | | | |
| Health Professions & Science | \$ 9,521,000 | \$ - | \$ - | \$ 9,521,000 |
| New Library | \$ 3,700,000 | \$ - | \$ - | \$ 3,700,000 |
| Student Services Building | \$ 1,320,000 | \$ - | \$ - | \$ 1,320,000 |
| Student Activities Building | \$ 1,365,000 | \$ - | \$ - | \$ 1,365,000 |
| Thermal Plant Expansion | \$ 3,911,000 | \$ (250,000) | \$ - | \$ 3,661,000 |
| Parking & Site Improvements | \$ 3,496,950 | \$ - | \$ - | \$ 3,496,950 |
| Total: | \$ 23,313,950.00 | \$ (250,000.00) | \$ - | \$ 23,063,950.00 |
| REGIONAL CENTER CAMPUS | | | | |
| Building | \$ 3,326,426 | \$ - | \$ - | \$ 3,326,426 |
| Parking and Site | \$ 1,887,866 | \$ - | \$ - | \$ 1,887,866 |
| Total: | \$ 5,214,292.00 | \$ - | \$ - | \$ 5,214,292.00 |
| LA JOYA TEACHING SITE - CSP | | | | |
| Lab Improvements | \$ 1,163,000 | \$ 2,650 | \$ - | \$ 1,165,650 |
| Total: | \$ 1,163,000.00 | \$ 2,650.00 | \$ - | \$ 1,165,650.00 |

| 2013 Bond Program | Board Approved GMP: | Change Orders | | Adjusted GMP: |
|-------------------|--------------------------|----------------------------|----------------------------------|--------------------------|
| | | Approved As of 10/24/17 | Pending Approval For 11/28/17 | |
| Totals: | \$ 130,417,693.00 | \$ (3,066,758.00) | \$ (201,200.00) | \$ 127,149,735.00 |

Pecan Campus - North Academic Building

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|--|-----------------|-------------------|-------------------|---------------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$104,000 | \$162,000 | \$10,951,000 | Bd. App. Date |
| 1 | BUY OUT SAVINGS - of \$720,878 | | | | (\$720,878) | BOS |
| 2 | CR14, CR24 & CR26 | | | | (\$720) | OC |
| 3 | CR-29 - Add a second set of Building ID Letters to Canopy Façade | | | | (\$6,405) | OC |
| 4 | CR-28 - Revise Interior Roof side of Parapet wall sheathing from Dens-Glass gyp bd to Dens-Deck per Garland Roofing Req | | (\$14,812) | | | OC |
| 5 | CR 02 - ASI-02 Structural steel modifications at entry canopies \$2,887; CR 03R- ASI-01 - Additional steel framing at building expansion joint - \$3,100; CR 05 - Exterior parapet angle addition -\$6831 ; CR 07R - ASI-06 - Interior and Finishes: Light fixture revisions \$275 ; CR 18 - ASI-02 Structural steel modifications at entry canopies -\$1091 ; CR 21 - ASI-05: Mock-Up wall - added length and details -\$1775 ; CR 22 - Additional structural pilasters at elevator shaft walls -\$6606 | | (\$16,241) | | | DD / DOC / CM |
| 6 | CR 08R - AVIT Supplemental Information SI-01 dated October 13,2016 Infrastructure modifications to teacher's podium floor boxes, data for offices, etc. \$3242 ; CR 11 - ASI-07: Electrical infrastructure supporting AVIT SI-01 - conduit, wall boxes, floor block outs, etc. -\$3363 | | (\$121) | | | DD |
| 7 | CR-30R3 AVIT SI-02 Audio Visual Modifications for monitors, computer and Classroom etc. -\$16052 ; CR-35R3 AVIT SI-03 Audio Visual modifications for Active Learning Classrooms -\$28,052 ; CR-37 ASI-13 Electrical infrastructure for AVIT SI-02 Conduit and Boxes -\$8969 ; CR-38 ASI-14 Electrical infrastructure for AVIT SI-03 Conduit and Boxes -\$3493 ; Modify Construction Fence and Construction Trailer plumbing to accommodate Mc Allen ISD -\$1,254 | | | | (\$57,820) | OC |
| 8 | CR-34 - Graphic Revisions -\$2,388; CR-43 - AVIT SI- 05 Misc. Revisions \$2,913 | | | | \$525 | OC |
| 9 | CR-25 - Building Letter Revision -\$143 ; CR-27 - Toilet Accessories - Add Grab Bars per ADA -\$395 ; CR-31 - Revise Doors to Clear Birch -\$550 ; CR-41 - ASI 16 Lobby Stairwell Finishes (enclose underside of Main Stair) -\$6899 | | (\$7,987) | | | OC / DOC |
| 10 | CR-45 CHW Crossover in Level 2 Mechanical Room | | (\$6,143) | | | DOC |
| 11 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CR-2 \$2,887; CR-07R \$275 ; CR-08R \$3,242 and CR-43 \$2,913 to the Program Budget. | | (\$6,404) | (\$2,913) | (\$9,317) | |
| Total Expenditures approved to Date | | | (\$51,708) | (\$67,333) | (\$730,195) | |
| Balance Remaining | | | \$52,292 | \$94,667 | \$10,220,805 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|--|--|------------------|-----------------|---------------------|----|
| 12 | CR-46 Add title above toilet door at drinking fountain alcoves \$655 | | | | | DD |
| | CR-49 AVIT-SI 08: add 2 data drops to DDC Controllers in Lvl 2 & 3 Mechanical Rooms \$1,592 | | | | | DD |
| | CR-50 Add 2 Building identification letter, "P" per direction of City of McAllen Fire Inspector \$330 | | | | | U |
| | CR-51 RFI-78 Drywall finish over spandrel glass at Lvl 3, Rooms 3.101, 101a & 102 adjunct break and open computer lab \$2,940 | | (\$8,505) | | | DD |
| | CR-52 Drywall finish over spandrel glass at Stairwell landings (Re: CR-51 - RFI 178 for similar condition at Lvl 3 commons computer lab, etc.) \$2,988 | | | | | DD |
| Total Expenditures this reporting period | | | (\$8,505) | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$43,787 | \$94,667 | \$10,220,805 | |

Pecan Campus - South Academic Building

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|--|-----------------|------------|-------------|-------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$66,500 | \$98,355 | \$6,657,834 | Bd. App. Date |
| 1 | Adjustments for days and to align Board Approved Timeline | | | | | DOC / U |
| 2 | CR-13R - Electrical Infrastructure to Final Furniture Plan -\$4556 ; CR-21 - CHW Extension: Offset around existing tree and manhole -\$9356 | | | (\$13,912) | | OC / U |
| 3 | CR 02R - AVIT Supplemental Info SI-01 dated October 13, 2016: Revise floor boxes types and locations (EFSB8 to RFB4, etc.) -\$2034; CR 4 - Revise classroom lockset function to 'Secure-in-Place' \$750 ; CR 11 - ASI 01: Add door for AHU coil draw-out space -\$2315 ; CR 14 - RFI 40_Structural Steel 'X' brace conflict with Window Wall at Computer 2.401 -\$6438 ; CR 23 - RFI 40a-40b, 52, 59a & 60: Dry wall revisions to conceal storm drains, structural bracing, etc. -\$3041 | | (\$13,078) | | | OC / DOC |
| 4 | CR-22R AVIT Supplemental Info. SI-02 dated May 18.2017. Misc. revisions for Fixed Panel Monitors, Classrooms to Computer Lab upgrades, act | | | (\$21,025) | | OC |
| 5 | CR - 24 Add Flat Screens and Infrastructure & Delete Projection Screens including deleting data drops and removing Ceiling Mounted Projectors Supports | | | (\$3,532) | | OC |
| 6 | CR-26 RFI-54 VAV Boxes Power Revisions - add a neutral wire to connect to 277 V power | | (\$2,488) | | | DOC |
| 7 | (CR-25R) Red Dye Concrete | | | (\$10,505) | | (U) 10/24/17 |
| 8 | CR-27R Relocate cable tray from classroom | | (\$44,260) | | | (OC) 10/24/17 |
| Total Expenditures approved to Date | | | (\$59,826) | (\$48,974) | \$0 | |
| Balance Remaining | | | \$6,674 | \$49,381 | \$6,657,834 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|---|--|---------|------------|-------------|----|
| 9 | Classroom window wall Roller Shades for \$23,542 + Power/control material and labor (Not to exceed \$8,000) | | | (\$31,542) | | OC |
| Total Expenditures this reporting period | | | \$0 | (\$31,542) | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$6,674 | \$17,839 | \$6,657,834 | |

Pecan Campus - STEM Building Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | Code / Bd. App. Date |
|--|---|-----------------|--------------------|-------------------|---------------------|-------------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | |
| co # | Change Order Description | | \$104,000 | \$153,990 | \$10,417,059 | |
| 1 | CR2R, CR3R & CR11 | | | (\$36,507) | | OC / DOC |
| 2 | Adjustment for days & approved timeline - 53 days | | | | | U |
| 3 | CR-01 1st Floor Under slab Utility Trench -\$50,300 ; CR-06R - RFI 08 - AVIT SI-01 - Revise Floor Box Type @ 22 Locations -\$3155 ; CR-08R - Revise 7 Door to 45 min fire rated doors -\$2700 ; CR-13 - RFI-34 Exhaust Fan Equipment support and duct flashing -\$3482 ; CR-14R - RFI-24 Duct/Ceiling conflicts at Corridor 1.100 -\$4505 ; CR-15 - Revise Interior Roof side of Parapet wall sheathing from Dens-Glass gyp bd to Dens-Deck per Garland Roofing Req - \$4974 ; CR-16R2 - RFI-14, 36 & 41 add drywall chase to encase structural steel braces and storm drain headers - \$6768 ; CR-18 - RFI 18 - AVIT-SI-01 Revise floor box location at Lvl 1 labs -\$3843 | | (\$79,727) | | | OC / DOC |
| 4 | CR-20R Revised Lab service fixtures per Submittal 27a - combine gas turrets to double outlet , add DI water to service sinks, ect. -\$6817 ; CR-21R AVIT Supplemental Info. SI-02 dated May 18, 2017; Misc. revisions Flat Panel Monitors -\$31559 | | | (\$38,376) | | OC / DOC |
| 5 | CR22 - FUME HOOD DUCT 'Y' CONNECTION | | (\$20,356) | | | DOC |
| 6 | CR.23R2 - Revise Lab Utilities to Prep Room, Hoods, Sinks & Autoclave | | | (\$5,344) | | OC |
| 6 | CR - 24 Add Flat Screens and Infrastructure & Delete Proj.Screens | | | \$4,490 | | OC |
| 6 | CR 25 - Modify Routing of Cable Trays to avoid classrooms | | | (\$3,207) | | OC |
| 7 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CR-24 (\$4,490) to the Program Budget | | | (\$4,490) | (\$4,490) | |
| Total Expenditures approved to Date | | | (\$100,083) | (\$83,434) | (\$4,490) | |
| Balance Remaining | | | \$3,917 | \$70,556 | \$10,412,569 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|---|--|----------------|-----------------|---------------------|----|
| 8 | Classroom window wall Roller Shades for \$21,800 + Power/control material and labor (Not to exceed \$8,000) | | | (\$29,800) | | OC |
| Total Expenditures this reporting period | | | \$0 | (\$29,800) | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$3,917 | \$40,756 | \$10,412,569 | |

Pecan Campus - Student Union

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|--|-----------------|------------|-------------|-------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| CO # | Change Order Description | | \$70,000 | \$100,000 | \$6,888,179 | Bd. App. Date |
| 1 | CR-01 Remove 3 Existing Palm Trees -\$750 ; CR-02 Remove Existing Drain Box at North Side of Pad -\$600 ; CR-03 Remove Existing Drain Box at South Side of Pad -\$600 ; CR-06 Add Door in Hoist way to service elevator equipment -\$2245 ; CR-07 RFI-06 Power to UV Light and Receipt in AHU's -\$1560 ; CR-08 RFI-33 Add Fire Damper for AHU PU005 -\$786 ; CR-09 RFI-36 Add Exhaust and R/A Fire Dampers -\$958 ; CR-10 Revise Sheathing from Treated Plywood to Dens- Glass \$7738 ; CR-12 Add 2 Layers of wood mailer at edge of high roof for insulation -\$2707 ; CR-13R - Revise Interior Roof side of Parapet wall sheathing from Dens-Glass gyp bd to Dens-Deck per Garland Roofing Req -\$5316 ; CR-14 ASI -08 Add 2 Floor Drains at Terrace Deck to maintain minimum concrete Depth for Structural Capacity -\$3600 ; CR-15 ASI -11 Furniture- Electrical Infrastructure Revisions \$805 | | (\$10,579) | | | OC / DOC / U |
| 2 | Elevator -\$1306 ; CR. 21 - Revise Exterior Handrail Material HD Gal. -\$2850 | | (\$4,156) | | | U / CM |
| 3 | CR-24 Add Fire Rated Access Pnl. to Space Below Monumental Stair | | (\$1,309) | | | OC |
| 4 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CR-10 (\$7,738) and CR-15 (\$805) to the Program Budget | | (\$8,543) | | | |
| 5 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CR-10 (\$7,738) and CR-15 (\$805) to the Program Budget | | | | (\$8,543) | |
| 6 | (CR-25) Relocate AEP transformer to clear other utilities (\$2,119) - U; (CR-28) Revise power to elevator from 208V to 480V per manufacture requirements (\$5,101) - DOC; (CR-30) Texas Gas Services installation fee (\$6,291) - DOC | | (\$13,511) | | | 10/24/17 |
| Total Expenditures approved to Date | | | (\$38,098) | \$0 | (\$8,543) | |
| Balance Remaining | | | \$31,902 | \$100,000 | \$6,879,636 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|--|--|------------|-----------|-------------|-------|
| 7 | CR-29 PR-02 Add partition in space under sitting stair (Door provided in previous CR-24) \$1,550 | | | | | DD |
| | CR-31 RFI-66: Relocate water heater and water softner to fit in available space \$6,232 | | | | | Error |
| | CR-32 Additional Room signage per submittal review \$740 | | (\$12,437) | | | DOC |
| | CR-33 Revise exit devices to fit narrow stile doors \$3,535 | | | | | DOC |
| | CR-35 Change accent wall color from orange to green at Career Center 1.401 \$380 | | | | | DD |
| Total Expenditures this reporting period | | | (\$12,437) | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$19,465 | \$100,000 | \$6,879,636 | |

Pecan Campus - Thermal Plant

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Design | Owner/Cons. | GMP Adjust. | Code / |
|--|---|--------------------|-------------------|--------------------|---------------|
| co # | Change Order Description | \$110,000 | \$50,000 | \$4,194,000 | Bd. App. Date |
| 1 | CPR#8 - Provide Owner Protective Liability Insurance & CPR#9 Remove Conflicting Lines | (\$29,930) | | | |
| 1 | CPR#11- Provide Gas Line Connection to Existing Meter & CPR#12 Provide Temp Water | incl above | | | |
| 1 | CPR#14-Water Line Exploration & CPR#15 Comm.Card Expired | incl above | | | |
| 1 | CPR#16- Add 8" to Top of Masonry Wall& CPR#17- Provide Traffic Control April-May | incl above | | | |
| 1 | CPR#19- Provide Metal Roof Underlayment & CPR#20 Add Support Brackets for CHW | incl above | | | |
| 1 | CPR#22-Provide Traffic Control May-June | incl above | | | |
| 1 | CP-02 Chilled Water Pipe Wrap,CP-03 CW Piping Reconfiguration, CP-05 Replaced Pitted CW Piping, CP-07 Delete CW Insulation Cost | | (\$41,714) | | |
| 2 | CP-10 Provide Sealed Concrete in Lieu of VCT | (\$13,248) | (\$367) | | |
| 01F | Final Change Order dated May 3, 2017 Credit Remaining Design and Construction Contingency's and GMP Labor Savings | (\$31,615) | (\$7,919) | (\$61,591) | |
| 4 | CPR-26b ; CPR-33, CPR-30; CPR-31; CPR-32; CPR-34; CPR-35; CPR-36; CPR-38; CPR-39 & CPR-40 | (\$34,950) | | | |
| 5 | CPR-42 | (\$257) | | | |
| Total Expenditures approved to Date | | (\$110,000) | (\$50,000) | (\$61,591) | |
| Balance Remaining | | \$0 | \$0 | \$4,132,409 | |

| |
|-------------------------------------|
| Project is Billed out and Completed |
|-------------------------------------|

Pecan Campus - Parking and Site Improvements

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|---|-----------------|-------------------|-------------------|--------------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| CO # | Change Order Description | | \$25,000 | \$38,900 | \$2,618,800 | Bd. App. Date |
| 1 | CR-07 Storm Drain Conflict with Existing CE for Temporary Bldg. -\$4577 ; CR-09 Valve to Isolate Bldg. M for water main shut down at NAB storm drain inlet -\$3849 ; CR-10 Remove existing water main valves at NAB storm drain inlet per City of Mc Allen ; CR-12 Utility Conflicts at NAB Storm drain inlet -\$9097 | | | (\$17,523) | | U |
| 2 | CR 02 - Delete Lime Stabilization at Parking Lot per Terracon CMT analysis of sub soil \$21689 ; CR 03 - RFI 10 - Delete back flow preventer at water service to Student Union (SACB) \$8658 ; CR 05 - RFI 14 - Reduce original sizes of fire service lines: 8" to 6", and 6" to 4" \$8550 ; CR 08R - Delete Fire Hydrant and associated service line \$4300 ; CR 13R - RFI 22: Utility conflicts at Storm drain lines between Bldg. E and Cooling Towers -\$6584 ; CR 14 - AVIT Supplemental Info SI-02 dated May 4, 2017: IT Duct Bank - clarifications on routing around new buildings -\$7937 | | \$28,676 | | | U / DOC |
| 3 | CR-16 Revised the sidewalks and curbs by Student Union due to Elevation Change between Site Package and Building Package -\$3499 ; CR-17 Add Pull Box for Inter-Building IT Duct Bank between STEM and South Academic Buildings -\$5223 | | (\$8,722) | | | U / DOC |
| 4 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CR's 2,3,5 and 8R to the Program Budget Buy-Out Saving. | | (\$43,197) | | (\$43,197) | DD |
| Total Expenditures approved to Date | | | (\$23,243) | (\$17,523) | (\$43,197) | |
| Balance Remaining | | | \$1,757 | \$21,377 | \$2,575,603 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|--|--|----------------|-----------------|--------------------|---|
| 5 | CR-18 Revise phone cabling protection connectors from "Porta" digital type to "Circa" analog type. \$3,425 | | | | | U |
| | CR-19 Boare and sleeve under loop drive to irrigation watermeter, relocated at direction of City of McAllen engineer \$1,148 | | | | (\$4,573) | U |
| Total Expenditures this reporting period | | | \$0 | (\$4,573) | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$1,757 | \$16,804 | \$2,575,603 | |

Nursing Allied Health - Building Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|---|---------------------|------------------|--------------------|---------------------|------------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | \$15,124,960 | \$172,600 | \$178,900 | \$17,009,860 | Bd. App. Date |
| 1 | CP-02 Lavatories and Toilet Partition Revisions -\$16776 ; CP-07 Add 13 Junction Boxes and Conduit -\$3106 | | | (\$19,882) | | OC |
| 2 | CR-01 Vapor Barrier Product Substitution \$6750 ; CR-03 Reduce Generator Size/Capacity \$78010 ; CR-04 Finish Hardware Changes \$260 ; CR-06 Provide Floor Box in Rm 3.515 -\$1506 ; CR-08 Relocate VAV Boxes and modify existing ductwork -\$24506 | | \$59,008 | | | DD |
| 3 | CP-05 Additional Power Outlets -\$2450 ; CP-09 WHJW SI#2R2 -\$123369 | | | (\$125,819) | | OC |
| 4 | CP-011R Restroom Modifications -Adding (1) layer of gyp bd to interior side of Men & Women's Restrooms (Restrooms share a common wall with an adjacent Conf. Room) | | | (\$6,770) | | DD |
| 5 | CP-010 CREDIT for projection screens | | | \$2,937 | | DD |
| 5 | CP-012 DEDUCT for data - WHJW SI 3 | | | (\$1,771) | | Error |
| 5 | CP-013 CREDIT For Projector Data Drops - WHJW SI4 | | | \$2,518 | | DD |
| 6 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP's - CP-1(Vapor Barriers \$6,750) CP-02 (Emergency Gen. \$78,010),CP-04 (Finished Hwdr. \$260), CP 10 (Project. Screen \$2,937) and CP-13 (Data Drops for Projection Screen \$2,518) including \$200,000 for recognized GMP Buy-Out Saving to Program Budget | (\$200,000) | (\$90,475) | | | BOS |
| 6R | Retract Change Order No. 6 | \$200,000 | \$90,475 | | | |
| 7 | Reallocation of Cost of Work Credit \$200,000 and Design Contingency Credit of \$90,475 to reduce the GMP amount | | | | (\$290,475) | BOS |
| 7R | Retract Change Order No. 7 | | | | \$290,475 | |
| 8 | (CR-14) RFI # 70 Radiology Supply Rm HVAC Addition \$1,699; (CR-16) WJHW SI # 7 Addition of Plug Strips \$4,900; | | | (\$6,599) | | Omission 10/24/2017 |
| Total Expenditures approved to Date | | \$0 | \$49,323 | (\$145,701) | \$0 | |
| Balance Remaining | | \$15,124,960 | \$221,923 | \$33,199 | \$17,009,860 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|---|---------------------|--------------------|-----------------|---------------------|-------|
| 9 | Buy-Out Savings of \$200,000 from Cost of Work (As noted in Change Order No. 6 & 7) + \$78,044 from Design Contingency = \$278,044 | (\$200,000) | (\$78,044) | | (\$278,044) | BOS |
| 10 | Provide and install (12) type M4RE light fixtures | | (\$7,890) | | | Error |
| 11 | Provide and install the additional regulating recessed valve boxes and additional duplex receptacles | | (\$7,390) | | | DD |
| 12 | Run new conduit from existing underground pull-box to the existing IDF room on the first floor. Plus additional General Clean up | | (\$14,360) | | | Error |
| 13 | Provide and install new indoor plenum rated 24 strand fiber optic cable from 1st floor up to the 2nd floor and then go to the east side of building and up to the 4th floor MDF room. Will splice fiber optic on 1st floor. | | (\$14,790) | | | DD |
| Total Expenditures this reporting period | | (\$200,000) | (\$122,474) | \$0 | (\$278,044) | |
| Balance remaining after approved Current Change Orders | | \$14,924,960 | \$99,449 | \$33,199 | \$16,731,816 | |

Nursing Allied Health - Thermal Plant

Change Order Log

| BOND | | | | | | |
|---|--------------------------|-----------------|--------|-------------|-------------|---------------|
| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$217 | \$3,420 | \$230,788 | Bd. App. Date |
| | NONE | | | | | |
| <i>Total Expenditures approved to Date</i> | | | \$0 | \$0 | \$0 | |
| <i>Balance Remaining</i> | | | \$217 | \$3,420 | \$230,788 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| <i>Total Expenditures this reporting period</i> | | | \$0 | \$0 | \$0 | |
| <i>Balance remaining after approved Current Change Orders</i> | | | \$217 | \$3,420 | \$230,788 | |

| NON-BOND | | | | | | |
|---|---|-----------------|----------|-------------|-------------|----------------|
| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | |
| co # | Change Order Description | | \$31,783 | \$42,375 | | |
| 1 | (CR-1) Hardware Modifications ties into the IT rack \$402; (CR-2) RFI # 21 Power for IT Rack (moved from office pull into the thermal plant \$534; (CR-3) WJHW SI # 1 Re-route Telecommunications Enclosure \$5,500; (CR-4) RFI # 13 Control Panel and Data Drops \$3,130 | | | (\$9,566) | | OC 10/24/17 |
| <i>Total Expenditures approved to Date</i> | | | \$0 | (\$9,566) | \$0 | |
| <i>Balance Remaining</i> | | | \$31,783 | \$32,809 | \$0 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| <i>Total Expenditures this reporting period</i> | | | \$0 | \$0 | \$0 | |
| <i>Balance remaining after approved Current Change Orders</i> | | | \$31,783 | \$32,809 | \$0 | |

Nursing Allied Health - Parking and Site Improvements

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|---|---------------------------------|------------------------|-----------------|--------------------|--------------------|----------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$23,000 | \$34,207 | \$2,205,963 | Bd. App. Date |
| | NONE | | | | | |
| | | | | | | |
| Total Expenditures approved to Date | | | \$0 | \$0 | \$0 | |
| Balance Remaining | | | \$23,000 | \$34,207 | \$2,205,963 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| | | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$23,000 | \$34,207 | \$2,205,963 | |

Technology Campus - Southwest Building Renovation

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | Code / Bd. App. Date |
|--|--|-----------------|-------------------|--------------------|----------------------|-------------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | |
| co # | Change Order Description | | \$99,857 | \$151,180 | \$10,533,587 | |
| 1 | Buy-Out Savings - Credit for the balance of Partial GMP (Demo) Design and Construction "Owner" Contingency's | | (\$5,141) | (\$9,106) | (\$120,730) | OC |
| 2 | Buy-Out Savings -2nd round of saving offered by CM@R | | | | (\$1,115,311) | OC |
| 3 | Hose Reels | | (\$16,156) | | | DD |
| 4 | Grinding & Polishing of existing Concrete Floors | | | (\$14,988) | | U |
| 5 | CP - 11 Deduct for Birch Veneer \$1,395; CP - 08 Hardware Revisions for Security +\$2,900; CP - 10 Revisions to PL Casework +\$660 = \$2,165 | | | \$2,165 | | OC / DD |
| 6 | Change Order No. 6 of \$3,560 from Owner's Contingency | | | (\$3,560) | (\$3,560) | |
| 6R | Change Order No. 6 of \$3,560 from Owner's Contingency - RETRACTED | | | \$3,560 | \$3,560 | 10/24/2017 |
| 7 | (CP-3R) Changes as per ASI #1 - Armorlite Wall Panel at High/Low roof transition vs. stucco | | | \$1,395 | | (OC) 10/24/17 |
| 8 | (PR-27) Quality Lab Modification per ASI # 10A (from single door to double door) | | (\$10,539) | | | (EO) 10/24/17 |
| 9 | Buy-out Savings from project cost of work ,D.C. and O.C.C. (Cost of work \$347,502 + D.C. \$39,222 + O.C.C. \$113,276) = \$500,000 | | (\$39,222) | (\$113,276) | (\$500,000) | (OC) 10/24/17 |
| Total Expenditures approved to Date | | | (\$71,058) | (\$133,810) | (\$1,736,041) | |
| Balance Remaining | | | \$28,799 | \$17,370 | \$8,797,546 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|------|--|-----------------|-----------------|--------------------|--|
| | NONE | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$28,799 | \$17,370 | \$8,797,546 | |

Technology Campus - Parking and Site Improvements

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|--|------------------------|------------------|------------------|--------------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$21,497 | \$33,640 | \$1,985,820 | Bd. App. Date |
| 1 | (Cost of Work -\$8000 ; D.C. -\$9105 ; O.C.C. - \$5141) | | (\$5,141) | (\$9,105) | (\$22,246) | OC |
| 2 | Return of Buy-Out Savings from the GMP cost of work | | | | (\$400,000) | OC |
| 3 | Return of Buy-Out Savings from the GMP (\$50k for existing conditions - Grind existing concrete slab) | | | | (\$8,898) | OC |
| 4 | <i>Return of Buy-Out Savings from the GMP (\$40k used to cover the cost of CP-08 Additional Sitework \$5,590, CP-09 additional Demo per RFI#14 \$19,115 and CP-10 Drainage Modifications per ASI-06 \$10,200) Balance remaining with the deducted from the GMP and included as GMP Buy-Out Savings</i> | | | | (\$5,095) | OC |
| Total Expenditures approved to Date | | | (\$5,141) | (\$9,105) | (\$436,239) | |
| Balance Remaining | | | \$16,356 | \$24,535 | \$1,549,581 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|------|--|-----------------|-----------------|--------------------|--|
| | NONE | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$16,356 | \$24,535 | \$1,549,581 | |

Mid-Valley Campus - Health Professions Science Building

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | Code / Bd. App. Date |
|--|--|-----------------|--------------------|------------------|---------------------|-------------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | |
| co # | Change Order Description | | \$193,219 | \$193,219 | \$14,453,387 | |
| 1 | CP-01 (Generator \$19,687),CP-02 (Elect 60%-100% \$12,051),CP-03(Twr Stl Redesign \$18,105),CP-04 (Op.Part Supports \$1,071),CP-05(Access Cntrl.Hwdr \$-1,530),CP-06(Fume Hd Rev\$6,985),CP-07(K-Bracing\$768),CP-08(Dr.size rev\$1,000),CP-09(Add Mop Sk \$872),CP-10(Relock. Mop Sk \$287),CP-11(Add CMU \$12,299),CP-13(Struc. Stl shop draw rev.\$11,910),CP-14(Low Roof Brick Spt \$26,560) and CP-15 (Provide Temp. Roof \$19,000) | | (56,541) | | | |
| 2 | CP-12 AR 3HP-008 Door Hdwr. Revisions per New Security Protocol | | | (6,620) | | |
| 3 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP-01 (Delete Generator-\$19,687) and CP-03Steal Redesign-\$18,105) to the Program Budget (37,792) | | (37,792) | | | 10/24/17 |
| 4 | Reduction to the GMP Cost of Work associated with C.O.#3 and reallocate the dollars to owners buy-out savings against the program shortfall. (37,792) | | | | (37,792) | 10/24/17 |
| 3R | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP-01 (Delete Generator-\$19,687) and CP-03Steal Redesign-\$18,105) to the Program Budget (37,792) - RETRACTED | | \$37,792 | | | 10/24/17 |
| 4R | Reduction to the GMP Cost of Work associated with C.O.#3 and reallocate the dollars to owners buy-out savings against the program shortfall. (37,792) - RETRACTED | | | | \$37,792 | 10/24/17 |
| 5 | CP-16 3HP-006R AVIT SI# 1&2 - Furniture coordination | | (7,171) | | | 10/24/17 |
| 6 | CP-17 3HP-023R - additional structural steel columns at elevator shaft and supports (Requirements from Elevator Manufacture Schindler) | | (6,458) | | | 10/24/17 |
| 7 | CP-19 3HP-036 - Arch lintels at towers per RFI # 15 | | (4,141) | | | 10/24/17 |
| 8 | CP-20 3HP-040 - Trellis steel plate supports (Trellis manufacture reviewed the submittals and required additional steel plate) | | (1,126) | | | 10/24/17 |
| 9 | CP-22 3HP-028 - Additional fume hood and appurtenances Lab 2.071 per RFI # 31 & 31A | | (24,334) | | | 10/24/17 |
| 10 | CP-23 3HP-035 - Acid waste vent offsets (conflict from Structural Steel) | | (19,861) | | | 10/24/17 |
| 11 | CP-21 3HP-042 - AVIT SI# 5 - MDF & IDF Electrical requirements modifications. Power from Ceiling to floor as requested by STC IT Department. | | | (2,732) | | 10/24/17 |
| Total Expenditures approved to Date | | | (\$119,632) | (\$9,352) | \$0 | |
| Balance Remaining | | | \$73,587 | \$183,867 | \$14,453,387 | |

| Change Proposal's Pending This Review Period | | | | | |
|---|------|--|-----------------|------------------|---------------------|
| | NONE | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 |
| Balance remaining after approved Current Change Orders | | | \$73,587 | \$183,867 | \$14,453,387 |

Mid-Valley Campus - Library Change Order Log

| Bond - Library Expansion | | | | | | |
|---|---|-----------------|------------|-------------|-------------|-------------------------|
| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
| co # | Change Order Description | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / Bd. App. Date |
| 1 | Plant to cover the additional scope not anticipated at 60% GMP | | \$32,955 | \$32,955 | \$2,462,776 | |
| 2 | CP-01 LE-006 Roof Slope Adjustment per Garland (Manufactures) Requirements | | (\$29,780) | | \$82,212 | |
| 3 | GMP increase by \$200,000. The general conditions cost were divided up as requested by the college so that each component GMP packet carried a proportionate share of the overall general conditions budget required for the Mid Valley Campus Bond Projects. They were not stand alone budgets and required that each subsequent GMP phase be procured to allow for the most efficient | | | | \$200,888 | 10/24/2017 |
| Total Expenditures approved to Date | | | (\$29,780) | \$0 | \$283,100 | |
| Balance Remaining | | | \$3,175 | \$32,955 | \$2,745,876 | |
| Change Proposal's Pending This Review Period | | | | | | |
| 4 | Additional General Conditions of \$77,000 increase to GMP | | | | \$76,844 | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$76,844 | |
| remaining after approved Current Change Orders | | | \$3,175 | \$32,955 | \$2,822,720 | |

| NON-BOND Library Renovation | | | | | | |
|---|--------------------------|-----------------|----------|-------------|-------------|-------------------------|
| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
| co # | Change Order Description | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / Bd. App. Date |
| | | | \$13,294 | \$13,294 | \$1,123,682 | |
| Total Expenditures approved to Date | | | \$0 | \$0 | \$0 | |
| Balance Remaining | | | \$13,294 | \$13,294 | \$1,123,682 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$13,294 | \$13,294 | \$1,123,682 | |

Mid-Valley Campus - Student Services Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|---|-----------------|------------|-------------|-------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$51,049 | \$51,049 | \$3,850,923 | Bd. App. Date |
| 1 | Increase roof insulation thickness by 1" | | | (\$6,000) | | |
| 2 | CR1R,CR2,CR5,CR7,CR8,CR10 | | | (\$14,514) | | |
| 3 | CP-08 4SS-017R Provide Block Veneer at Loading Dock \$2,604 | | | (\$2,604) | | |
| 3R | Retracting Change Order No. 3 - included in cost from Change Order No. 5 | | | \$2,604 | | |
| 4 | CP-09 4SS-019A - Provide Dishwasher k6 | | | (\$15,245) | | |
| 5 | CP-10(Structural Steel 60%-100%),CP-11(Removal of existing Grease Trap),CP-12(Elect Rev), CP-13(Mech Eq. Rev), CP-14 (Add. Painting),CP-15(Circular Furrdowns),CP-16(Add. Block @dock) and CP-17(Add Painting) | | (\$45,240) | | | |
| 6 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP-13 (Mechanical Equip. Changes \$19,095to the Program Budget | | | | (\$19,095) | |
| 6R | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP-13 (Mechanical Equip. Changes \$19,095to the Program Budget - RETRACTED | | | | \$19,095 | 10/24/2017 |
| 7 | CP-18 - 4SS-028 Rough-in for fans at Breezeway (requested by George M.) - pending form George | | | (\$2,807) | | 10/24/2017 |
| Total Expenditures approved to Date | | | (\$45,240) | (\$38,566) | \$0 | |
| Balance Remaining | | | \$5,809 | \$12,483 | \$3,850,923 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|--|--|---------|-----------|-------------|--|
| 8 | AVIT SI #3 | | | (\$420) | | |
| 9 | Final Inspection from AHJ - additional request | | | (\$6,262) | | |
| Total Expenditures this reporting period | | | \$0 | (\$6,682) | \$0 | |
| remaining after approved Current Change Orders | | | \$5,809 | \$5,801 | \$3,850,923 | |

Mid-Valley Campus - Thermal Plant Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|---|--|-----------------|------------|-------------|-------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | \$4,103,143 | \$61,547 | \$61,547 | \$3,787,322 | Bd. App. Date |
| 1 | Reallocation of Buy-Out saving from Parking & Site Improvements to Thermal Plant for purchase of additional chiller | | | | \$109,376 | OC |
| 2 | Modification to the cost of work as described in CP-1 SS Arch at Roll-up Door, CP-2 Electrical, CP-5 Extend Fire Alarm to Wellness Cntr. CP-6 Pedestrian Gate & CP-7 Building Letter "J" | | (\$31,030) | | | EO / U / DD |
| 3 | Reallocation of GMP Labor Savings from the Thermal Plant GMP to the Library New Addition GMP to cover the additional unanticipated Electrical and Data scope as the result of final reconciliation of Furniture & AVIT layouts and requirements | | | | (\$82,212) | OC |
| 4 | Modifications to the cost of work as described in CP-3 (Cost Savings Roof Revisions to comply with STC Standards \$6,800) and CP-4 (Cost Savings for Revisions to the Cooling Twr. Sanitary Sewer \$2,000) | | | \$8,800 | | OC |
| 5 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CP-03 (Roof Revisions per STC Standards \$6,800) and CP-04 (Revisions to SS Line @ Cooling Tower \$2,000) to the Program Budget (8,800) | | | (\$8,800) | (\$8,800) | |
| 5R | Retracct Change Order No. 5 \$8,800) | | | \$8,800 | \$8,800 | |
| Total Expenditures approved to Date | | | (\$31,030) | \$8,800 | \$27,164 | |
| Balance Remaining | | | \$30,517 | \$70,347 | \$3,814,486 | |
| Change Proposal's Pending This Review Period | | | | | | |
| Total Expenditures this reporting period | | | | \$0 | \$0 | |
| remaining after approved Current Change Orders | | | \$30,517 | \$70,347 | \$3,814,486 | |

| NON-BOND | | | | | | |
|--|--------------------------|-----------------|--------|-------------|-------------|---------------|
| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$0 | \$0 | \$718,947 | Bd. App. Date |
| | NONE | | | | | |
| Total Expenditures approved to Date | | | \$0 | \$0 | \$0 | |
| Balance Remaining | | | \$0 | \$0 | \$718,947 | |

Mid-Valley Campus - Parking and Site Improvements

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | Code / Bd. App. Date |
|--|--|-----------------|-------------------|-----------------|--------------------|-------------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | |
| CO # | Change Order Description | | \$31,731 | \$31,731 | \$2,479,153 | |
| 1 | Reallocation of Buy-Out saving from Parking & Site Improvements | | | | (\$109,376) | |
| 2 | Addition Scope or Revisions as described in CP-01 Relocation of FDC (\$622, CP-02 Telecom. Pull Box (\$2,100)CP-03Extend 4" Telecom. Conduit @bldg. D (\$3,352) and CP-04 Add spare 4" Telecom. Conduit @ Bldg. D (\$3,352) | | | (\$9,426) | | |
| 3 | Infrastructure to support Workforce Center Project included in the Site & Parking documents | | | \$50,020 | | |
| 4 | Provide Lime into the Subbase of Parking Lot excluded from the GMP. | | (\$14,600) | | | |
| 5 | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CO-5 (Delete Infrastructure to support Workforce Center) to the Program Budget Buy-Out Saving. | | | (\$50,020) | (\$50,020) | |
| 5R | Reallocation of GMP Design & Construction Contingency Credits for reducing or deleting project scope as described in CO-5 (Delete Infrastructure to support Workforce Center) to the Program Budget Buy-Out Saving. (\$50,020) - RETRACTED | | | \$50,020 | \$50,020 | 10/24/2017 |
| 6 | CP-7 2SP-025 Thermal Plant exterior lighting controls | | (\$748) | | | 10/24/2017 |
| Total Expenditures approved to Date | | | (\$15,348) | \$40,594 | (\$109,376) | |
| Balance Remaining | | | \$16,383 | \$72,325 | \$2,369,777 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|------|--|-----------------|-----------------|--------------------|--|
| | NONE | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$16,383 | \$72,325 | \$2,369,777 | |

Starr County Campus - Health Professions and Science Building

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|--|---|------------------------|-------------------|--------------------|--------------------|----------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| CO # | Change Order Description | | \$96,000 | \$143,000 | \$9,521,000 | Bd. App. Date |
| 1 | CR 001 AVIT Underground Conduits -\$5500 ; CR 002 Electrical Feeder Conduit Changes -\$4980 ; CR 003 MDF Conduit -\$5565 ; CR 004 Floor Boxes -\$8590 ; CR 005 K-Bracing Correction -\$1892 ; CR 006 Roof Drain Locations -\$1800 ; CR 007 Door Frame Changes -\$1430 | | (\$29,757) | | | Error |
| 2 | CR 10-CR 12 Electrical Per ASI 03-Electrical Feed from Main Distribution Panel to Building Panels | | (\$13,373) | | | Error |
| 3 | CR-009 Hardware and doors RFI-035 (Hardware and Door for enlarged Door Opening in 25/1.00C | | | (\$4,540) | | OC |
| 4 | (CR-14 - Louver upsize) Conflicts of structural steel cross bracing and joints. Louver at Mechanical room will not fit the location provided (RFI #16) Louver size has been changed from 76"x48" to 70"x48" in order to fit space - Purchase of | | (\$2,420) | | | Error 10/24/17 |
| Total Expenditures approved to Date | | | (\$45,550) | (\$4,540) | \$0 | |
| Balance Remaining | | | \$50,450 | \$138,460 | \$9,521,000 | |

| Change Proposal's Pending This Review Period | | | | | | |
|---|------|--|-----------------|------------------|--------------------|--|
| | NONE | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$50,450 | \$138,460 | \$9,521,000 | |

Starr County Campus - Library

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|---|---------------------------------|------------------------|-----------------|-----------------|--------------------|----------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$37,000 | \$55,500 | \$3,700,000 | Bd. App. Date |
| | NONE | | | | | |
| | | | | | | |
| <i>Total Expenditures approved to Date</i> | | | \$0 | \$0 | \$0 | |
| <i>Balance Remaining</i> | | | \$37,000 | \$55,500 | \$3,700,000 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| | | | | | | |
| <i>Total Expenditures this reporting period</i> | | | \$0 | \$0 | \$0 | |
| <i>Balance remaining after approved Current Change Orders</i> | | | \$37,000 | \$55,500 | \$3,700,000 | |

Starr County Campus - Student Services Expansion

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|---|---|-----------------|------------|-------------|-------------|--------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$13,000 | \$19,500 | \$1,320,000 | Bd. App. Date |
| 1 | CR.-001 - Re-route the existing primary Electrical Service due to building excavation | | (\$10,776) | | | DD / Unforeseen |
| Total Expenditures approved to Date | | | (\$10,776) | \$0 | \$0 | |
| Balance Remaining | | | \$2,224 | \$19,500 | \$1,320,000 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Remaining after approved Current Change Orders | | | \$2,224 | \$19,500 | \$1,320,000 | |

Starr County Campus - Student Activities Addition

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|---|---------------------------------|------------------------|-----------------|--------------------|--------------------|----------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| CO # | Change Order Description | | \$14,000 | \$21,000 | \$1,365,000 | Bd. App. Date |
| | NONE | | | | | |
| | | | | | | |
| Total Expenditures approved to Date | | | \$0 | \$0 | \$0 | |
| Balance Remaining | | | \$14,000 | \$21,000 | \$1,365,000 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| | | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| remaining after approved Current Change Orders | | | \$14,000 | \$21,000 | \$1,365,000 | |

Starr County Campus - Thermal Plant

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|---|---|-----------------|------------|-------------|-------------|----------------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| CO # | Change Order Description | | \$39,000 | \$58,000 | \$3,911,000 | Bd. App. Date |
| 1 | CR 001 Structural Steel Angle Modifications at Roof (angle depth exceeds roof depth) | | (\$2,934) | | | Error |
| 1 | CR 002 WHJW Data/Communication Revisions per AV-IT SI#2 (Structured Cabling 3 ea. new data drops and relocate exiting communication conduit) | | (\$7,840) | | | DD |
| 2 | Partial Buy-Out Savings recognized from the GMP | | | | (\$250,000) | BOS |
| 3 | (CR-03 Chiller Insulation) Chiller insulation of the chiller heads & end sheets was not included with Owner provided Chillers. STC requested to install insulation. Sigma Engineer has requested that it go from 3/4" thick to 1" thick insulation. | | (\$5,402) | | | Omission 10/24/17 |
| Total Expenditures approved to Date | | | (\$16,176) | \$0 | (\$250,000) | |
| Balance Remaining | | | \$22,824 | \$58,000 | \$3,661,000 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| Total Expenditures this reporting period | | | | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | | \$58,000 | \$3,661,000 | |

| NON-BOND | | | | | | |
|---|--------------------------|-----------------|--------|-------------|-------------|---------------|
| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| CO # | Change Order Description | | \$0 | \$0 | \$788,305 | Bd. App. Date |
| | NONE | | | | | |
| Total Expenditures approved to Date | | | \$0 | \$0 | \$0 | |
| Balance Remaining | | | \$0 | \$0 | \$788,305 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| Total Expenditures this reporting period | | | \$0 | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$0 | \$0 | \$788,305 | |

| | |
|---------------------------|--------------------|
| Total contract sum | \$4,449,305 |
|---------------------------|--------------------|

Starr County Campus - Parking and Site Improvements

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | | | |
|---|--|------------------------|------------|-------------|-------------|---------------|
| | | Cost of Work | Design | Owner/Cons. | GMP Adjust. | Code / |
| co # | Change Order Description | | \$37,700 | \$52,950 | \$3,496,950 | Bd. App. Date |
| 1 | R 001 - Underground Data Re-location -\$32042 ; CR 003 - Primary Electric Duct Bank Changes - \$1990 | | (\$34,032) | | | Error |
| 2 | CP-006 Revised Entry Plan (\$17425) ; CP -007 Additional Parking (\$28,375) | | | (\$50,494) | | OC |
| 3 | CR 008 Sidewalk for Additional Parking for Parking Lot Addition | | (\$3,600) | | | Error |
| 4 | CR 002- Additional Pull boxes for It Duct Bank | | | (\$6,933) | | OC |
| Total Expenditures approved to Date | | | (\$37,632) | (\$57,427) | \$0 | |
| Balance Remaining | | | \$68 | (\$4,477) | \$3,496,950 | |
| Change Proposal's Pending This Review Period | | | | | | |
| | NONE | | | | | |
| Total Expenditures this reporting period | | | | \$0 | \$0 | |
| Balance remaining after approved Current Change Orders | | | \$68 | (\$4,477) | \$3,496,950 | |

Regional Center for Public Safety Excellence - Building Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | |
|---|--|------------------------|-----------------|--------------------|
| | | Design | Owner/Cons. | GMP Adjust. |
| co # | Change Order Description | \$68,315 | \$89,889 | \$3,326,426 |
| 1 | Buy-out savings of \$110,000 to purchase a new 150-ton chiller (no added cost to contingency or GMP) | | | |
| <i>Total Expenditures approved to Date</i> | | \$0 | \$0 | \$0 |
| <i>Balance Remaining</i> | | \$68,315 | \$89,889 | \$3,326,426 |
| Change Proposal's Pending This Review Period | | | | |
| | NONE | | | |
| <i>Total Expenditures this reporting period</i> | | \$0 | \$0 | \$0 |
| <i>Balance remaining after approved Current Change Orders</i> | | \$68,315 | \$89,889 | \$3,326,426 |

Regional Center for Public Safety Excellence - Parking and Site Impro.

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | |
|--|--------------------------|------------------------|-----------------|--------------------|
| | | Design | Owner/Cons. | GMP Adjust. |
| CO # | Change Order Description | \$28,696 | \$37,757 | \$1,887,866 |
| | NONE | | | |
| | | | | |
| <i>Total Expenditures approved to Date</i> | | \$0 | \$0 | \$0 |
| <i>Balance Remaining</i> | | \$28,696 | \$37,757 | \$1,887,866 |

| Change Proposal's Pending This Review Period | | | | |
|---|------|-----------------|-----------------|--------------------|
| | NONE | | | |
| | | | | |
| <i>Total Expenditures this reporting period</i> | | \$0 | \$0 | \$0 |
| <i>Balance remaining after approved Current Change Orders</i> | | \$28,696 | \$37,757 | \$1,887,866 |

Regional Center for Public Safety Excellence - Skills Pad

Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | | | | |
|--|---|-----------------|-----------------|--------------------|---------------|
| | | Design | Owner/Cons. | GMP Adjust. | Bd. App. Date |
| co # | Change Order Description | \$17,328 | \$22,800 | \$1,140,000 | |
| 1 | City Scape Drainage | | (\$22,800) | | |
| 2 | 2 carports & footings | (\$16,818) | | | |
| 3 | Striping oil base paint (\$1,341 left over from Building Permit + \$510 from left over Design Contingency = \$1,851) | (\$510) | | | |
| Total Expenditures approved to Date | | (\$17,328) | (\$22,800) | \$0 | |
| <i>Balance Remaining</i> | | \$0 | \$0 | \$1,140,000 | |

| |
|-------------------------------------|
| Project is Billed out and Completed |
|-------------------------------------|

La Joya - Higher Education Center Change Order Log

| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | |
|---|---------------------------------|------------------------|-------------|--------------------|
| | | Design | Owner/Cons. | CSP |
| co # | Change Order Description | \$0 | \$0 | \$1,163,000 |
| 1 | Welding Lab Transformer upgrade | | | \$1,900 |
| 2 | Relocate Projection Screen | | | \$750 |
| <i>Total Expenditures approved to Date</i> | | \$0 | \$0 | \$2,650 |
| <i>Balance Remaining</i> | | \$0 | \$0 | \$1,165,650 |
| Change Proposal's Pending This Review Period | | | | |
| | NONE | | | |
| <i>Total Expenditures this reporting period</i> | | \$0 | \$0 | \$0 |
| <i>Balance remaining after approved Current Change Orders</i> | | \$0 | \$0 | \$1,165,650 |

| La Joya ISD (NON-BOND) | | | | |
|---|---|------------------------|-------------|------------------|
| APPROVED CHANGE ORDERS TO DATE | | Contract Amount | | |
| | | Design | Owner/Cons. | CSP |
| co # | Change Order Description | \$0 | \$0 | \$352,500 |
| 3 | Upgrade existing 2-1/2" Backflow assembly with 4" | | | \$4,472 |
| <i>Total Expenditures approved to Date</i> | | \$0 | \$0 | \$4,472 |
| <i>Balance Remaining</i> | | \$0 | \$0 | \$356,972 |
| Change Proposal's Pending This Review Period | | | | |
| | NONE | | | |
| <i>Total Expenditures this reporting period</i> | | \$0 | \$0 | \$0 |
| <i>Balance remaining after approved Current Change Orders</i> | | \$0 | \$0 | \$356,972 |

| | |
|--|-------------|
| (Bond + La Joya) Original Contract Sum Total | \$1,515,500 |
| (Bond + La Joya) New Contract Sum Total | \$1,522,622 |

2013 Bond Construction Program – Contract Amendments

Review and Recommend Action as Necessary on Contract Amendment to Remove Workforce Training Centers from Scope of Contracts with Broaddus & Associates, Design Consultants, Construction Managers at Risk, and Others as Necessary

Approval on contract amendments to remove Workforce Training Centers from scope of contracts with Broaddus & Associates, design consultants, Construction Managers at Risk (CM@Rs), and others as necessary will be requested at the November 14, 2017 Board meeting.

Purpose

College administration is requesting that the Board amend the contracts with the architects, engineers, construction program manager, CM@Rs, and others as necessary regarding these projects.

Justification

Contract amendments of professional services, program management services, and CM@Rs services for the Workforce Training Center projects are required for the project scopes to be removed from the current contracts.

Background

On November 22, 2016, the Board approved and authorized suspension of performance of EGV Architect's services in connection with the Mid Valley Campus and Starr County Campus Workforce Training Center Expansions. These projects have been on hold per the Board's authorization due to the high per square foot construction costs provided by the Construction Managers at Risk (CMR).

The CMRs had presented Guaranteed Maximum Prices for the two Workforce Training Center Expansions, but were over the Construction Cost Limitations.

- The per-square-foot cost at Starr County Campus was \$183
- The per-square-foot cost at Mid Valley Campus was \$252

These costs were deemed excessive and the architects worked with Broaddus & Associates and College representatives to reduce the scope of the projects in an effort to meet the project CCL budgets. The proposed revised GMPs still exceeded the CCL budgets, which were not approved by the Board of Trustees.

College administration had since reviewed the space programs as planned for these two projects and recommended not proceeding with the construction of the building expansions at this time. On September 19, 2017, the Board approved the termination of professional services, construction program manager services, and CM@R services for the Workforce Training Center projects. College administration will continue working with staff, faculty, and outside resources in the future to determine which programs of study need to be included in the buildings and the amount of space requirements needed to achieve the local educational demands of the workforce community. These projects will need to be revisited at a later date when revised program requirements are determined.

The current contracts with the various vendors have been paid in full for the services that have been performed to date. The actual expenditures may be adjusted if other invoices are received at a later date.

| Mid Valley Workforce Training Center Expansion | | | |
|---|----------------------------|----------------------------|--------------------|
| Vendor | Approved Fee Amount | Amount Paid to Date | Balance |
| Broadus & Associates | \$61,168.60 ¹ | \$37,908.94 | \$23,259.66 |
| Carlisle Insurance | 18,359.00 | 18,359.00 | 0 |
| D. Wilson Construction | 3,679.00 | 3,679.00 | 0 |
| EGV Architects 6.440% | 113,425 ² | 79,615.00 ³ | 33,810.00 |
| HPG Design Group | 3,531.00 | 1,853.65 | 1,677.35 |
| Miscellaneous | 8,013.15 | 8,013.15 | 0 |
| Total | \$208,175.75 | \$149,428.74 | \$58,747.01 |

As per Broadus and Associates Program Budget Summary report, the total project cost for the Mid Valley Workforce Training Center Expansion is \$2,275,803 and total amount paid to date is \$150,504.82. The total unused budget balance is \$2,126,374.26 as of November 8, 2017.

| Starr County Workforce Training Center Expansion | | | |
|---|----------------------------|----------------------------|--------------------|
| Vendor | Approved Fee Amount | Amount Paid to Date | Balance |
| Broadus & Associates | \$64,074.00 ⁴ | \$36,868.84 | \$27,205.16 |
| Carlisle Insurance | 16,807.00 | 16,807.00 | 0 |
| D. Wilson Construction | 2,998.00 | 2,998.00 | 0 |
| EGV Architects 6.46% | 103,360.00 | 68,734.40 ⁵ | 34,625.60 |
| HPG Design Group | 6,101.00 | 3,203.02 | 2,897.98 |
| Miscellaneous | 10,605.89 | 10,605.89 | 0 |
| Total | \$203,945.89 | \$139,217.15 | \$64,728.74 |

As per Broadus and Associates Program Budget Summary report, the total project cost for the Starr County Workforce Training Center Expansion is \$2,209,652 and total amount

¹ Includes Basic Services, AV/IT, BIM, and IT Duct Bank

² Includes \$725 for TDLR review

³ Includes up to 100% Construction Documents

⁴ Includes Basic Services, AV/IT, BIM, and IT Duct Bank

⁵ Includes up to 90% Construction Documents

paid to date is \$139,217.15. The total unused budget balance is \$2,070,434.85 as of November 9, 2017.

The total amount paid to date for the Mid Valley Campus and Starr County Campus Workforce Training Center Expansions is \$288,645.89. The combined unused budget balance for the two Workforce Training Centers is \$4,196,809.11 as of November 9, 2017.

Enclosed Documents

Legal counsel has provided the contract amendments for the Workforce Training Center Expansions agreements.

Presenters

The College's President and Legal Counsel will be present to discuss the contract amendments and address any concerns regarding this item.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, contract amendments to remove Workforce Training Centers from scope of contracts with Broaddus & Associates, design consultants, Construction Managers at Risk (CM@Rs), and others as necessary as presented.

**Review and Recommend Action as Necessary on Contract Amendment for
Broaddus & Associates**

Mr. Jesus Ramirez, Legal Counsel, will provide an update on the proposed amendment to the 2013 Bond Construction Program Manager Agreement with Broaddus & Associates.

The Facilities Committee will be asked to take action as necessary regarding the proposed amendment.

2013 Bond Construction Program – Construction Management

Review and Recommend Action on Amendment for Mechanical Electrical Plumbing Engineer (MEP) Agreement for the 2013 Bond Construction Pecan Campus Thermal Plant

Approval to amend the existing engineering agreement with Halff Associates to include the additional scope items designed will be requested at the November 14, 2017 Board meeting.

Purpose

Authorization is being requested to amend the current engineering agreement with Halff Associates to include the design of the additional scope at the 2013 Bond Construction Pecan Campus Thermal Plant.

Justification

The engineer needs to be compensated based on a percentage of the Construction Cost Limitation and adjusted once the construction costs are finalized. This increase in compensation is the result of additional construction costs to complete the Pecan Campus Thermal Plant project as approved for Final Completion on May 23, 2017, and is not related to the unresolved enclosure around the chiller tower yard.

Background

The current engineering agreement with Halff Associates the Pecan Campus Thermal Plant project provides for an additional fee if the final construction cost exceeds the Construction Cost Limitation (CCL) by more than 5%.

- The CCL for the project was \$4,300,000, and the fee was negotiated at 7.52%, for a total of \$323,360.
- Upon Board approval of Final Completion, the total project cost was \$4,826,730, which exceeded the CCL by 12.25%.
- Halff Associates is requesting an additional fee of \$39,610.10, which would result in a total fee of \$362,970.10, or 7.52% of the adjusted total project cost.

| | |
|--------------------|---------------------|
| Original Fee: | \$323,360.00 |
| Additional Fee: | \$39,610.10 |
| Revised Fee | \$362,970.10 |

Funding Source

Bond funds are budgeted in the Bond Construction budget for FY 2017-2018.

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, to amend the current AE contract with Half Associates to a revised fixed fee of \$362,970.10 based on 7.52% of \$4,826,730.

**Review and Recommend Action on Schematic Landscape Design for the
2013 Bond Construction Projects**

- 1. Technology Campus Parking and Site Improvements - Additional Scope along Military Highway**
- 2. Starr County Campus Parking and Site Improvements - Detention Pond Area**
- 3. Regional Center for Public Safety Excellence**

Approval of the schematic landscape designs for the 2013 Bond Construction projects will be requested at the November 14, 2017 Board meeting.

Purpose

Landscaping and irrigation is required as part of the project scope to meet South Texas College's design standards as well as all applicable municipal codes and ordinances.

Background

Additional services for landscape and irrigation design were approved to the civil engineering firms. The various civil engineering firms have worked with Broaddus & Associates and the project team to develop the landscape designs based on the local municipalities' requirements and to meet College standards.

Technology Campus

The schematic landscape and irrigation drawings for the Technology Campus Parking and Site Improvements were presented at the October 24, 2017 Board meeting. The Board requested additional landscaping to be provided along Military Highway and presented to the Board for review and approval on November 14, 2017.

As of November 9, 2017, Broaddus & Associates has not received the drawings and associated costs from Hinojosa Engineering, Inc.

Starr County Campus

The schematic landscape and irrigation drawings for the Starr County Campus were previously presented at the September 12, 2017 Facilities Committee meeting and at the October 24, 2017 Board meeting. The Board approved the revised proposal for landscaping and irrigation for the campus not including the detention pond area. The Board requested options for addressing the landscaping and fencing related to the new detention pond for review and approval on November 14, 2017.

As of November 9, 2017, Broaddus & Associates has not received the drawings and associated costs from Melden & Hunt, Inc.

Regional Center for Public Safety Excellence

Dannenbaum Engineering Company – McAllen LLC, and Heffner Design Team, PLLC. have worked with Broaddus & Associates, Noble Texas Builders, and College staff in preparing schematic landscape designs for the Regional Center for Public Safety Excellence.

Enclosed Documents

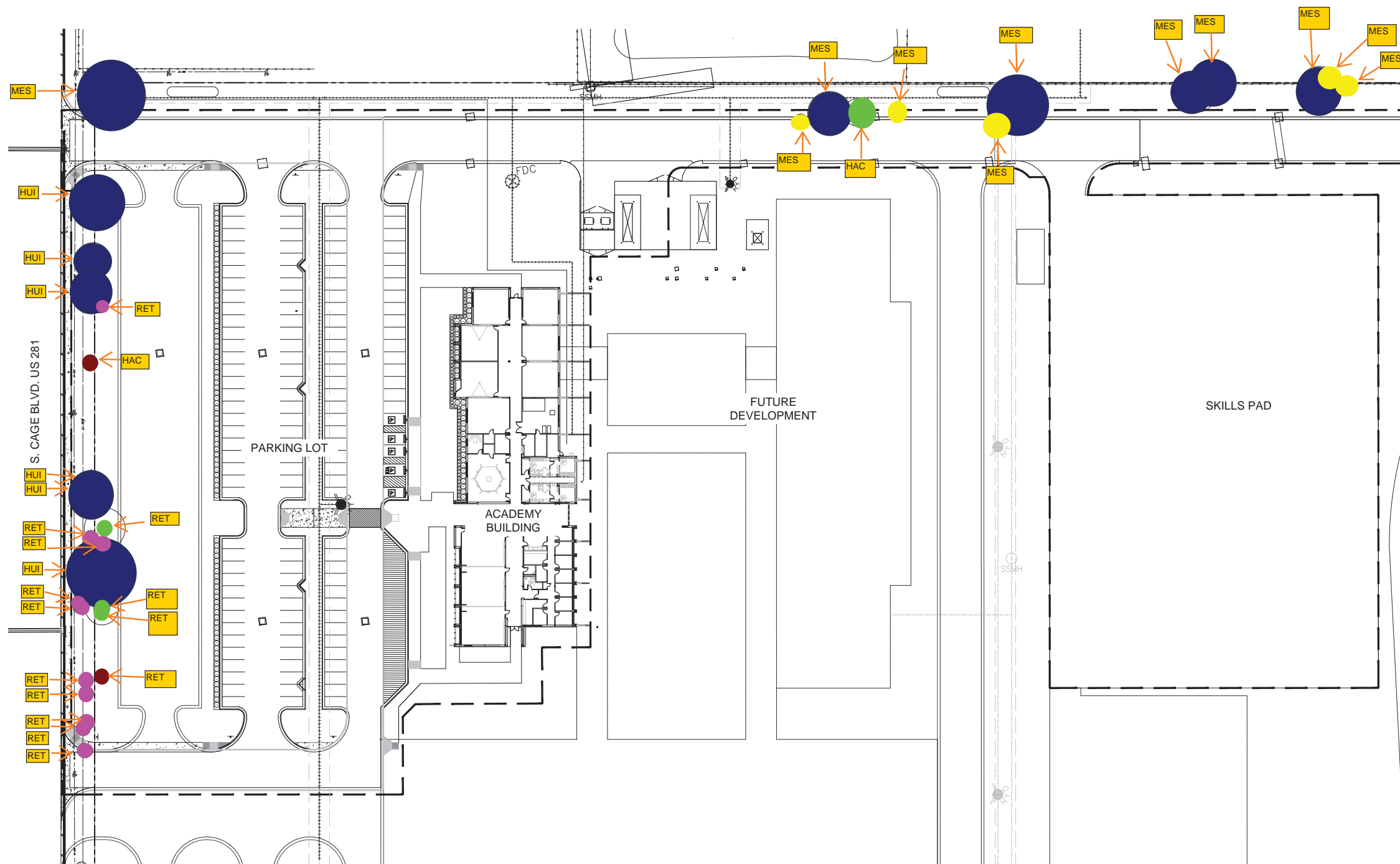
Dannenbaum Engineering Company – McAllen LLC, and Heffner Design Team, PLLC., will provide presentations of the landscape designs for the Regional Center for Public Safety Excellence.

Presenters

Representatives from Dannenbaum Engineering Company – McAllen LLC, Heffner Design Team, PLLC., and Broaddus & Associates will be present at the Facilities Committee meeting to present the landscape design.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, the proposed schematic landscape design for the 2013 Bond Construction Regional Center for Public Safety Excellence project as presented.



LEGEND

- PROTECTED TREE REMOVAL = NO MITIGATION < 8" CAL.
 - PROTECTED TREE REMOVAL = MITIGATION
 - UNPROTECTED TREE REMOVAL = NO MITIGATION
 - PROTECTED TREE RETAINED = APPLY TREE CREDIT
 - UNPROTECTED TREE RETAINED = APPLY TREE CREDIT
- RETAMA (RET) PROTECTED TREE
 HACKBERRY (HAC) PROTECTED TREE
 MESQUITE (MES) UNPROTECTED TREE
 HUISACHE (HUI) UNPROTECTED TREE
- EX. TREE CANOPY CREDIT 15,390 SF = (20% OF REQUIRED TREE CANOPY)

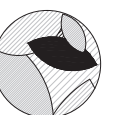
EXISTING TREE REMOVAL AND RETENTION

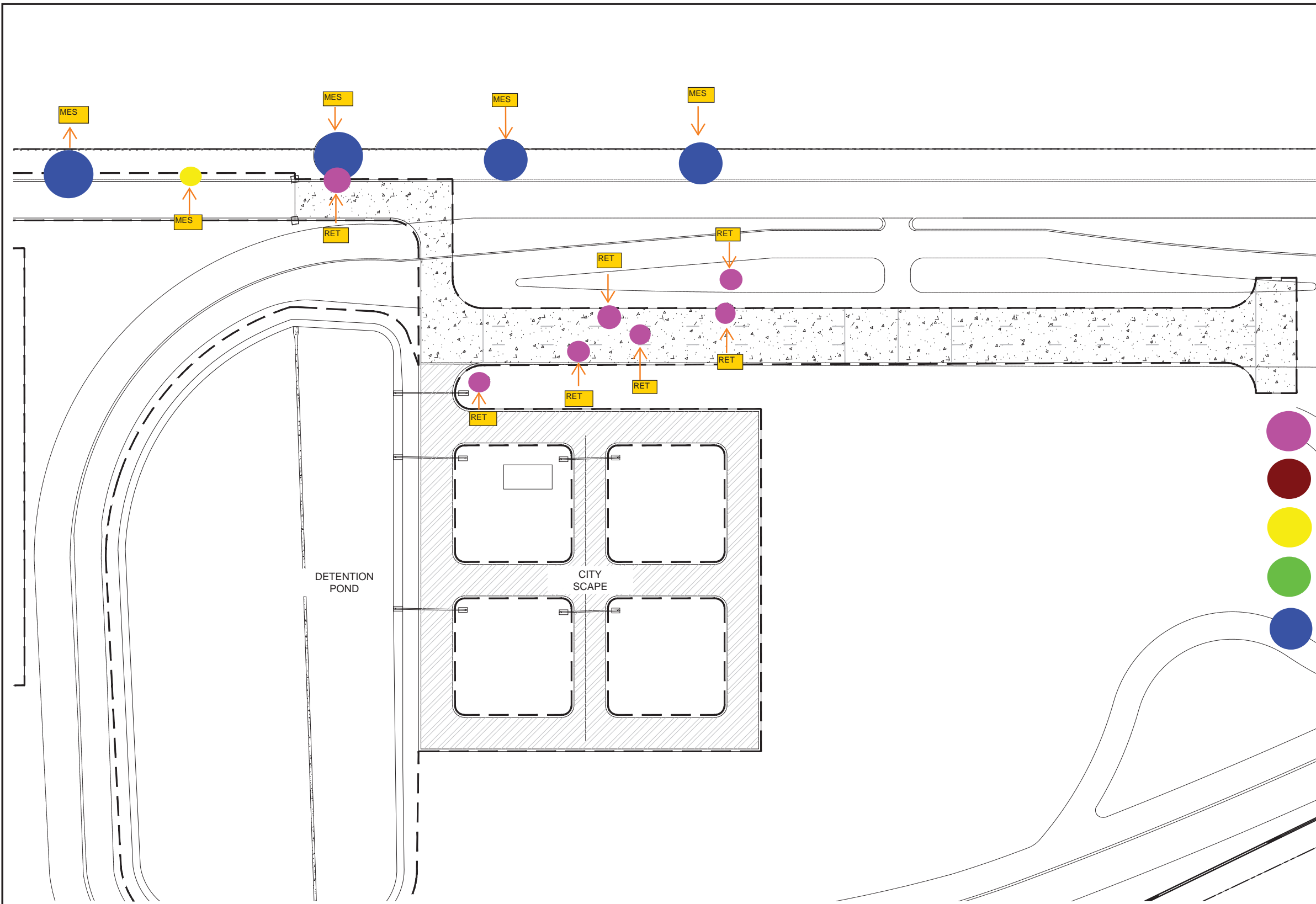
SCALE: 1" = 40'












**SOUTH TEXAS COLLEGE REGIONAL
 CENTER FOR PUBLIC SAFETY EXCELLENCE**

HEFFNER DESIGN TEAM, PLLC
 aheffner@heffnerdesignteam.com
 4814 N. 11TH STREET, STE. E
 McALLEN, TX. 78504
 (956) 212-3385





LEGEND

-  PROTECTED TREE REMOVAL = NO MITIGATION < 8" CAL.
-  PROTECTED TREE REMOVAL = MITIGATION
-  UNPROTECTED TREE REMOVAL = NO MITIGATION
-  PROTECTED TREE RETAINED = APPLY TREE CREDIT
-  UNPROTECTED TREE RETAINED = APPLY TREE CREDIT
-  RETAMA (RET) PROTECTED TREE
-  HACKBERRY (HAC) PROTECTED TREE
-  MESQUITE (MES) UNPROTECTED TREE
-  HUISACHE (HUI) UNPROTECTED TREE
- EX. TREE CANOPY CREDIT 15,390 SF
(20% OF REQUIRED TREE CANOPY)

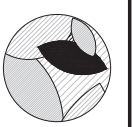
EXISTING TREE REMOVAL AND RETENTION

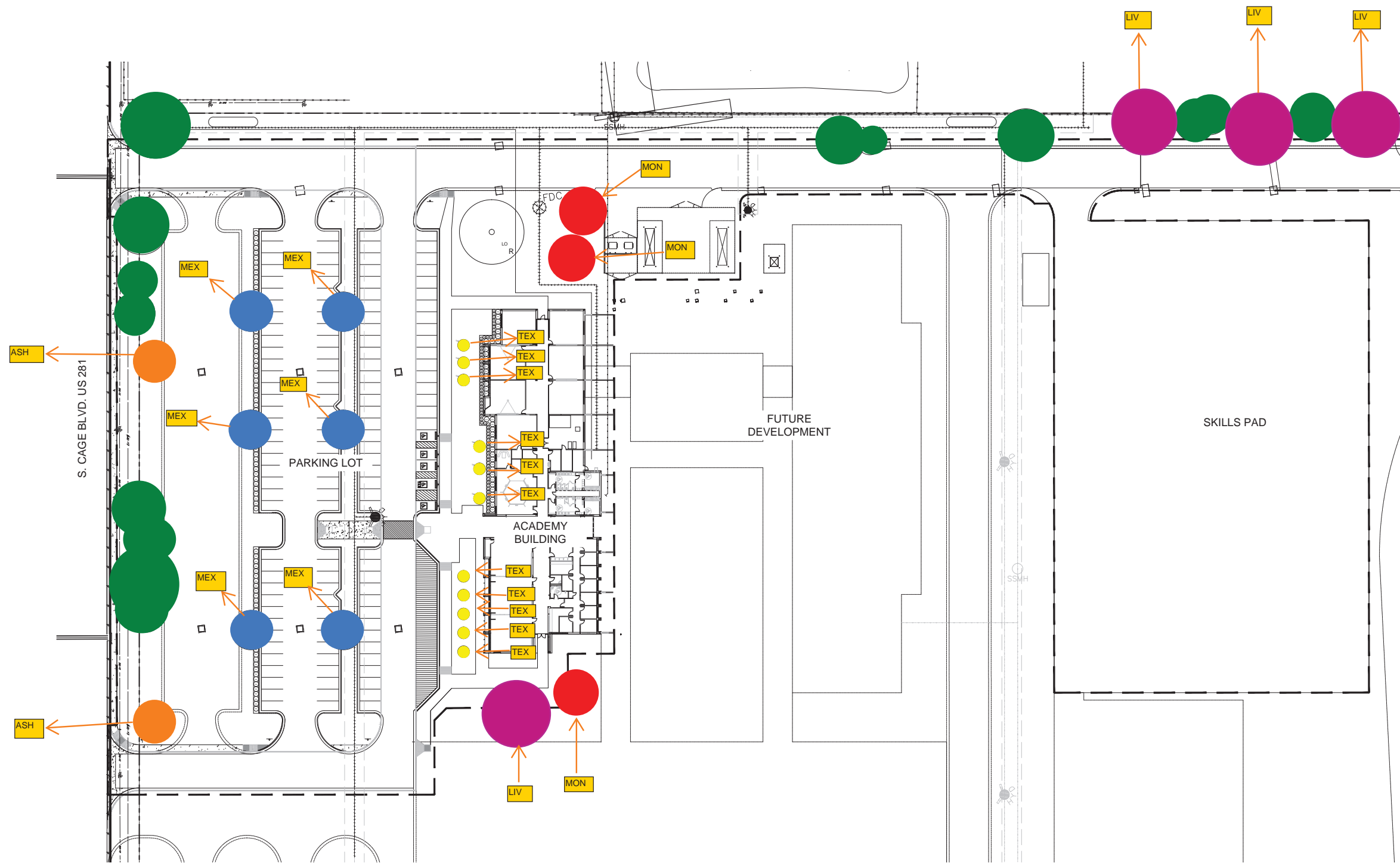
SCALE: 1" = 40'



SOUTH TEXAS COLLEGE REGIONAL
CENTER FOR PUBLIC SAFETY EXCELLENCE

HEFFNER DESIGN TEAM, PLLC
aheffner@heffnerdesignteam.com
4814 N. 11TH STREET, STE. E
McALLEN, TX. 78504
(956) 212-3385



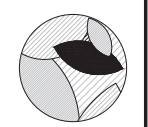


- LEGEND**
- BUR OAK (BUR)
 - LIVE OAK (LIV)
 - MONTERRY OAK (MON)
 - MONTEZUMA CYPRESS (MTZ)
 - MEXICAN SYCAMORE (MEX)
 - TEXAS ASH (ASH)
 - TEXAS PERSIMMON (TEX)
 - EXISTING TREE

SOUTH TEXAS COLLEGE REGIONAL
 CENTER FOR PUBLIC SAFETY EXCELLENCE
 LANDSCAPE PLAN PRESENTATION

SCALE: 1" = 40'

HEFFNER DESIGN TEAM, PLLC
 aheffner@heffnerdesignteam.com
 1604 LARK AVENUE
 McALLEN, TX. 78504
 (956) 212-3385





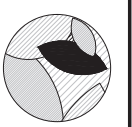
- LEGEND**
- BUR OAK (BUR)
 - LIVE OAK (LIV)
 - MONTERREY OAK (MON)
 - MONTEZUMA CYPRESS (MTZ)
 - MEXICAN SYCAMORE (MEX)
 - TEXAS ASH (ASH)
 - TEXAS PERSIMMON (TEX)
 - EXISTING TREE

SOUTH TEXAS COLLEGE REGIONAL
CENTER FOR PUBLIC SAFETY EXCELLENCE
LANDSCAPE PLAN PRESENTATION

SCALE: 1" = 40'



HEFFNER DESIGN TEAM, PLLC
aheffner@heffnerdesignteam.com
1604 LARK AVENUE
McALLEN, TX. 78504
(956) 212-3385

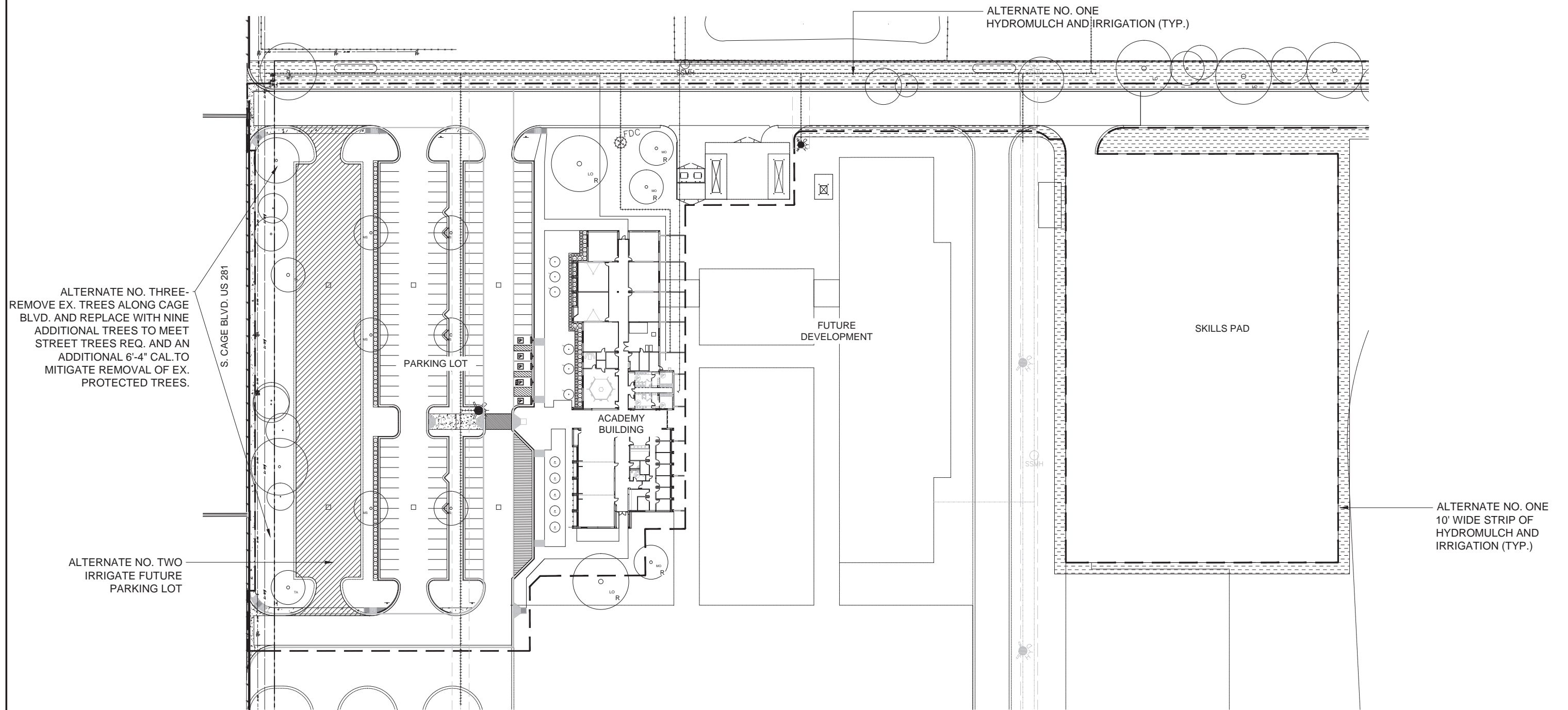


Heffner Design Team, PLLC

PROPOSAL: OPINION OF PROBABLE COST REV 1 BASE BID
PROJECT NAME: SOUTH TEXAS COLLEGE
PROJECT LOCATION: PHARR, TEXAS
DATE: OCTOBER 31, 2017

| | | UNITS/ | QTY | UNIT PRICE | SUB-TOTAL | TOTAL |
|-------------------------|--|--------|---------|------------|-----------|------------|
| | | IZE | | | | |
| 1. TREE REMOVAL | TREE REMOVAL | EA | 25 | 250 | 6,250.00 | \$ 6,250 |
| 2. TREES AND SHRUBS | | | | | | \$ 36,596 |
| | 2" CEDAR ELM | EA | 8 | 200 | 1,600.00 | |
| | 4" CEDAR ELM | EA | 8 | 400 | 3,200.00 | |
| | 2" LIVE OAK | EA | 12 | 375 | 4,500.00 | |
| | 12" LIVE OAK | EA | 2 | 1,500 | 3,000.00 | |
| | 2" MONTERREY OAK | EA | 9 | 400 | 3,600.00 | |
| | 4" MONTERREY OAK | EA | 3 | 800 | 2,400.00 | |
| | 2" MEXICAN SYCAMORE | EA | 12 | 475 | 5,700.00 | |
| | 2" TEXAS ASH | EA | 11 | 250 | 2,750.00 | |
| | 2" TEXAS PERSIMMON | EA | 8 | 250 | 2,000.00 | |
| | DWARF HAMELIA | EA | 128 | 15 | 1,920.00 | |
| | GULF MUHLY GRASS | EA | 68 | 12 | 816.00 | |
| | TEE POST STAKING & TREE RINGS | EA | 73 | 70 | 5,110.00 | |
| 3. OTHER LANDSCAPE MAT. | | | | | | \$ 38,237 |
| | HYDROMULCH | SF | 202,385 | 0.15 | 30,357.75 | |
| | WOOD MULCH | SF | 2,426 | 1.00 | 2,426.00 | |
| | LANDSCAPE EDGING | LF | 530 | 8.00 | 4,240.00 | |
| | BED PREP | SF | 2,426 | 0.50 | 1,213.00 | |
| 4. IRRIGATION | | | | | | \$ 77,660 |
| | HYDROMULCH AREA AND LANDSCAPE BEDS | SF | 82,371 | 0.70 | 57,659.70 | |
| | RUNNING BUBBLERS TO TREES THAT ARE LOCATED IN AREAS WITHOUT IRRIGATED HYDROMULCH | LS | 20,000 | 1 | 20,000 | |
| SUB TOTAL | | | | | \$ | 158,742.45 |
| CONTINGENCY (10%) | | | | | \$ | 15,874 |
| GRAND TOTAL | | | | | \$ | 174,616.70 |





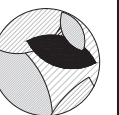
SOUTH TEXAS COLLEGE REGIONAL
CENTER FOR PUBLIC SAFETY EXCELLENCE

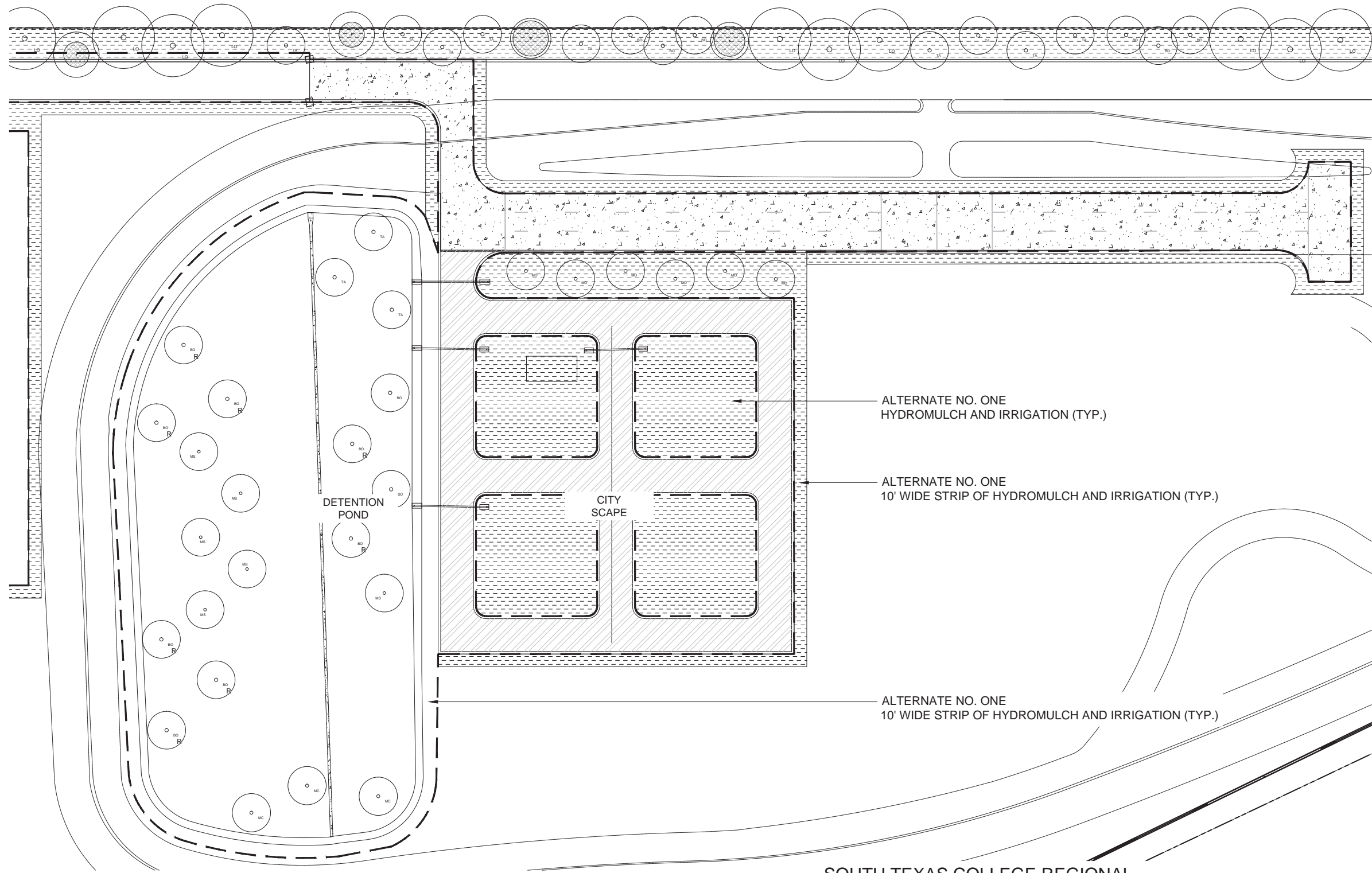
ALTERNATE PLAN PRESENTATION

SCALE: 1" = 40'



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 aheffner@heffnerdesignteam.com
 1604 LARK AVENUE
 McALLEN, TX. 78504
 (956) 212-3385



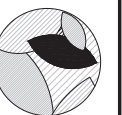


SOUTH TEXAS COLLEGE REGIONAL
 CENTER FOR PUBLIC SAFETY EXCELLENCE
 ALTERNATE PLAN PRESENTATION

SCALE: 1" = 40'



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 aheffner@heffnerdesignteam.com
 1604 LARK AVENUE
 McALLEN, TX. 78504
 (956) 212-3385



Heffner Design Team, PLLC

PROPOSAL: OPINION OF PROBABLE ALTERNATES 1 - 3
PROJECT NAME: SOUTH TEXAS COLLEGE
PROJECT LOCATION: PHARR, TEXAS
DATE: OCTOBER 31, 2017

| | | UNITS /IZE | QTY | UNIT PRICE | SUB-TOTAL | TOTAL |
|--|--|---------------|---------|------------|-----------|------------|
| 1. ALTERNATE ONE - ADD HYDROMULCH, IRRIGATION AND TREES | HYDROMULCH | SF | 127,300 | 0.15 | 19,095.00 | \$ 126,451 |
| | ADDITIONAL TREES TO MEET CODE | EA | 15 | 450 | 6,750.00 | |
| | IRRIGATION | SF | 127,300 | 0.70 | 89,110.00 | |
| | CONTINGENCY | EA | 0.10 | 114,955 | 11,495.50 | |
| 2. ALTERNATE TWO - ADD IRRIGATION TO FUTURE PARKING LOT | IRRIGATION | SF | 24,000 | 0.70 | 16,800.00 | \$ 18,480 |
| | CONTINGENCY | EA | 0.10 | 16,800 | 1,680.00 | |
| | | | | | | |
| 3. ALTERNATE THREE - REMOVE AND REPLACE TREES ALONG CAGE | REMOVE EXISTING TREES | EA | 9 | 250 | 2,250.00 | |
| | ADDITIONAL STREET TREES TO MEET CODE | EA | 9 | 450 | 4,050.00 | |
| | ADDITIONAL TREES TO MITIGATE REMOVED TREES | EA | 6 | 750 | 4,500.00 | |
| | IRRIGATION | EA | 15 | 350 | 5,250.00 | |
| | CONTINGENCY | EA | 0.10 | 16,050 | 1,605.00 | |
| | | | | | | \$ 17,655 |

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LANDSCAPE MATERIAL SCHEDULE

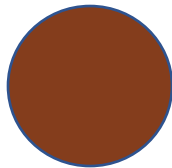
Project name: South Texas College Pharr Campus
Date: October 31, 2017
Attention: Julio Macias
Regarding: Proposed Landscape Materials Revision One

To Whom It May Concern,

See below summation of the landscape materials for the South Texas College Pharr Campus –

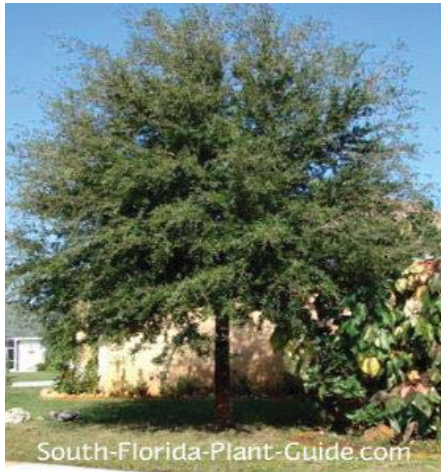
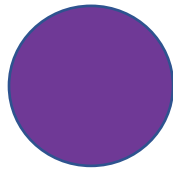
Summation of landscape materials –

1. Bur Oak

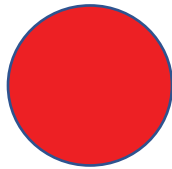


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2. Live Oak

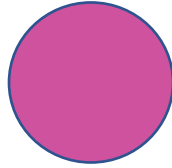


3. Monterrey Oak

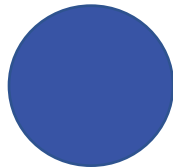


HEFFNER DESIGN TEAM, PLLC

4. Montezuma Cypress

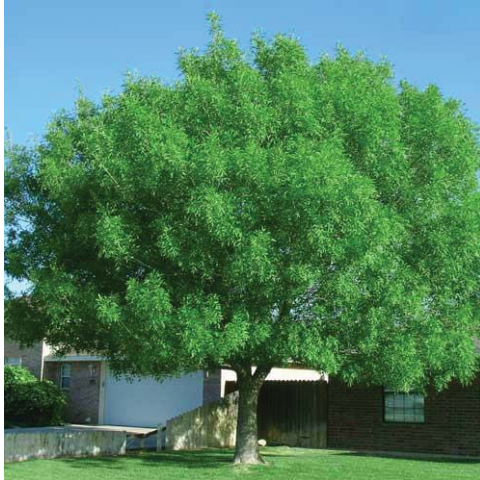
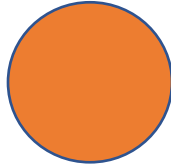


5. Mexican Sycamore

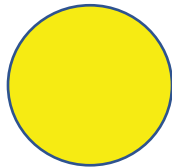


HEFFNER DESIGN TEAM, PLLC

6. Texas Ash



7. Texas Persimmon



Review and Recommend Action as Necessary on 2013 Bond Construction Starr County Campus Parking and Site Improvements Option for Design of Existing Loop Drive

Approval to recommend action as necessary on design option for the repurpose of the existing loop drive for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project will be requested at the November 14, 2017 Board meeting.

Purpose

An option for the design of the existing loop drive will need to be reviewed and approved to allow for the construction manager at risk to complete the construction work.

Justification

The proposed options are to repurpose the existing loop drive for pedestrian use.

Background

The balance of the GMP, including Alternates No.1, 2, and 3, was approved on November 22, 2016 with D. Wilson Construction Company in the amount of \$3,496,950. No action was taken on Alternate No.4 regarding the repurposing of the existing loop drive. Broaddus & Associates has informed the project team that there are savings in the 2013 Bond Construction Starr County Campus Thermal Plant project. The Board asked the project team to propose design options to repurpose the existing loop drive for pedestrian use. Broaddus & Associates has worked with Melden & Hunt, Inc. to provide an option and are prepared to present it with the associated estimated costs.

The Board of Trustees may consider the repurposing of the existing loop drive as a non-bond project separate from the 2013 Bond Construction Program to be done in the future.

Enclosed Documents

Enclosed is a proposed design option prepared by Melden & Hunt, Inc.

Funding Source

Funds are budgeted in the 2013 Bond Construction FY 2017-2018 budget.

Presenters

Representatives from Broaddus & Associates, Melden & Hunt, Inc., and D. Wilson Construction Company will be present to answer any questions.

Recommended Action

It is requested that the Facilities Committee recommend action as necessary at the November 14, 2017 Board meeting, on the design option for the repurpose of the existing loop drive for the 2013 Bond Construction Starr County Campus Parking and Site Improvements project as presented.

STUDENT ACTIVITIES

Brick Paver plaza

shade sail pavilion

bollards

open lawn

Seat Walls/pltrs

HEALTH/SCIENCE

LIBRARY

SCHEMATIC PLAN



789 EAST WASHINGTON STREET
BROWNSVILLE, TEXAS 77820
TEL(361) 547-9788
FAX(361) 547-9977
SPA@SCPDESIGN.COM

Review and Recommend Action on Substantial Completion for the 2013 Bond Construction Pecan Campus South Academic Building

Approval of substantial completion for the following 2013 Bond Construction Pecan Campus South Academic Building project will be requested at the November 14, 2017 Board Meeting:

| | Project | Completion Recommended | Date Received |
|----|--|------------------------------------|----------------------|
| 1. | 2013 Bond Construction Pecan Campus South Academic Building Architect: Boultinghouse Simpson Gates Architects Contractor: D. Wilson Construction | Substantial Completion Recommended | October 30, 2017 |

Broaddus & Associates, Boultinghouse Simpson Gates Architects, and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, the project was certified by the architect on October 30, 2017. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Certificate of Substantial Completion is enclosed.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, substantial completion of the 2013 Bond Construction Pecan Campus South Academic Building project as presented.

Substantial Completion Acceptance

Project Name: STC Pecan Campus – South Academic Building

Project No.: STC #916-114: Building "Y" Date of Issuance: November 03, 2017

Owner: South Texas College

Contractor: D. Wilson Construction Company

A/E Firm: Boultinghouse Simpson Gates, Architects

Scope of Work Covered by This Acceptance:

STC Pecan Campus South Academic Building:

Entire Building: Interiors, Exteriors to 5' outside building, and Roof.

Exclusions: None

Effective Date & Time of Acceptance: October 30, 2017, 8:00 AM

This constitutes the Owner's acceptance for Beneficial Occupancy: Yes No

OCIP Worker's Compensation will terminate within sixty (60) calendar days: Yes No Not OCIP

In accordance with the Uniform General and Supplementary General Conditions (UGC) of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued by the Architect under separate cover. It is expressly understood that the failure to include any items on such list(s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the UGC, the Date of Substantial Completion is that Date jointly certified by the Architect/Engineer, Owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list(s). During the guarantee and warranty period, the Owner will directly notify the Contractor of other defects that may appear.

The **Contractor** shall complete/correct the items identified on the punch list(s) within 30 Calendar days from the Effective Date of this Acceptance.

Bill Wilson, President

D. Wilson Construction, Co. *Signature* *Date*

The **Architect/Engineer** agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.

Bob Simpson, AIA., Principal

Boultinghouse Simpson Gates Architects *Signature* *Date*

11-06-17

With the exception of those items noted on the attached "punch list(s)", the **Owner** accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.

Dr. Shirley A. Reed, President

South Texas College *Signature* *Date*

Review and Recommend Action on Final Completion for the 2013 Bond Construction La Joya Higher Education Center

Approval of final completion for the following 2013 Bond Construction La Joya Higher Education Center project will be requested at the November 14, 2017 Board Meeting:

| | Project | Completion Recommended | Date Received |
|----|--|-------------------------------|----------------------|
| 1. | 2013 Bond Construction La Joya Higher Education Center Architect: EGV Architects Contractor: 5 Star Construction | Final Completion Recommended | October 18, 2017 |

Broaddus & Associates, EGV Architects, and college staff visited the site on October 18, 2017 and verified all items on the punchlist were completed. A Final Completion Letter has been issued. Final Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Final Completion Letter is enclosed.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, final completion of the 2013 Bond Construction La Joya Higher Education Center project as presented.



November 8, 2017

South Texas College
Mr. Rick De La Garza, Director
Facilities Planning and Construction
P. O. Box 9701
McAllen, TX 78501

DRAFT

Re: South Texas College 2013 Bond Construction La Joya Jimmy Carter Teaching Site
RFP #16-17-1029

Dear Mr. De La Garza,

To the best of our knowledge, all work has been performed as per manufacturer's specifications. On behalf of the design team, only non-asbestos materials were specified, and to the best of our knowledge and ability, the contractor, 5 Star Construction, installed only non-asbestos materials.

We recommend release of final payment to 5 Star Construction for the above referenced project. 5 Star Construction has completed the punch list items and submitted their closing documents.

If you have any questions please call at (956) 843-2987.

Sincerely,

Eduardo G. Vela, Architect

XC: 5 Star Construction

Non-Bond Facilities Planning & Construction Items

Review and Recommend Action on Contracting Construction Services for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator

Approval to contract construction services for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator projects will be requested at the November 14, 2017 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator projects.

Justification

An emergency generator for Pecan Plaza would keep the police station operational during a power outage, helping to ensure the security of the College in an emergency.

The installation of emergency generators at Starr County Campus would provide emergency power for the IT rooms in Building E and for the Crisis Management Center in Building J, allowing the College to keep vital records intact in case of a power outage.

Background

Facilities Planning and Construction staff worked with the Purchasing department to develop the Request for Proposal documents for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator projects.

Solicitation of competitive sealed proposals for these projects began on September 18, 2017. Sets of construction documents were issued to general contractors and subcontractors. A total of three (3) proposals were received on October 17, 2017.

| Timeline for Solicitation of Competitive Sealed Proposals | |
|--|---|
| September 18, 2017 | Solicitation of competitive sealed proposals began. |
| October 17, 2017 | 3 proposals were received. |

Funding Source

Funds are available in the FY 2017-2018 Unexpended Non-bond Construction Budget in the amount of \$800,000 for both project sites combined.

| Source of Funding | Amount Budgeted | Highest Ranked Proposal McDonald Electric |
|---|------------------------|--|
| Unexpended Non-Bond Construction Budget | \$800,000 | \$444,469.00 |

Reviewers

The proposals were reviewed by staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, to contract construction services with McDonald Electric in the amount of \$444,469.00 for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator projects as presented.

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS - BUILDING E & J CRISIS MANAGEMENT CENTER GENERATOR
AND PECAN PLAZA - EMERGENCY GENERATOR AND WIRING
PROJECT NO. RFP-17-18-1011**

| NAME | | McDonald Municipal and Industrial - A Division of C.F. McDonald Electric, Inc. | Metro Electric, Inc. | | Zitro Electric, LLC. | | | |
|--------------------------------|---------------------------|---|----------------------|---------------|----------------------|---------------|------------------|---------------|
| ADDRESS | | 5044 Timber Creek | 1901 Industrial Dr | | 604 Palmview Dr | | | |
| CITY/STATE/ZIP | | Houston, TX 77017 | McAllen, TX 78504 | | Palmview, TX 78574 | | | |
| PHONE | | 713-921-1368 | 956-686-2323 | | 956-581-8899 | | | |
| FAX | | 713-921-5109 | 956-686-4559 | | 956-581-8892 | | | |
| CONTACT | | Wayne Berkenmeier | Michael Gerdes | | Mike Pena | | | |
| # | Qty | Description | Unit Price | Extension | Unit Price | Extension | Unit Price | Extension |
| 1 | 1 | Base Bid: Starr County Campus-Building E&J Crisis Management Center Generator and Pecan Plaza - Emergency Generator and Wiring | \$ 444,469.00 | \$ 444,469.00 | \$ 429,026.00 | \$ 429,026.00 | \$ 405,000.00 | \$ 405,000.00 |
| 2 | Bid Bond | | Yes | | Yes | | Yes | |
| 3 | Begin Work Within | | 10 Working Days | | 10 Working Days | | 10 Working Days | |
| 4 | Completion of Work Within | | 190 Calendar Days | | 180 Calendar Days | | 60 Calendar Days | |
| TOTAL AMOUNT PROPOSED | | | \$ 444,469.00 | | \$ 429,026.00 | | \$ 405,000.00 | |
| TOTAL EVALUATION POINTS | | | 85.09 | | 80.61 | | 79.7 | |
| RANKING | | | 1 | | 2 | | 3 | |

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS- BUILDING E&J CRISIS MANAGEMENT CENTER GENERATOR AND PECAN
PLAZA - EMERGENCY GENERATOR AND WIRING
PROJECT NO. 17-18-1011
EVALUATION SUMMARY**

| VENDOR | | McDonald Municipal and Industrial - A Division of C.F. McDonald Electric, Inc. | Metro Electric, Inc. | Zitro Electric, LLC. |
|--------------------------------|--|--|----------------------|----------------------|
| ADDRESS | | 5044 Timber Creek | 1901 Industrial Dr | 604 Palmview Dr |
| CITY/STATE/ZIP | | Houston, TX 77017 | McAllen, TX 78504 | Palmview, TX 78574 |
| PHONE | | 713-921-1368 | 956-686-2323 | 956-581-8899 |
| FAX | | 713-921-5109 | 956-686-4559 | 956-581-8892 |
| CONTACT | | Wayne Berkenmeier | Michael Gerdes | Mike Pena |
| 1 | The Respondent's price proposal. (up to 45 points) | 40.95 | 42.3 | 45 |
| | | 40.95 | 42.3 | 45 |
| | | 40.95 | 42.3 | 45 |
| | | 40.95 | 42.3 | 45 |
| | | 40.95 | 42.3 | 45 |
| | | 40.95 | 42.3 | 45 |
| 2 | The Respondent's experience and reputation. (up to 10 points) | 9 | 5 | 7 |
| | | 8 | 7 | 8 |
| | | 9.5 | 5 | 6 |
| | | 8 | 8 | 5 |
| | | 9 | 8 | 8 |
| | | 8.7 | 6.6 | 6.8 |
| 3 | The quality of the Respondent's goods or services. (up to 10 points) | 8 | 7 | 7 |
| | | 7 | 7 | 6 |
| | | 9 | 7 | 7 |
| | | 8 | 8 | 5 |
| | | 9 | 9 | 8 |
| | | 8.2 | 7.6 | 6.6 |
| 4 | The Respondent's safety record (up to 5 points) | 5 | 3 | 3 |
| | | 5 | 4 | 2 |
| | | 5 | 4 | 2 |
| | | 5 | 4 | 1 |
| | | 4.5 | 3.5 | 3 |
| | | 4.9 | 3.7 | 2.2 |
| 5 | The Respondent's proposed personnel. (up to 8 points) | 7 | 5 | 6 |
| | | 7 | 6 | 3 |
| | | 7.5 | 7 | 6 |
| | | 7 | 6.5 | 3 |
| | | 7 | 5 | 6 |
| | | 7.1 | 5.9 | 4.8 |
| 6 | The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points) | 6 | 7 | 5 |
| | | 7 | 7 | 2 |
| | | 8.5 | 8 | 5 |
| | | 8 | 7 | 5 |
| | | 8.5 | 7.5 | 2 |
| | | 7.6 | 7.3 | 3.8 |
| 7 | The Respondent's organization and approach to the project. (up to 6 points) | 5 | 4 | 3.5 |
| | | 5 | 5 | 3 |
| | | 6 | 5 | 5 |
| | | 5.5 | 5.5 | 2 |
| | | 5.5 | 5 | 4 |
| | | 5.4 | 4.9 | 3.5 |
| 8 | The Respondent's time frame for completing the project. (up to 7 points) | 2.24 | 2.31 | 7 |
| | | 2.24 | 2.31 | 7 |
| | | 2.24 | 2.31 | 7 |
| | | 2.24 | 2.31 | 7 |
| | | 2.24 | 2.31 | 7 |
| | | 2.24 | 2.31 | 7 |
| TOTAL EVALUATION POINTS | | 85.09 | 80.61 | 79.7 |
| RANKING | | 1 | 2 | 3 |

Review and Recommend Action on Proposed Signage for Pecan Campus Ann Richards Administration Building

Approval to recommend the proposed signage for the Pecan Campus Ann Richards Administration Building will be requested at the November 14, 2017 Board meeting.

Purpose

The College is proposing to provide new South Texas College signage on the north wall of the Pecan Campus Ann Richards Administration Building. The sign will have the College's logo and will have electrical lighting built into it.

Justification

The College is in need of a sign that can signify the current name and logo of the College along Pecan Boulevard in McAllen. The existing sign does not have the current branding of the College.

Background

The current sign was part of the original sign when the College was originally built. The sign was damaged during the hail storm that occurred on March 29, 2017. Facilities Planning and Construction staff has worked with the College's Public Relations Department and Administration to develop the design of a new sign and are proposing for it to be located on the north wall of the Pecan Campus Ann Richards Administration Building X. The signage as proposed will be illuminated with the use of LED lighting for long term durability. The proposed signage can be produced and installed by a vendor as a complete project.

Planning and Construction staff has been assured by the vendor's design staff that the proposed signage can be mounted to the existing limestone material on the wall. The weights of the signage will not affect the wall. Proper installation of the signage will need to be monitored during the process.

Reviewers

The proposed signage has been reviewed by Facilities Planning and Construction staff, Public Relations staff, and Administration.

Enclosed Documents

A rendering of the signage on the proposed building and a drawing indicating the proposed location at Pecan Campus are enclosed.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, the proposed signage for the Pecan Campus Ann Richards Administration Building as presented.



2611 EL CAMINO • HOUSTON, TEXAS 77054
 TEL: 713.843.0600 • FAX: 713.843.7585
 www.NationalSigns.com

PROJECT: SOUTH TEXAS COLLEGE
LOCATION: 3200 PECAN BLVD
CITY/STATE: MCALLEN TX 78501
SALES REP: JIM FUIOP
DATE : 05.26.2017
DRAWN BY: JMAHAN QUALITYVIEW
DRAWING#: NS17 28330 FABRICATION READY

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120 VOLT ELECTRICAL SERVICE

| | | |
|--------------------|------|-------------|
| ELECTRICAL LOAD: | SIGN | LED DISPLAY |
| 20 AMP CIRCUIT(S): | | |

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN, UNLESS OTHERWISE SPECIFIED

REVISIONS

| | | | |
|---|----------|----------------------|----|
| A | 06/29/17 | ADJUST SPECS W/O LIT | JM |
| B | 07/07/17 | CORRECT CHI SPEC | JM |

UL INSTALLATION REQUIREMENTS
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SPECIFICATIONS QUANTITY: 1 SET

FABRICATE AND INSTALL ONE SET OF ILLUMINATED CHANNEL LETTERS & LOGO

- FACES: 3/16" 7328 WHITE ACRYLIC
- TRIM: 1" JEWELITE PRE-FINISH: WHITE
- RETURNS: 5" DEEP .063 ALUM. PRE-FINISH: WHITE
- BACKS: BACKS: .125 ALUMINUM (STANDARD STOCK COLOR)
- ILLUMINATION: WHITE LEDS
- POWER SUPPLIES: REMOTE HOUSED IN TRANSFORMER CAN
- MOUNTED: INDIVIDUALLY ON FLUSH TO THE WALL

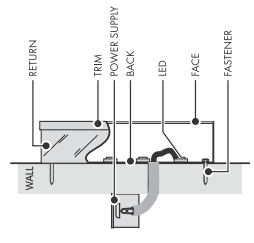
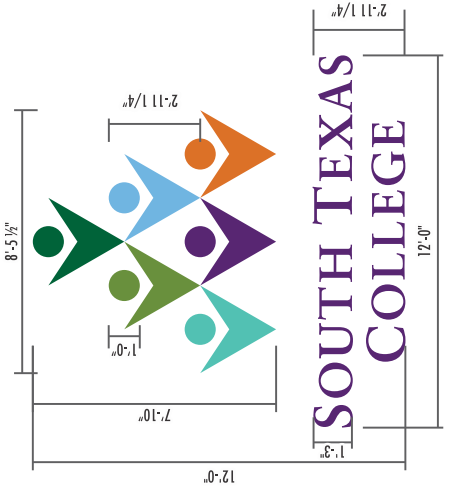
WALL MATERIAL: LIMESTONE VENEER

FINISH SCHEDULE

VINYL COLORS

| |
|--|
| V1: DIGITALLY PRINTED VINYL WITH PROTECTIVE CLEAR FINISH |
| - PMS 346C |
| - PMS 377C |
| - PMS 3258C |
| - PMS 2915C |
| - PMS 158C |

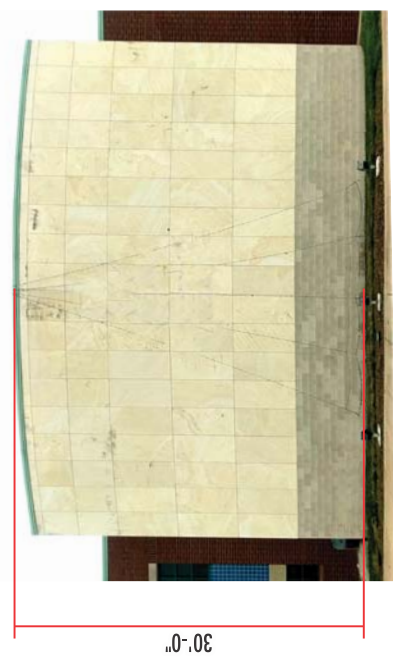
APPROVED BY: _____



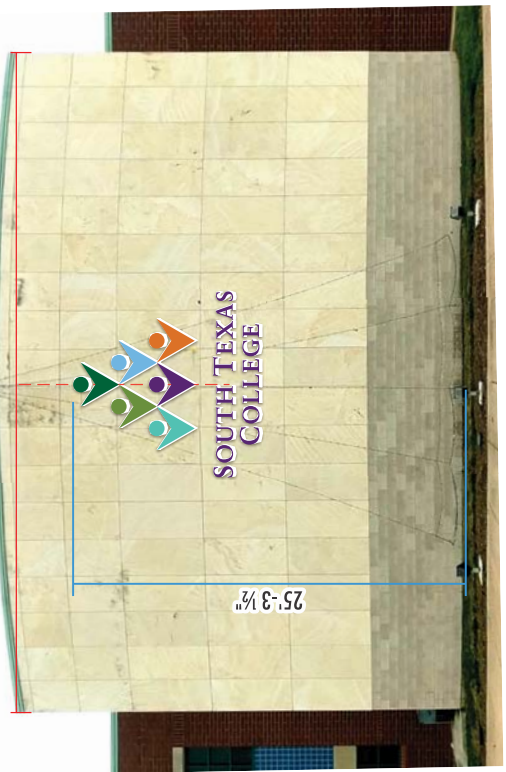
TYPICAL SECTION VIEW FOR CHANNEL LETTERS NIS

SIGN DETAILS
 SCALE: 1/4" = 1'-0"

*** CLIENT PROVIDED DIMENSIONS**



EXISTING CONDITIONS



UPDATED CONDITIONS

SIGN ELEVATION SCALE: 3/32" = 1'-0"
 SIGN ELEVATION SCALE: 1/8" = 1'-0"

CLIENT APPROVAL SIGNED: _____ DATE: _____
 LANDLORD APPROVAL SIGNED: _____ DATE: _____
 SALES APPROVAL SIGNED: _____ DATE: _____

QUANTITY: 1 SET

NIGHT VIEW



SIGN ELEVATION
SCALE: NTS

CLIENT APPROVAL SIGNED: _____

DATE: _____

LANDLORD APPROVAL SIGNED: _____

DATE: _____

SALES APPROVAL

Page 2 of 2



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TEL: 713.863.0600 • FAX: 713.863.7585
www.NationalSigns.com

PROJECT: SOUTH TEXAS COLLEGE
LOCATION: 3200 PECAN BLVD
CITY/STATE: MCALLEN TX 78501
SALES REP: JIM FUIOP
DATE : 05.26.2017
DRAWN BY: J.MAHAN QUALITYVIEW
DRAWING#: NS17 28330 FABRICATION READY

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120 VOLT ELECTRICAL SERVICE

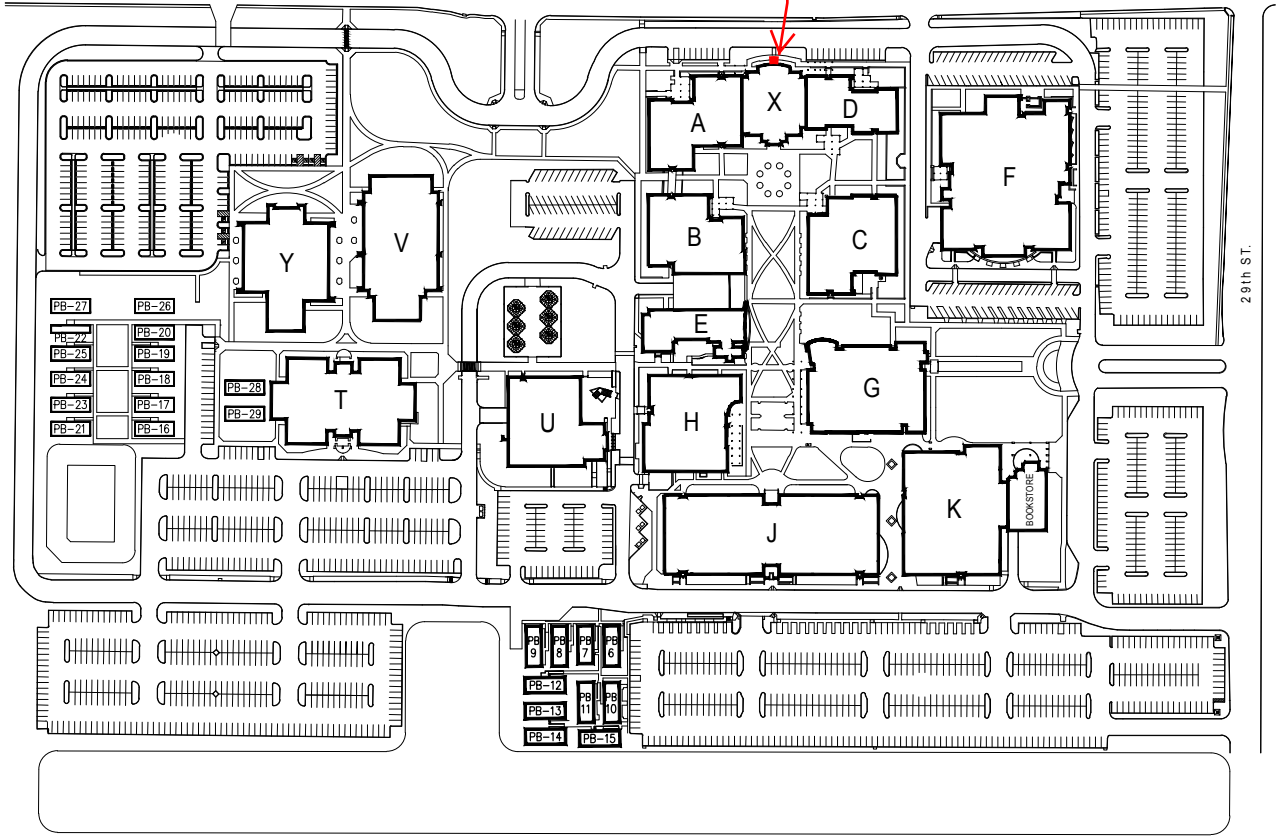
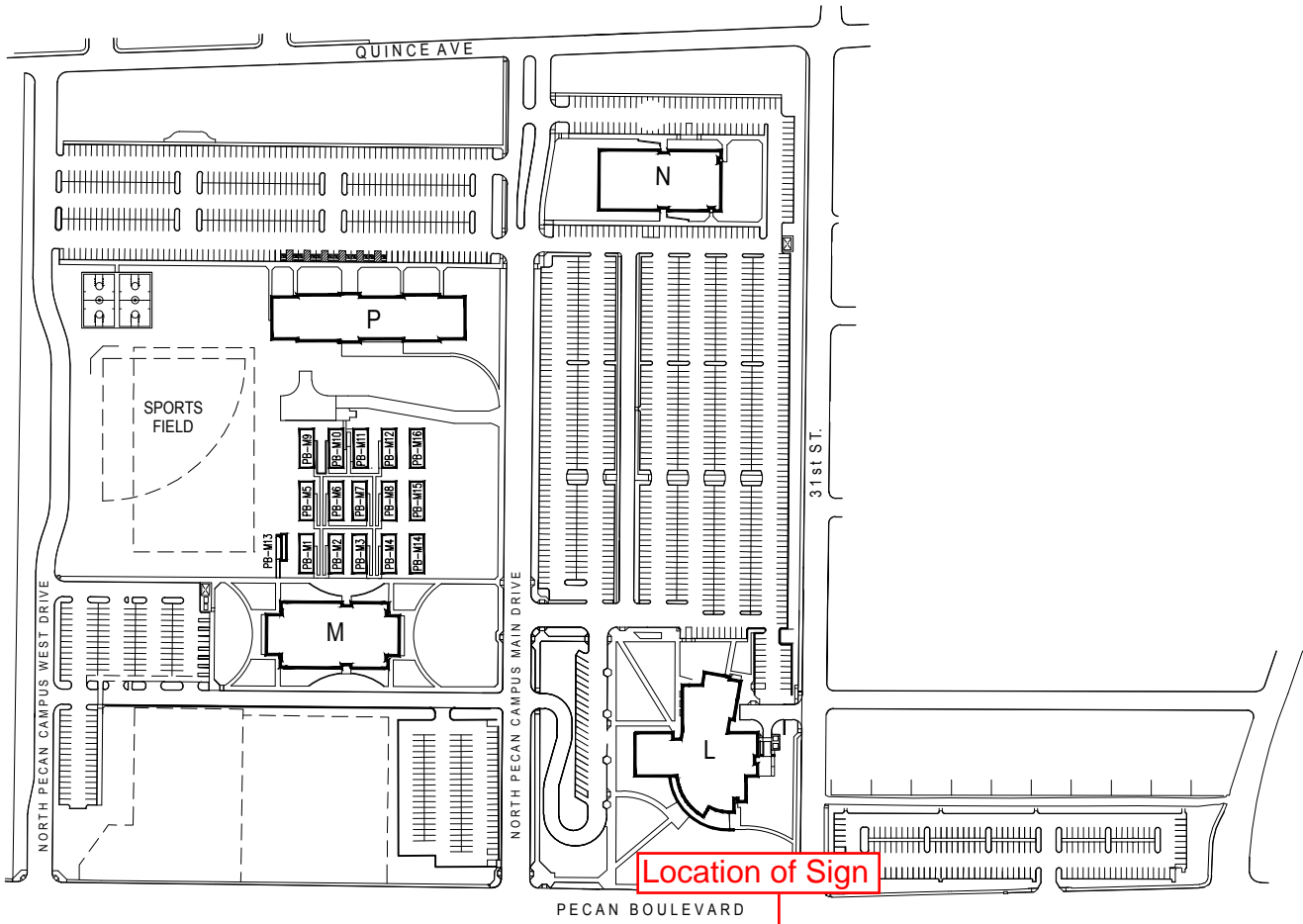
| | | |
|--|------|-------------|
| ELECTRICAL LOAD: 20 AMP CIRCUIT(S): | SIGN | LED DISPLAY |
| | | |

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN, UNLESS OTHERWISE SPECIFIED

REVISIONS

| | ADJUST SPECS W/O LIT | CORRECT CHI SPEC |
|---|----------------------|------------------|
| A | 06/29/17 | JM |
| B | 07/07/17 | JM |

UL INSTALLATION REQUIREMENTS
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Review and Recommend Action on District-Wide Building Plaques with Building Names for New and Renovated Buildings

Approval to provide building plaques with building names at all campuses will be requested at the November 14, 2017 Board meeting.

Purpose

Authorization is requested to provide building plaques with building names for the new bond construction buildings and existing buildings.

Justification

When bond construction buildings near final completion, new building plaques and signage will be ordered to properly identify each new building. The names of some of the existing buildings need to be identified appropriately. The naming of buildings is necessary so that each building can be specifically identified for students, faculty, staff, and the public.

Background

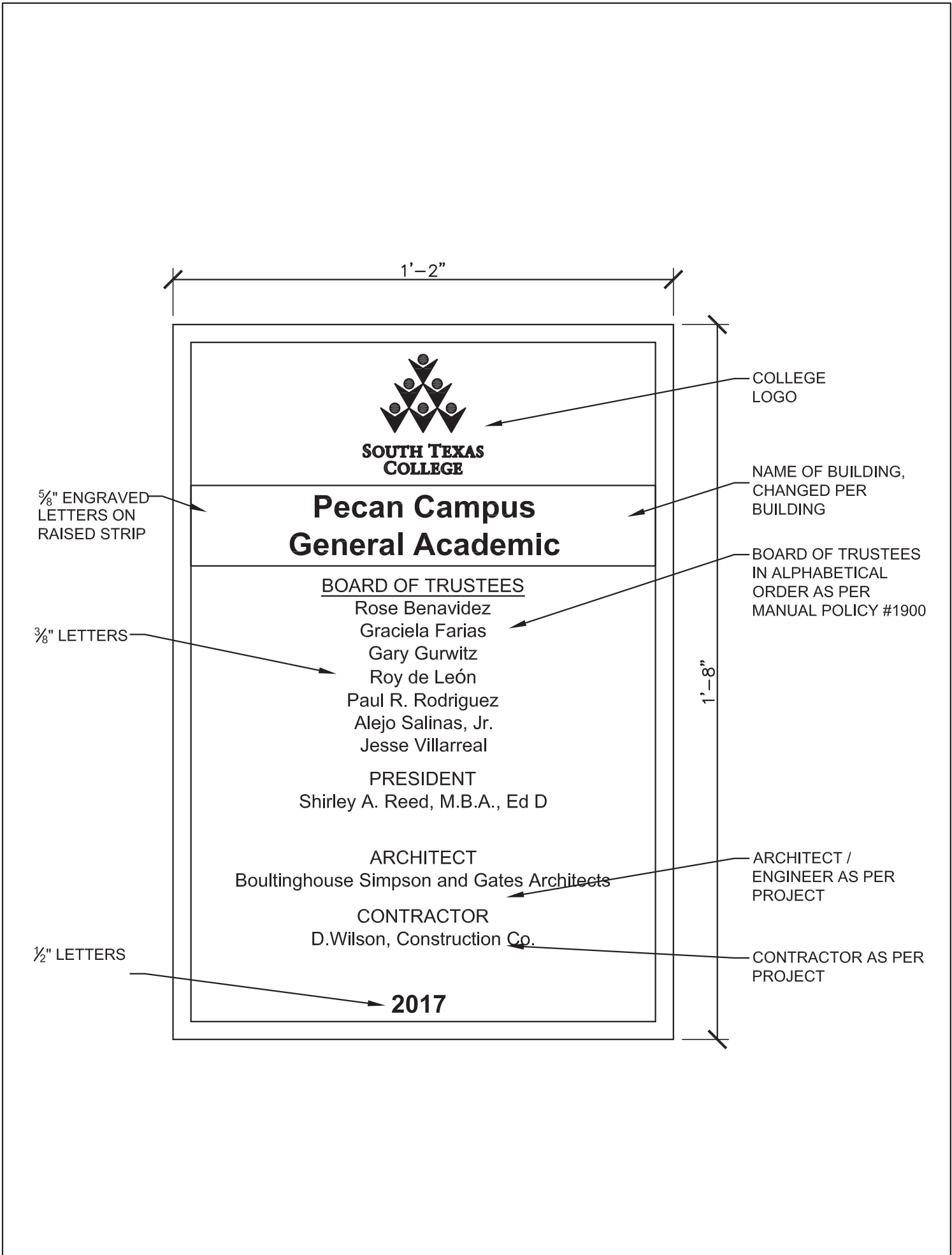
The current construction of the Bond buildings requires the naming of the new buildings and renaming of some of the existing buildings to clearly identify the appropriate function of each building in compliance with Board Policy 1900. On July 26, 2017, the Board of Trustees approved the names of all the buildings. The updated building names are provided for the Board's review and approval. The current Construction Managers at Risk will be providing building plaques as part of their construction contract for the 2013 Bond Construction projects. Existing buildings will have new plaques provided by the College at a future date.

Enclosed Documents

Enclosed is a listing of the buildings and drawings of the associated plaques for each Bond and Non-Bond related project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 14, 2017 Board meeting, to provide building plaques with building names at all campuses as presented.



1'-2"



**SOUTH TEXAS
COLLEGE**

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

**Pecan Campus
General Academic**

BOARD OF TRUSTEES

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Graciela Farias
Gary Gurwitz
Roy de León
Paul R. Rodriguez
Alejo Salinas, Jr.
Jesse Villarreal

3/8" LETTERS

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

ARCHITECT

Boultinghouse Simpson and Gates Architects

ARCHITECT /
ENGINEER AS PER
PROJECT

CONTRACTOR

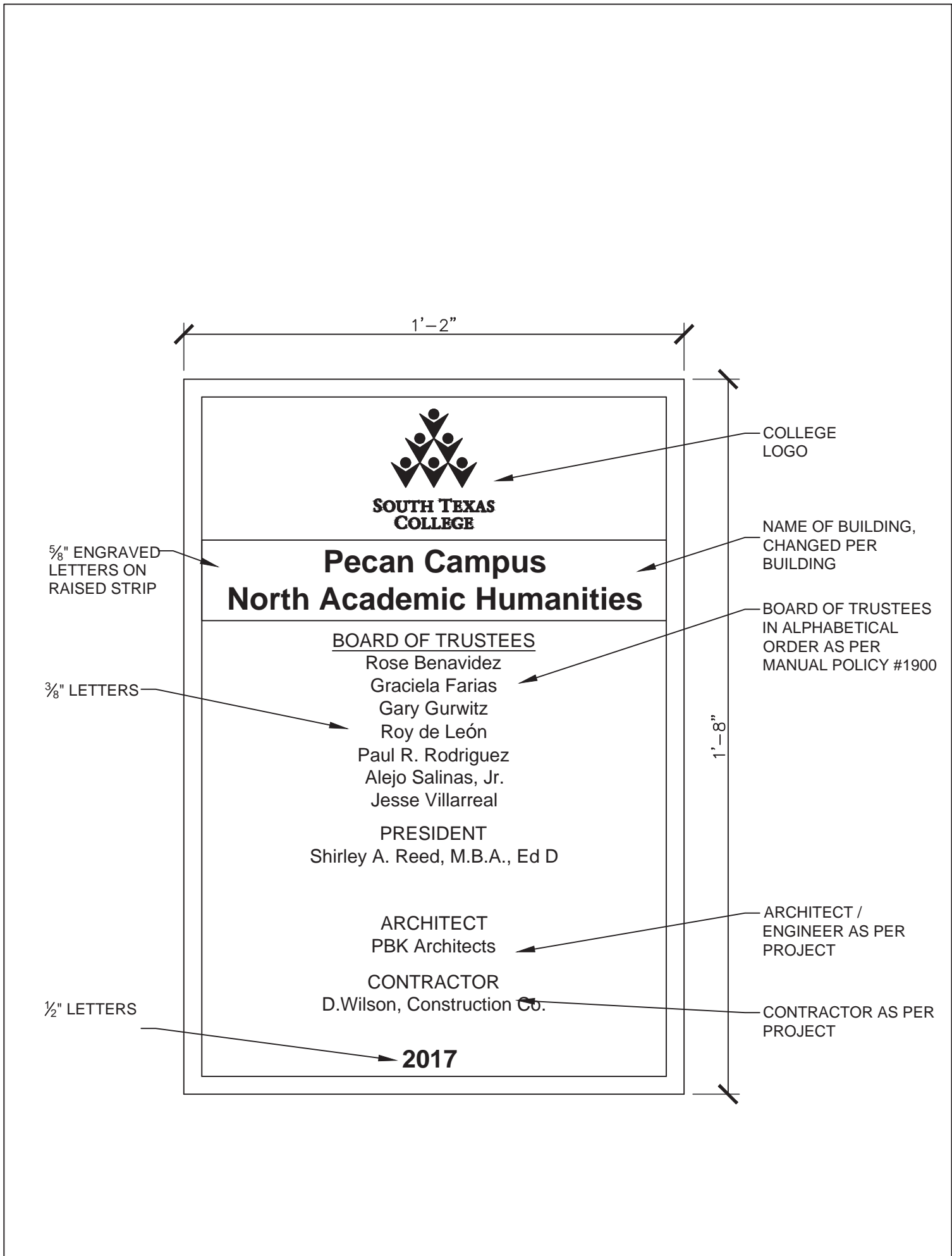
D. Wilson, Construction Co.

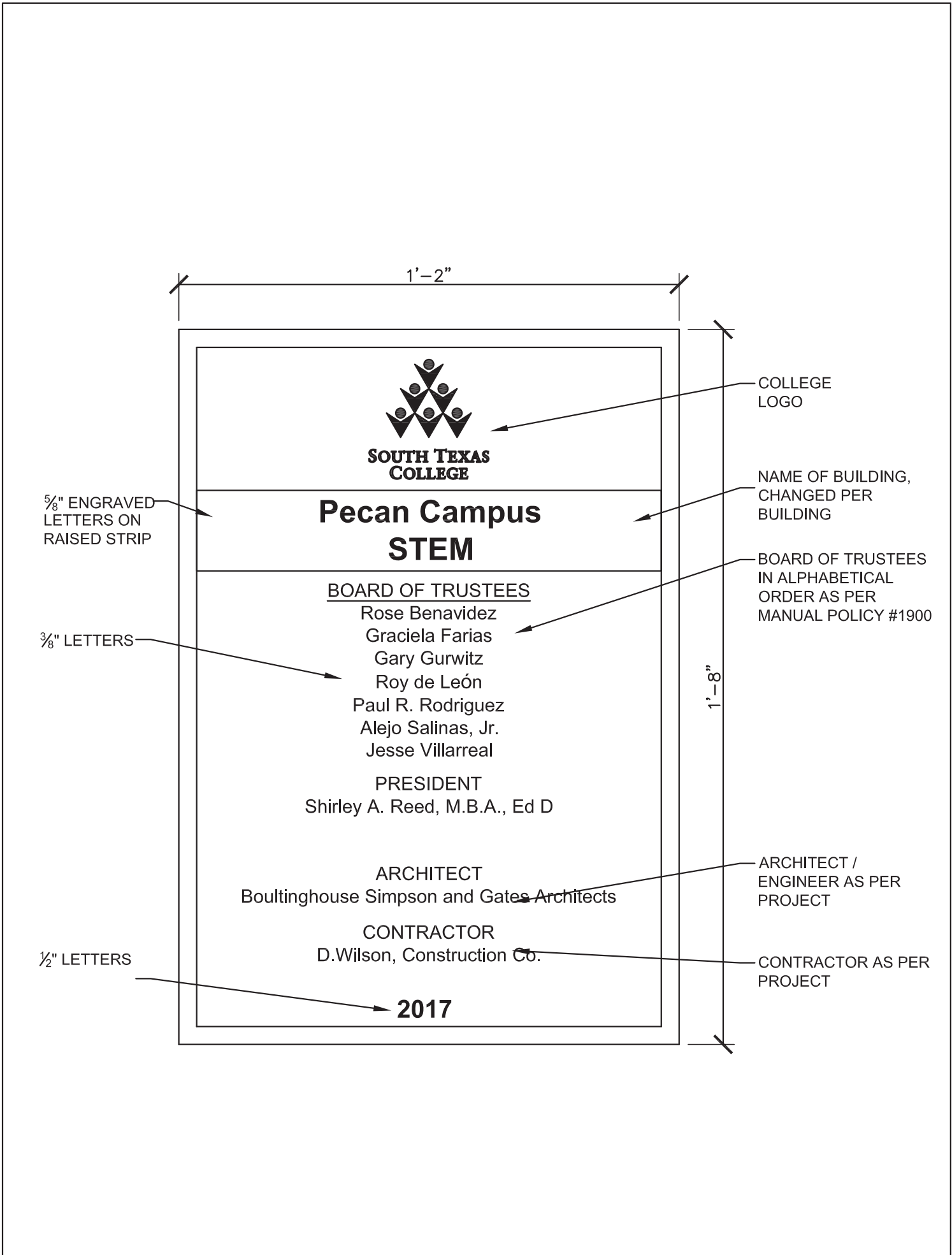
CONTRACTOR AS PER
PROJECT

1/2" LETTERS

2017

1'-8"





1'-2"

1'-8"



**SOUTH TEXAS
COLLEGE**

**Pecan Campus
Student Union**

BOARD OF TRUSTEES

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Graciela Farias
Gary Gurwitz
Roy de León
Paul R. Rodriguez
Alejo Salinas, Jr.
Jesse Villarreal

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

ARCHITECT

The Warren Group Architects, Inc.

CONTRACTOR

D.Wilson, Construction Co.

2017

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

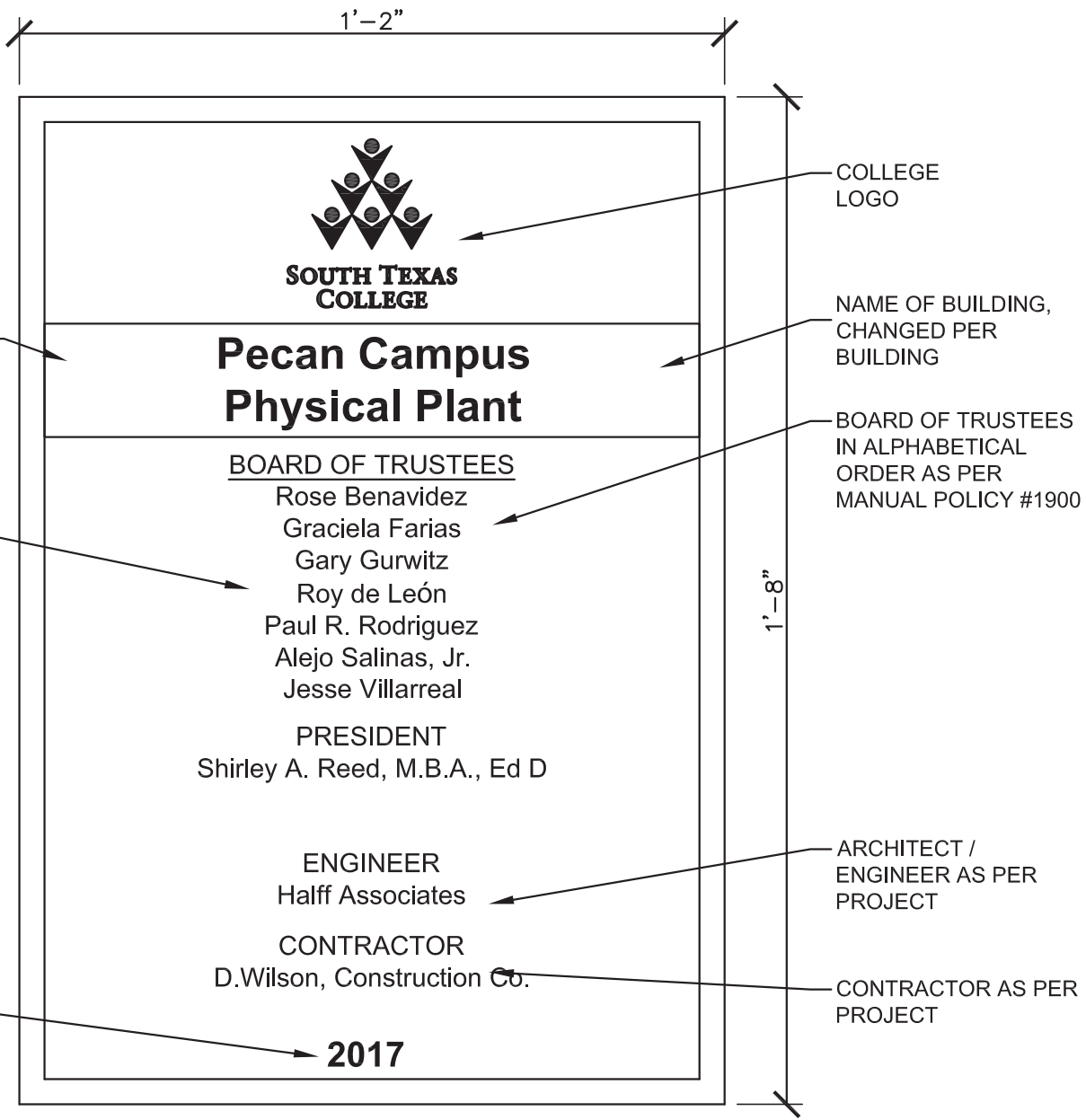
ARCHITECT /
ENGINEER AS PER
PROJECT

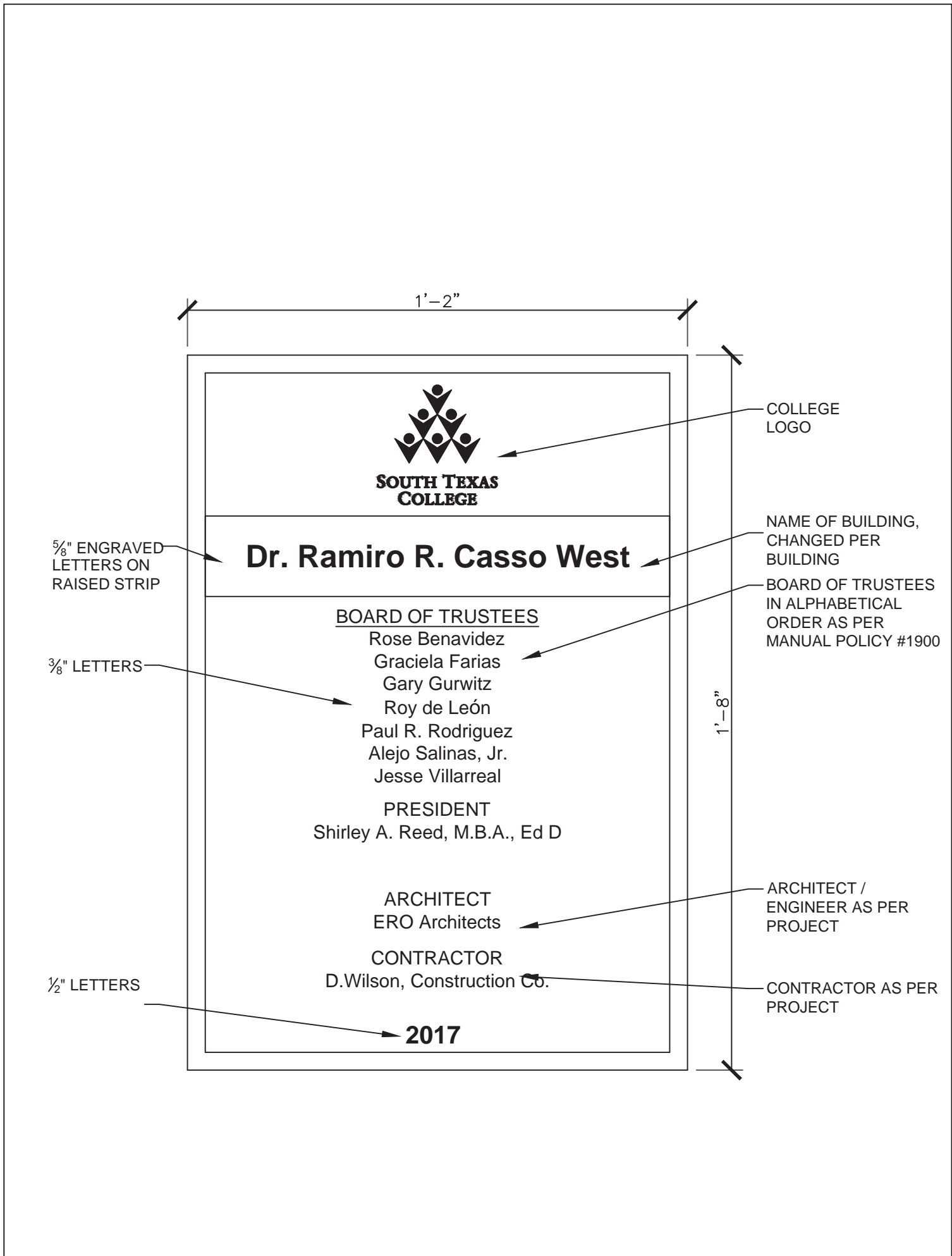
CONTRACTOR AS PER
PROJECT

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

3/8" LETTERS

1/2" LETTERS





1'-2"



**SOUTH TEXAS
COLLEGE**

COLLEGE
LOGO

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

Dr. Ramiro R. Casso West

NAME OF BUILDING,
CHANGED PER
BUILDING

3/8" LETTERS

BOARD OF TRUSTEES

Rose Benavidez

Graciela Farias

Gary Gurwitz

Roy de León

Paul R. Rodriguez

Alejo Salinas, Jr.

Jesse Villarreal

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

1'-8"

ARCHITECT

ERO Architects

ARCHITECT /
ENGINEER AS PER
PROJECT

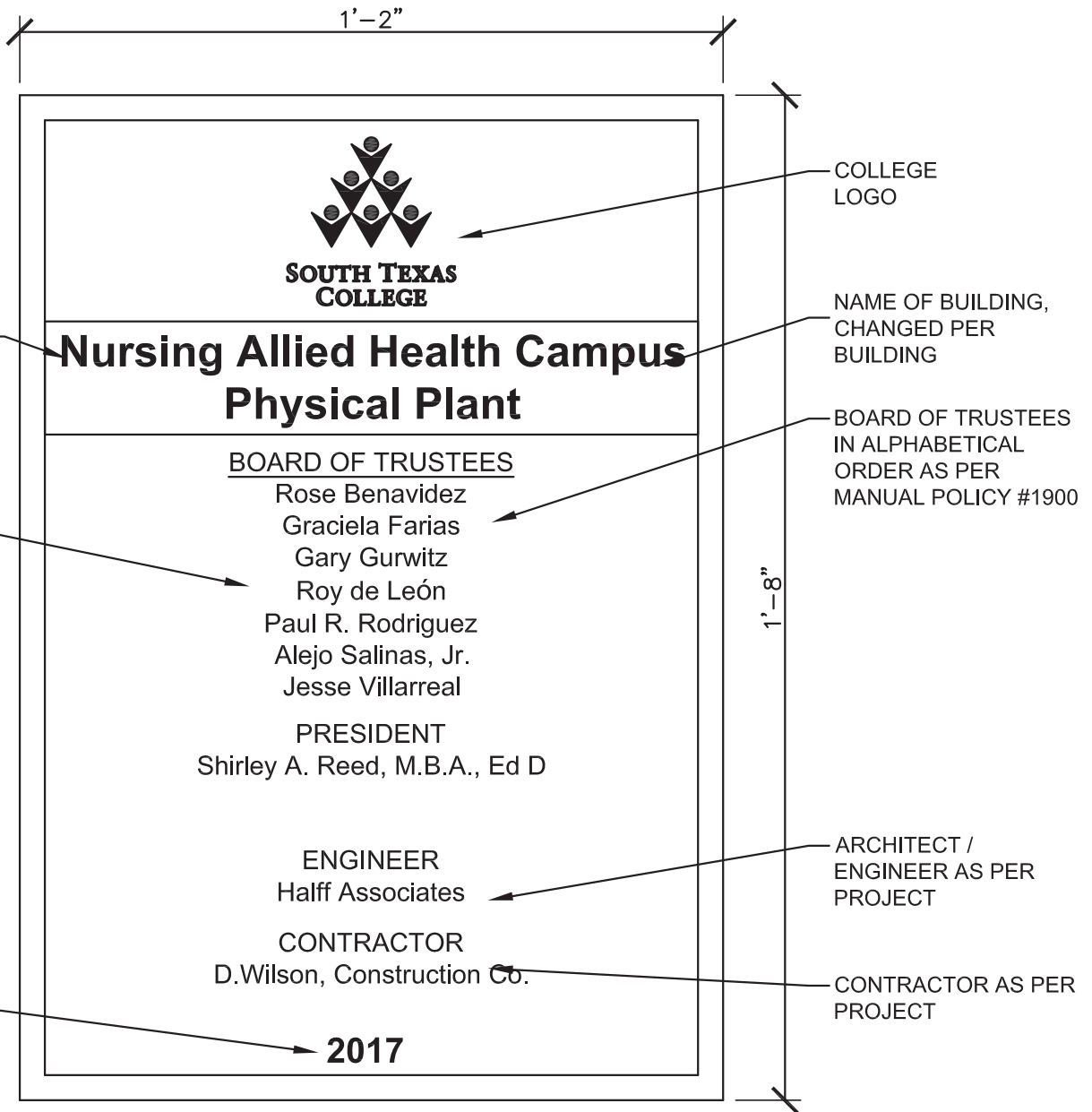
CONTRACTOR

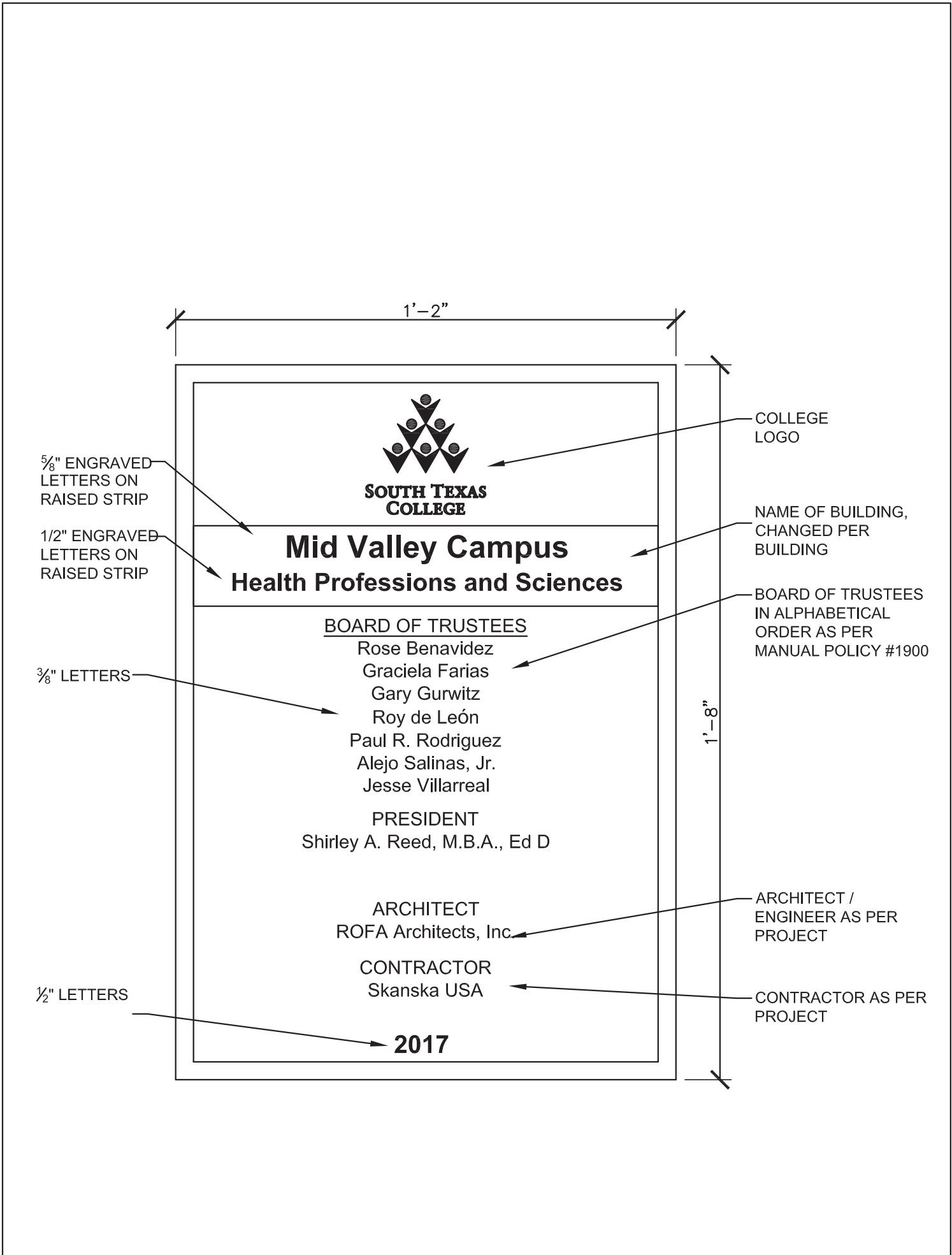
D.Wilson, Construction Co.

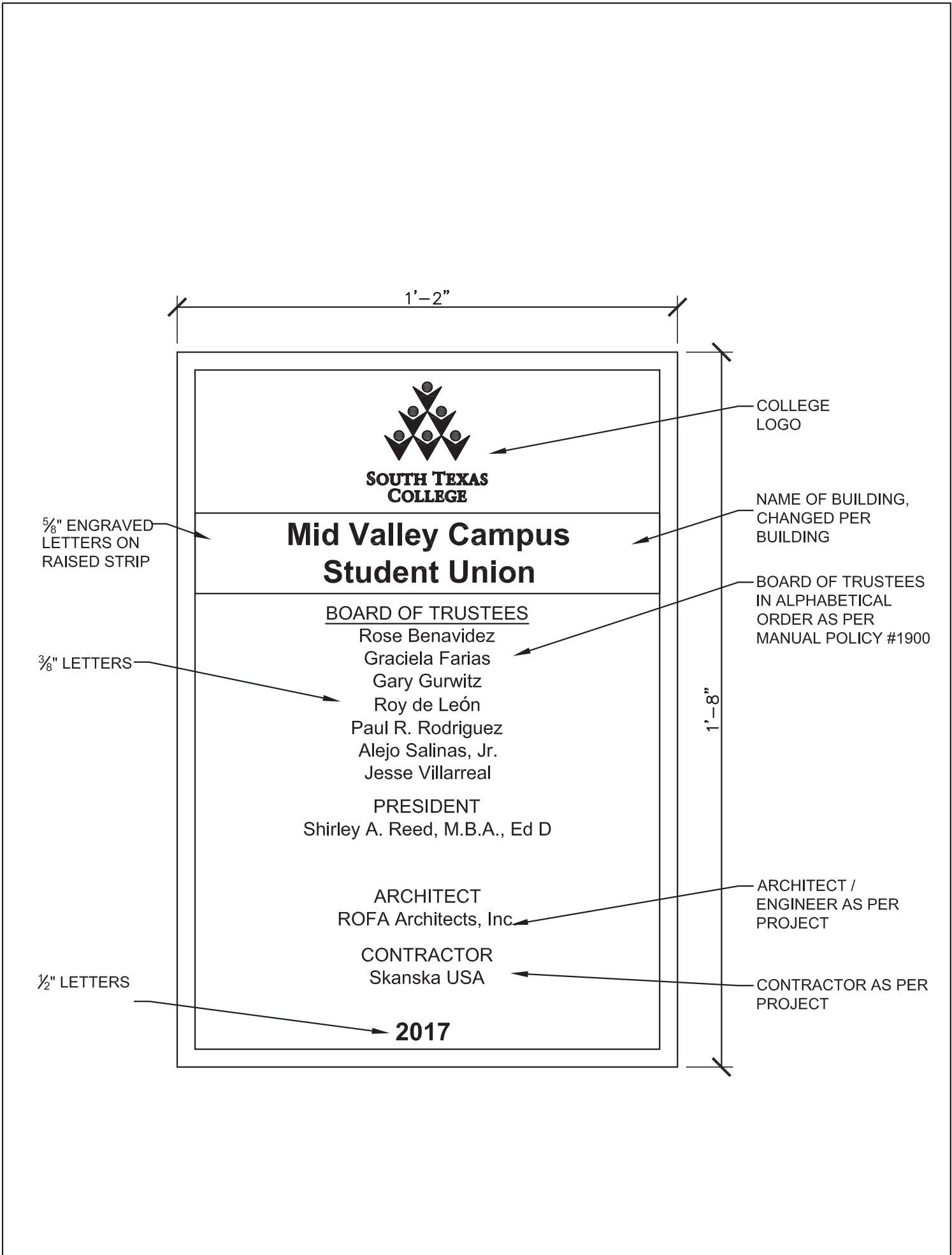
CONTRACTOR AS PER
PROJECT

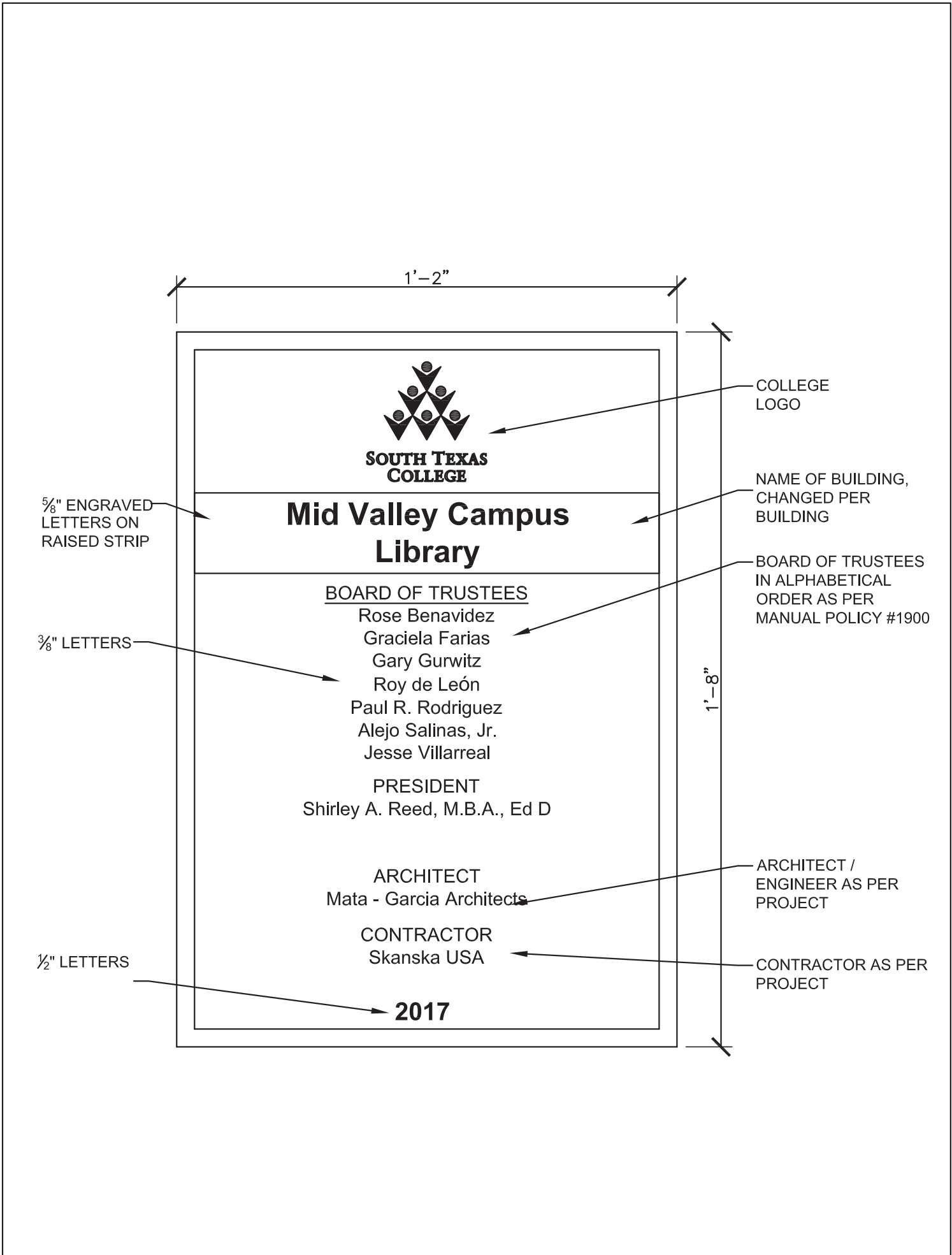
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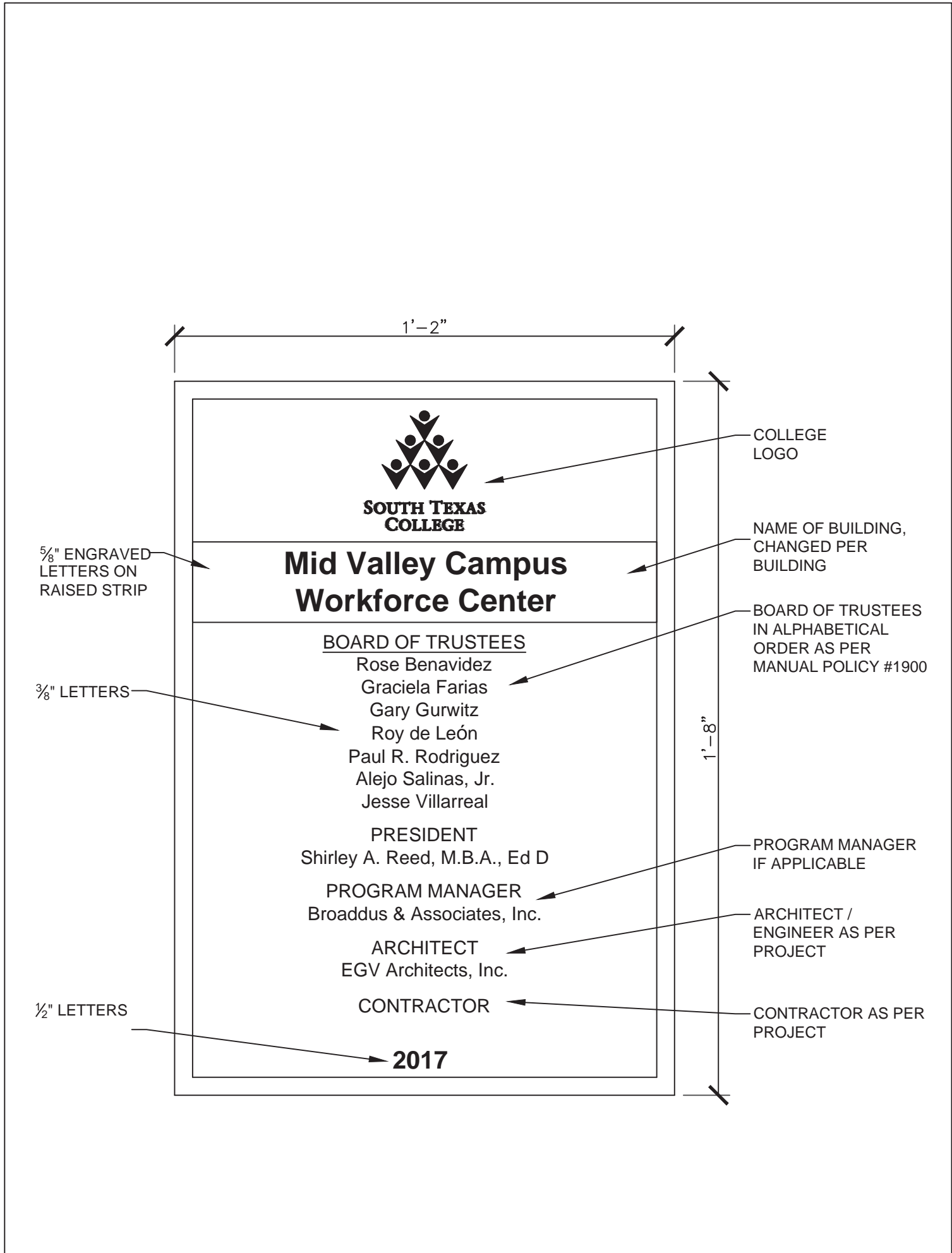
2017











1'-2"

1'-8"



**SOUTH TEXAS
COLLEGE**

**Mid Valley Campus
Workforce Center**

BOARD OF TRUSTEES

Rose Benavidez
Graciela Farias
Gary Gurwitz
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Jesse Villarreal

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PROGRAM MANAGER

Broaddus & Associates, Inc.

ARCHITECT

EGV Architects, Inc.

CONTRACTOR

2017

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

3/8" LETTERS

1/2" LETTERS

COLLEGE
LOGO

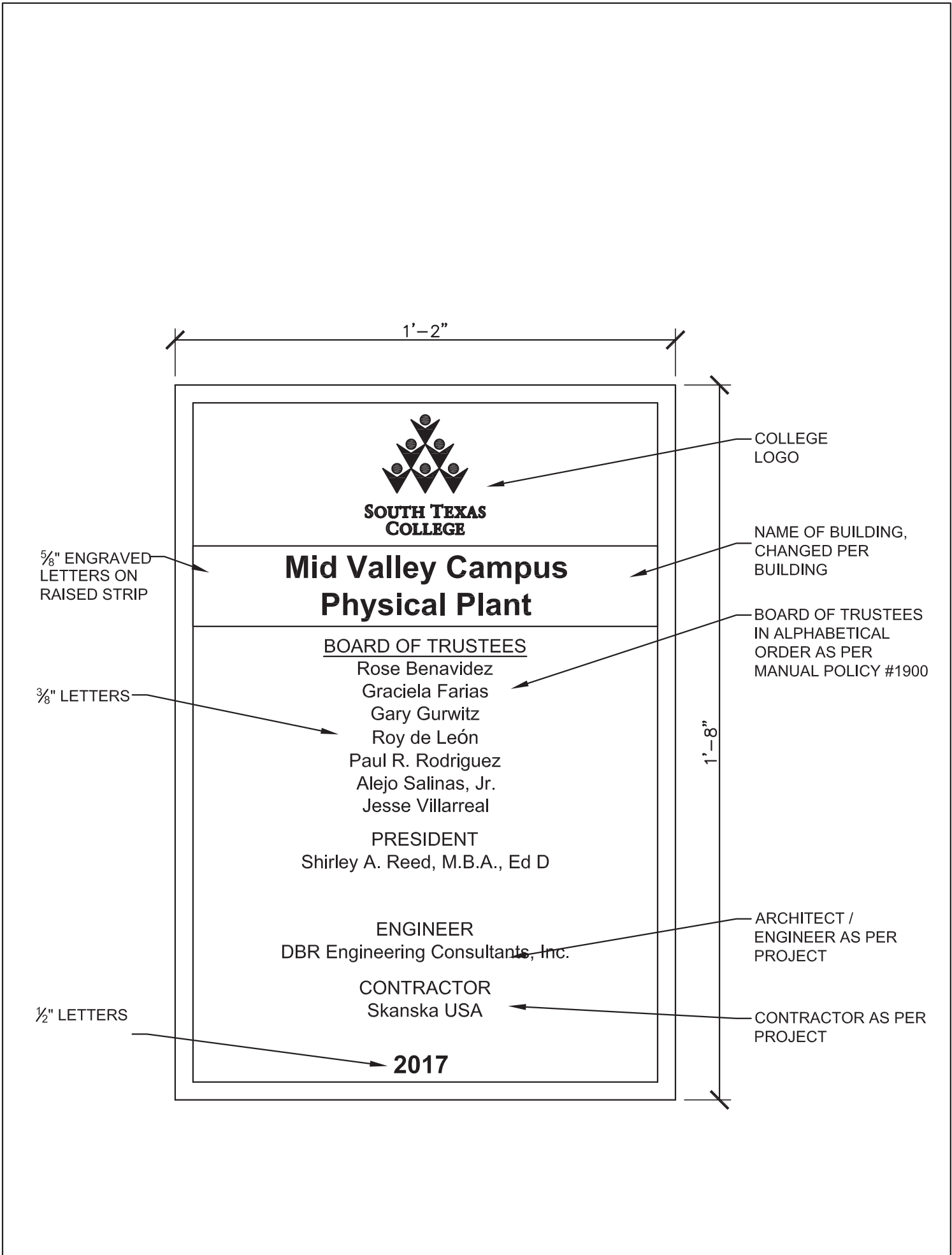
NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

PROGRAM MANAGER
IF APPLICABLE

ARCHITECT /
ENGINEER AS PER
PROJECT

CONTRACTOR AS PER
PROJECT



1'-2"



**SOUTH TEXAS
COLLEGE**

COLLEGE
LOGO

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

**Mid Valley Campus
Physical Plant**

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

BOARD OF TRUSTEES

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Gary Gurwitz
Roy de León
Paul R. Rodriguez
Alejo Salinas, Jr.
Jesse Villarreal

3/8" LETTERS

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

1'-8"

ENGINEER

DBR Engineering Consultants, Inc.

ARCHITECT /
ENGINEER AS PER
PROJECT

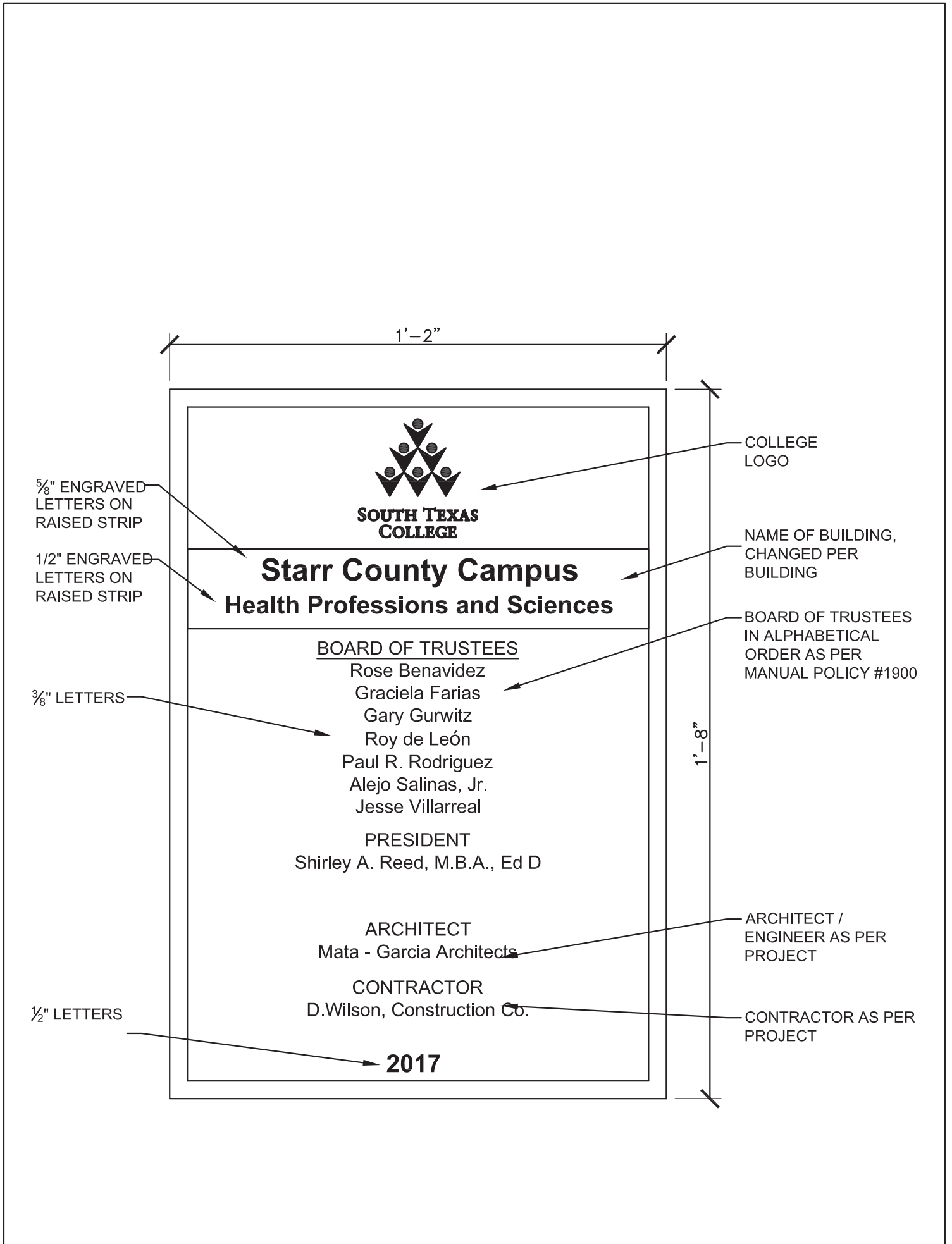
CONTRACTOR

Skanska USA

CONTRACTOR AS PER
PROJECT

1/2" LETTERS

2017



1'-2"

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

1/2" ENGRAVED
LETTERS ON
RAISED STRIP

3/8" LETTERS

1/2" LETTERS



**SOUTH TEXAS
COLLEGE**

**Starr County Campus
Health Professions and Sciences**

BOARD OF TRUSTEES

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PRESIDENT
Shirley A. Reed, M.B.A., Ed D

ARCHITECT
Mata - Garcia Architects

CONTRACTOR
D.Wilson, Construction Co.

2017

COLLEGE
LOGO

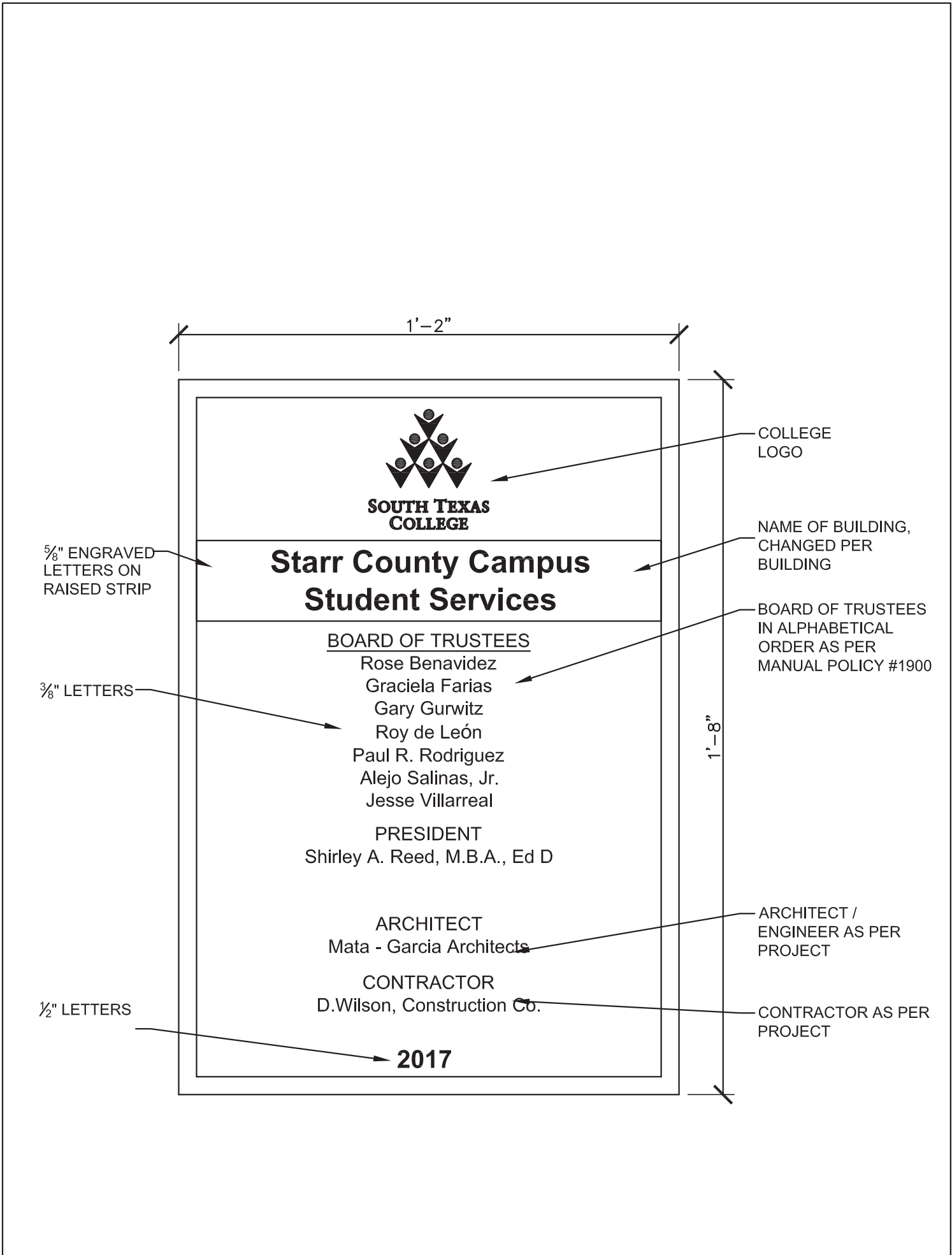
NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

1'-8"

ARCHITECT /
ENGINEER AS PER
PROJECT

CONTRACTOR AS PER
PROJECT



1'-2"



**SOUTH TEXAS
COLLEGE**

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

**Starr County Campus
Student Services**

3/8" LETTERS

BOARD OF TRUSTEES

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Jesse Villarreal

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ARCHITECT

Mata - Garcia Architects

ARCHITECT /
ENGINEER AS PER
PROJECT

CONTRACTOR

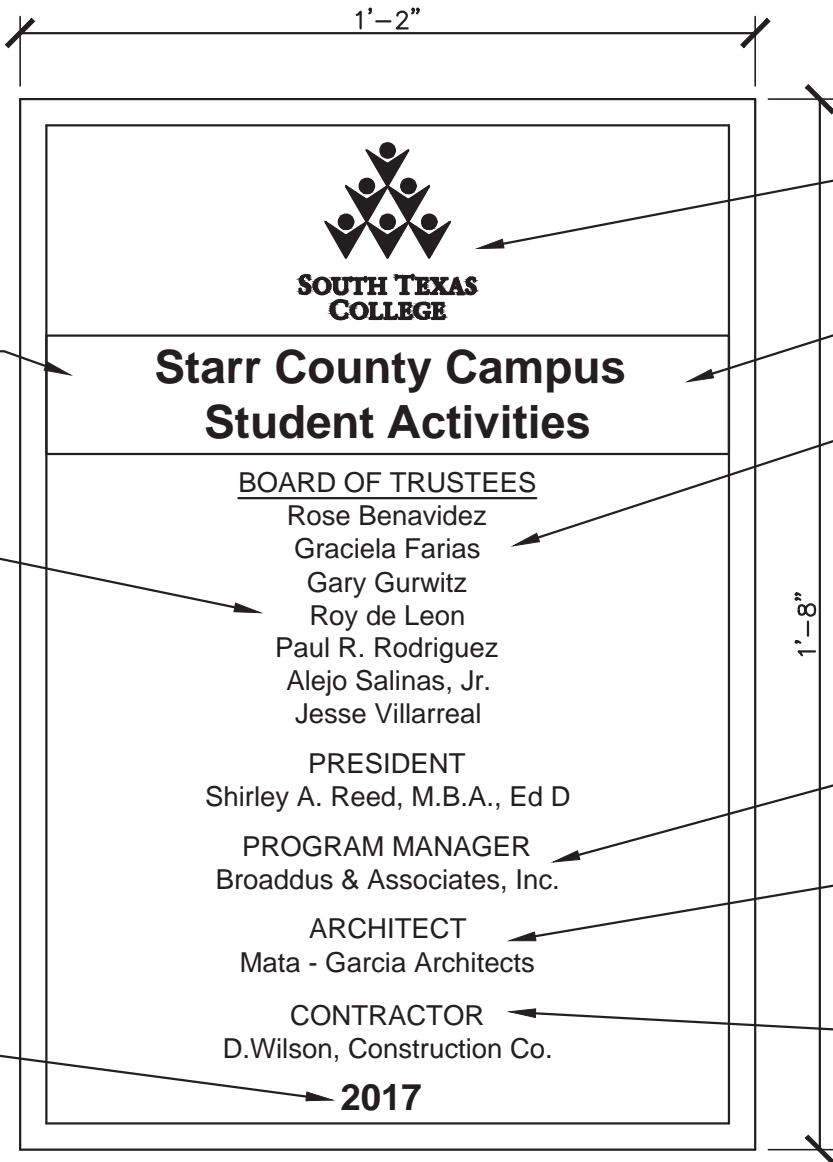
D.Wilson, Construction Co.

CONTRACTOR AS PER
PROJECT

1/2" LETTERS

2017

1'-8"



5/8" ENGRAVED
LETTERS ON
RAISED STRIP

3/8" LETTERS

1/2" LETTERS

1'-2"

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUEL POLICY #1900

1'-8"

PROGRAM MANAGER
IF APPLICABLE

ARCHITECT /
ENGINEER AS PER
PROJECT

CONTRACTOR AS PER
PROJECT

**SOUTH TEXAS
COLLEGE**

**Starr County Campus
Student Activities**

BOARD OF TRUSTEES

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Gary Gurwitz
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Alejo Salinas, Jr.
Jesse Villarreal

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

PROGRAM MANAGER

Broadus & Associates, Inc.

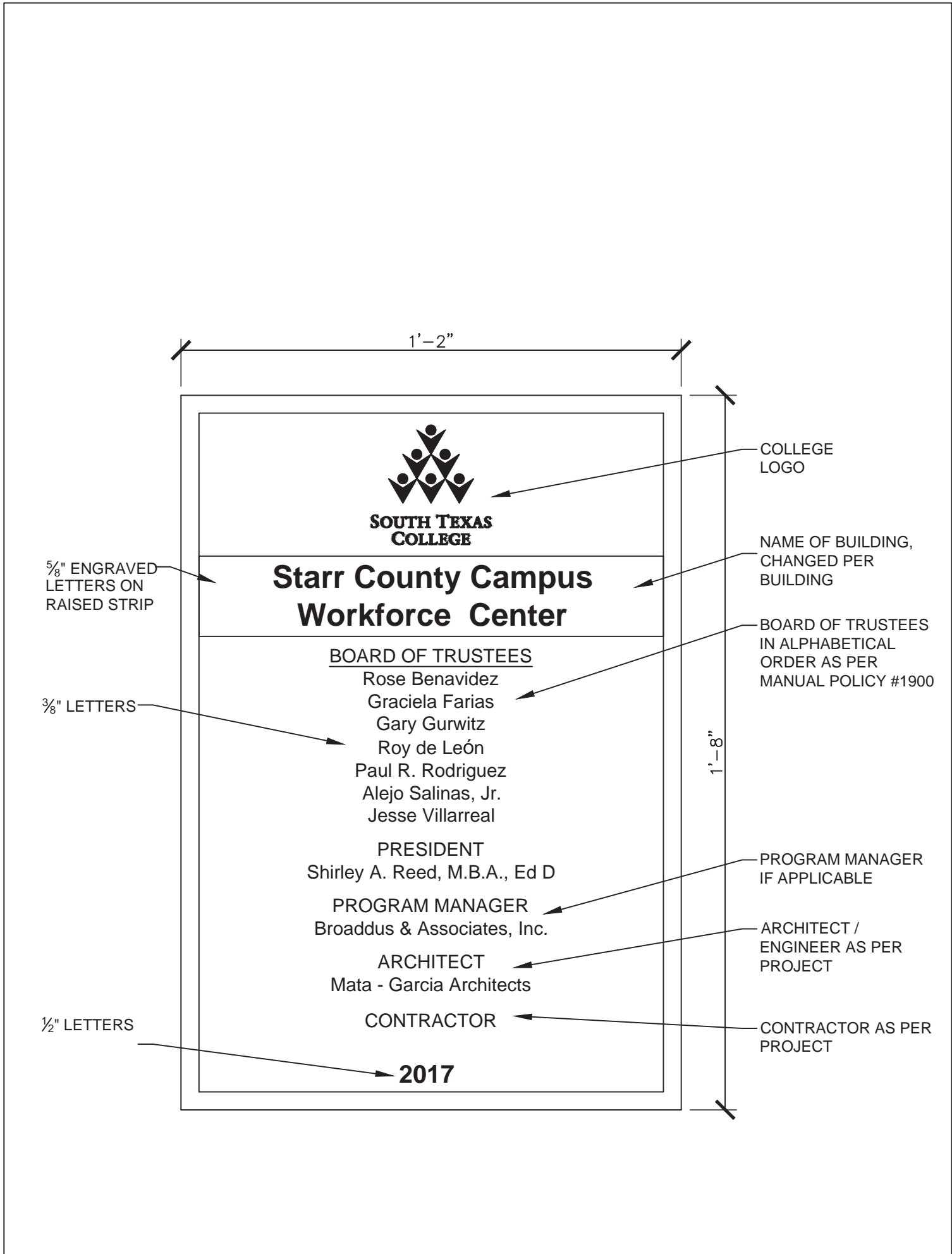
ARCHITECT

Mata - Garcia Architects

CONTRACTOR

D. Wilson, Construction Co.

2017



1'-2"



**SOUTH TEXAS
COLLEGE**

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

**Starr County Campus
Workforce Center**

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

Rose Benavidez
Graciela Farias
Gary Gurwitz
Roy de León
Paul R. Rodriguez
Alejo Salinas, Jr.
Jesse Villarreal

3/8" LETTERS

1'-8"

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

PROGRAM MANAGER
IF APPLICABLE

PROGRAM MANAGER
Broaddus & Associates, Inc.

ARCHITECT /
ENGINEER AS PER
PROJECT

ARCHITECT
Mata - Garcia Architects

CONTRACTOR AS PER
PROJECT

CONTRACTOR

1/2" LETTERS

2017

1'-2"



**SOUTH TEXAS
COLLEGE**

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

**Starr County Campus
Library**

3/8" LETTERS

BOARD OF TRUSTEES

Rose Benavidez
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Gary Gurwitz
Roy de León
Paul R. Rodriguez
Alejo Salinas, Jr.
Jesse Villarreal

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

ARCHITECT

Mata - Garcia Architects

ARCHITECT /
ENGINEER AS PER
PROJECT

CONTRACTOR

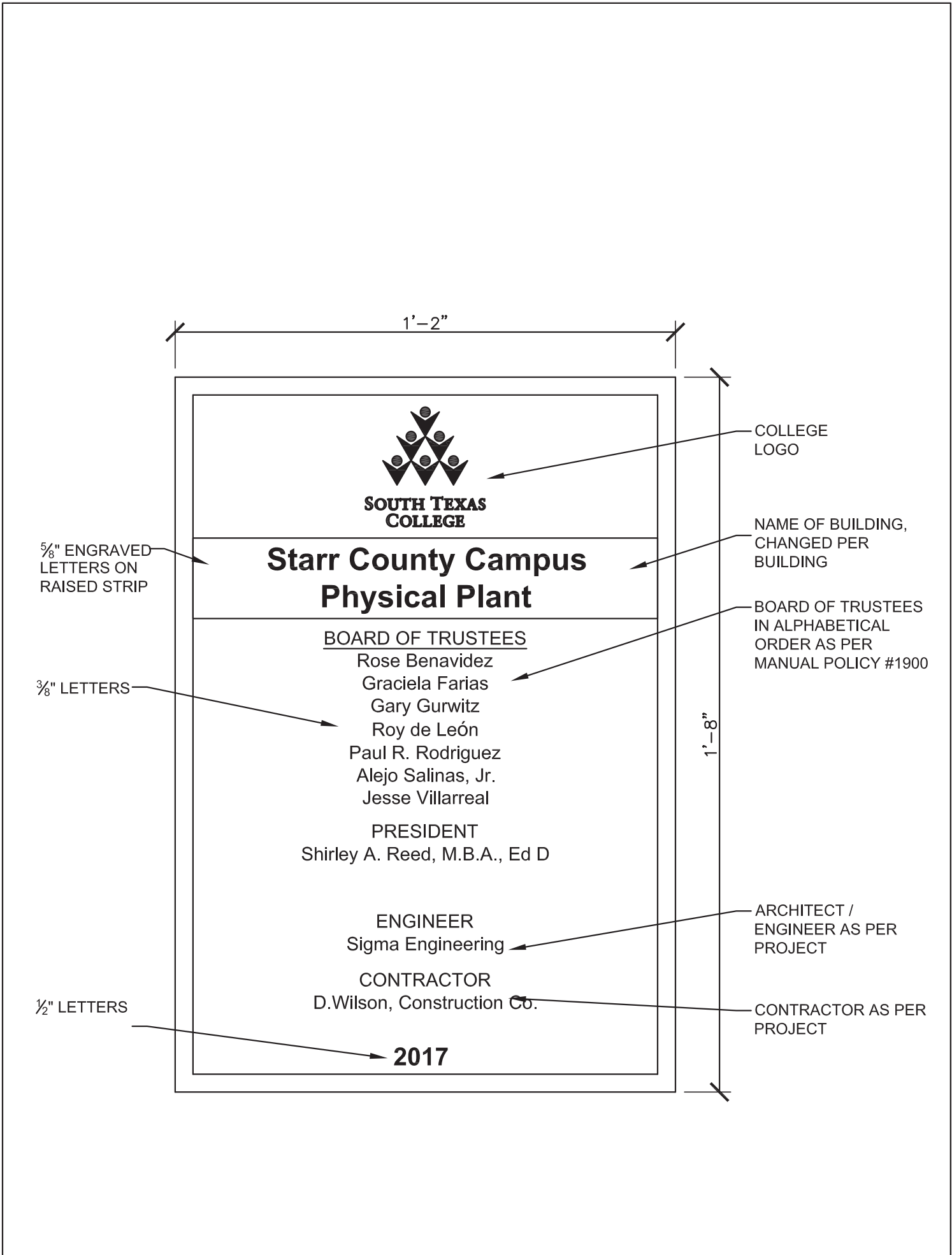
D.Wilson, Construction Co.

CONTRACTOR AS PER
PROJECT

1/2" LETTERS

2017

1'-8"



1'-2"

1'-8"



**SOUTH TEXAS
COLLEGE**

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

**Starr County Campus
Physical Plant**

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

BOARD OF TRUSTEES

3/8" LETTERS

Rose Benavidez
Graciela Farias
Gary Gurwitz
Roy de León
Paul R. Rodriguez
Alejo Salinas, Jr.
Jesse Villarreal

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

ARCHITECT /
ENGINEER AS PER
PROJECT

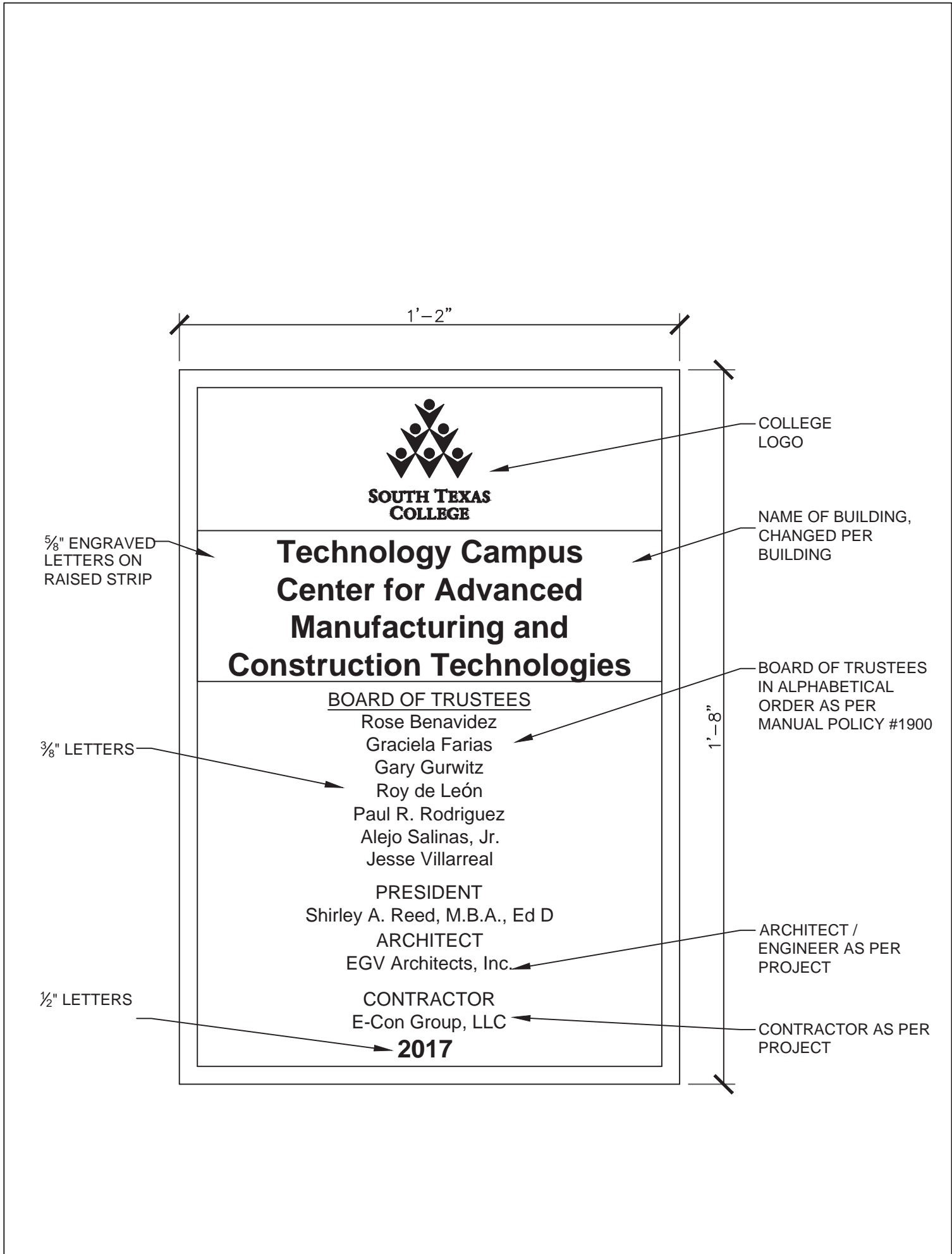
ENGINEER
Sigma Engineering

CONTRACTOR AS PER
PROJECT

CONTRACTOR
D. Wilson, Construction Co.

1/2" LETTERS

2017



1'-2"



**SOUTH TEXAS
COLLEGE**

COLLEGE
LOGO

NAME OF BUILDING,
CHANGED PER
BUILDING

5/8" ENGRAVED
LETTERS ON
RAISED STRIP

**Technology Campus
Center for Advanced
Manufacturing and
Construction Technologies**

BOARD OF TRUSTEES
IN ALPHABETICAL
ORDER AS PER
MANUAL POLICY #1900

BOARD OF TRUSTEES

Rose Benavidez
Graciela Farias
Gary Gurwitz
Roy de León
Paul R. Rodriguez
Alejo Salinas, Jr.
Jesse Villarreal

3/8" LETTERS

1'-8"

PRESIDENT

Shirley A. Reed, M.B.A., Ed D

ARCHITECT

EGV Architects, Inc.

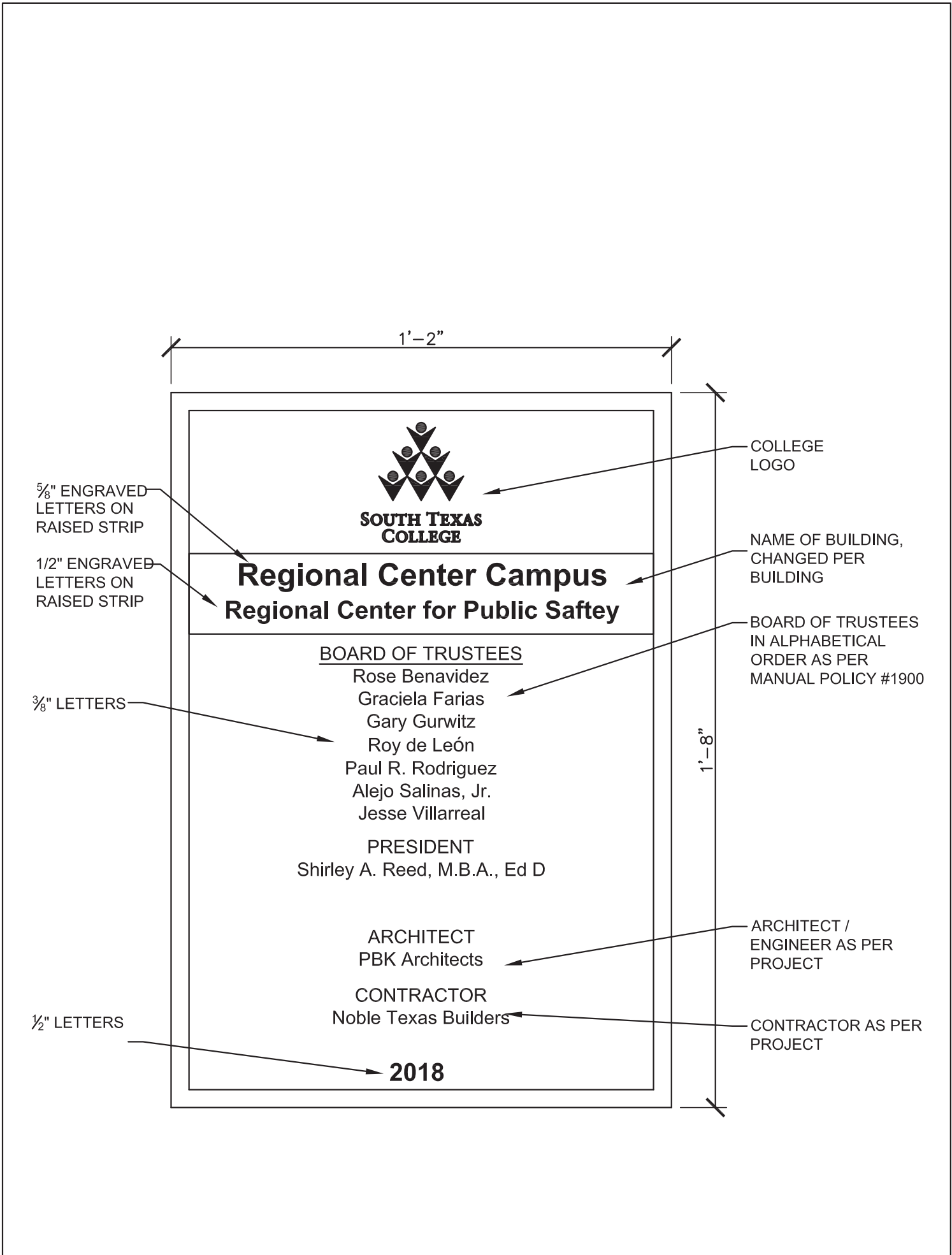
ARCHITECT /
ENGINEER AS PER
PROJECT

1/2" LETTERS

CONTRACTOR
E-Con Group, LLC

CONTRACTOR AS PER
PROJECT

2017



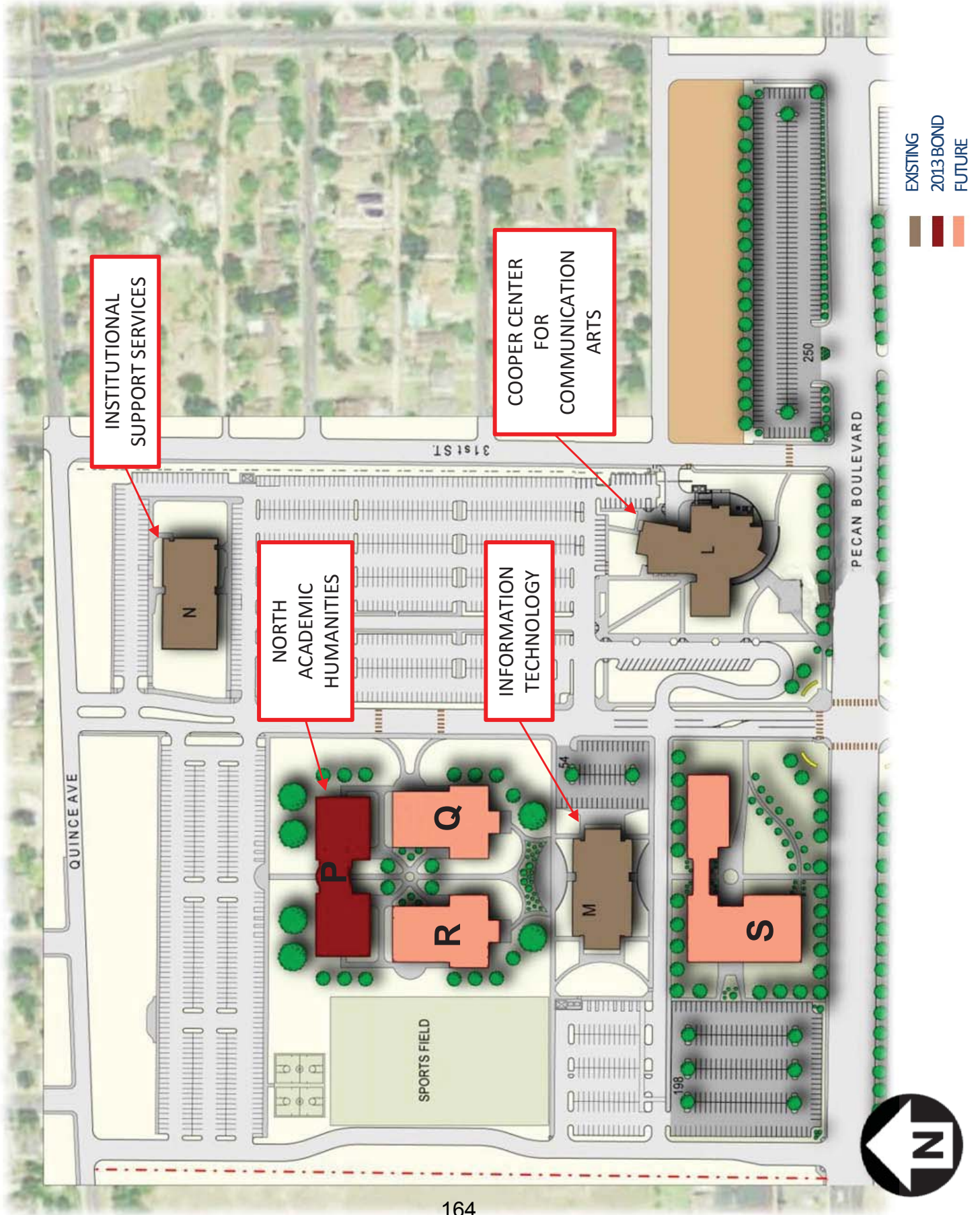
South Texas College

District Wide – Building Identification

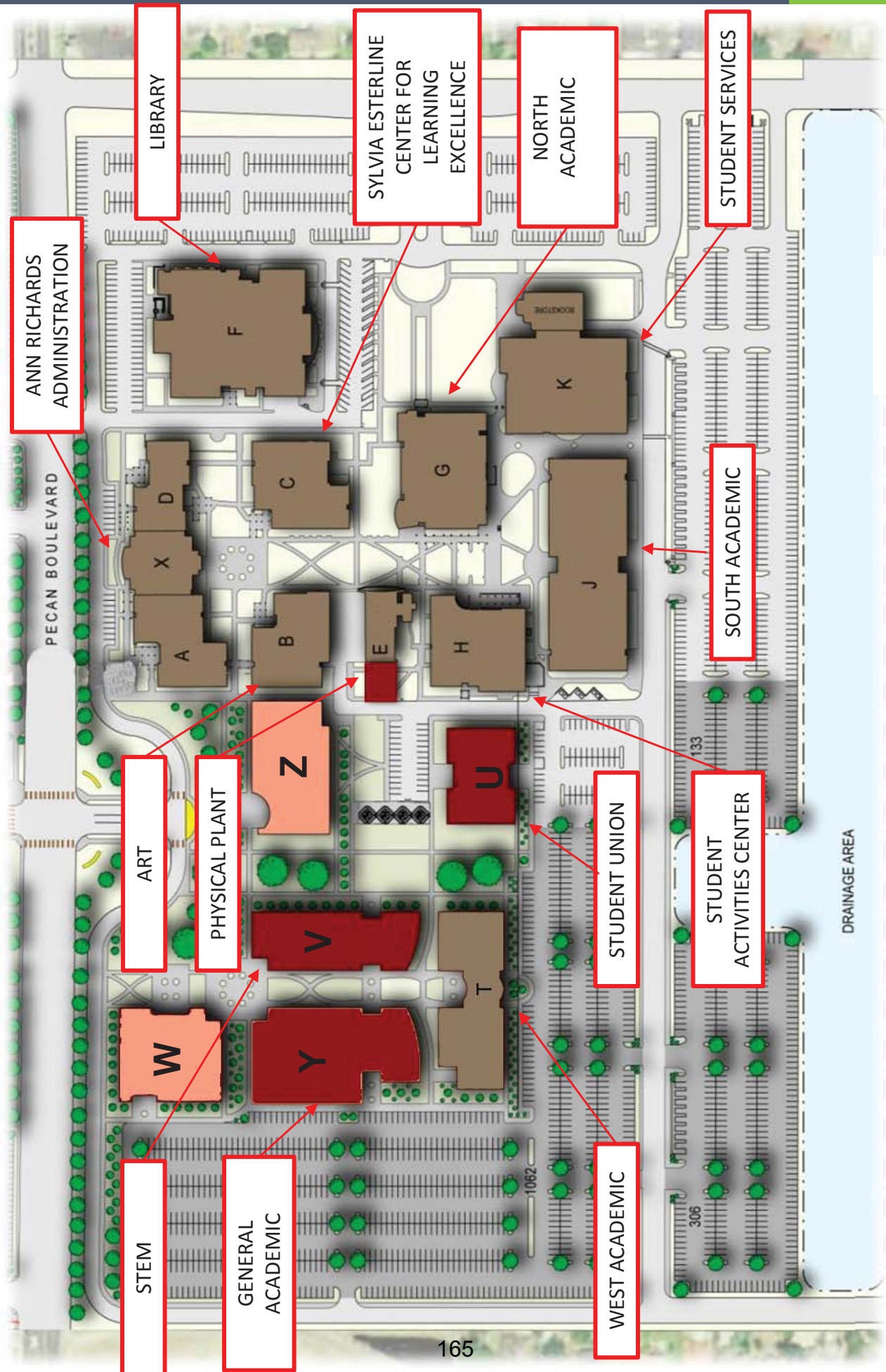
November 10, 2017

South Texas College
Facilities Planning and Construction

Pecan Campus - north



Pecan Campus - south



ANN RICHARDS
ADMINISTRATION

LIBRARY

SYLVIA ESTERLINE
CENTER FOR
LEARNING
EXCELLENCE

NORTH
ACADEMIC

STUDENT SERVICES

PECAN BOULEVARD

ART

PHYSICAL PLANT

Z

U

STUDENT UNION

STUDENT
ACTIVITIES CENTER

STEM

GENERAL
ACADEMIC

V

Y

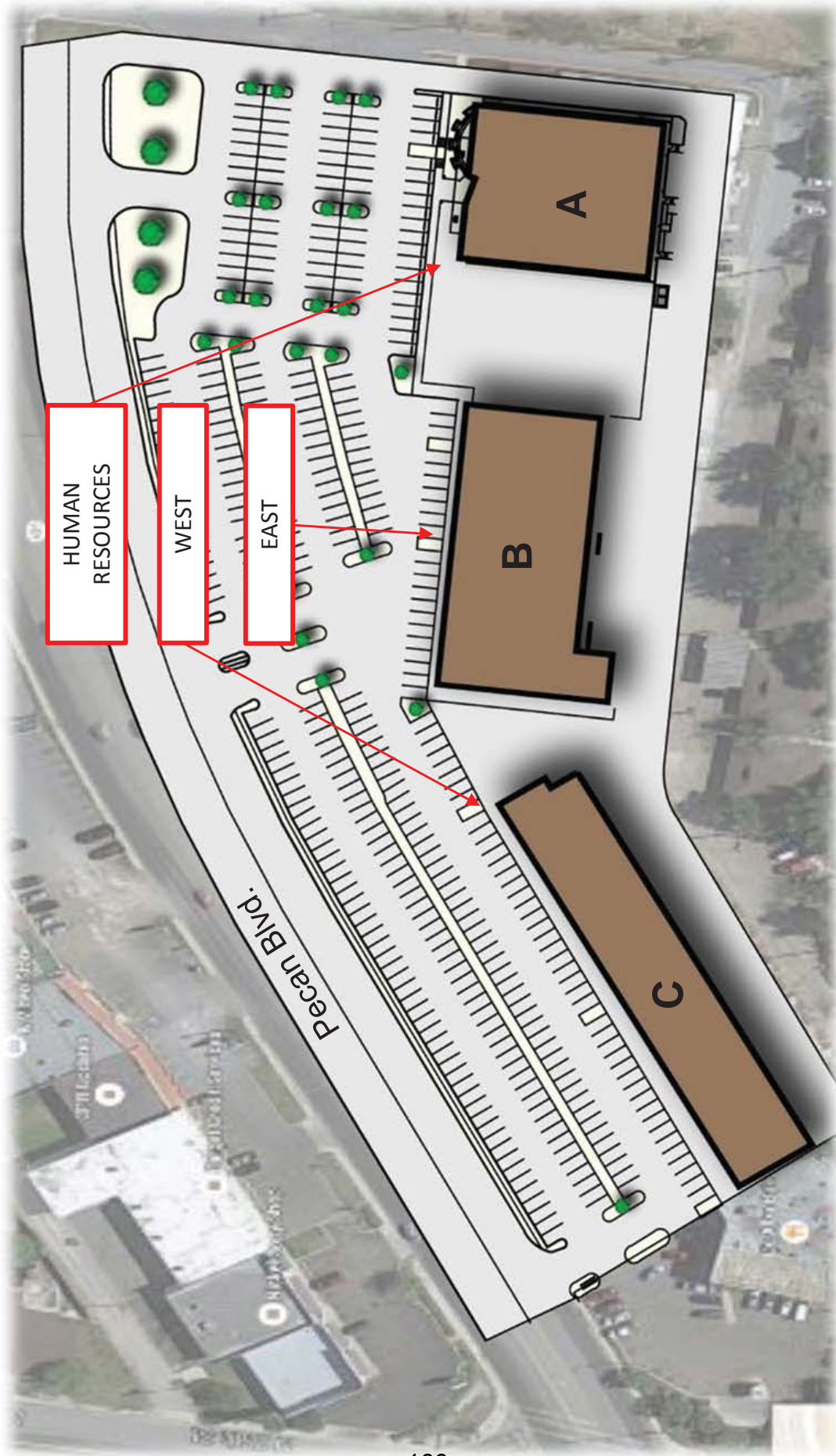
WEST ACADEMIC

SOUTH ACADEMIC

- EXISTING
- 2013 BOND
- FUTURE

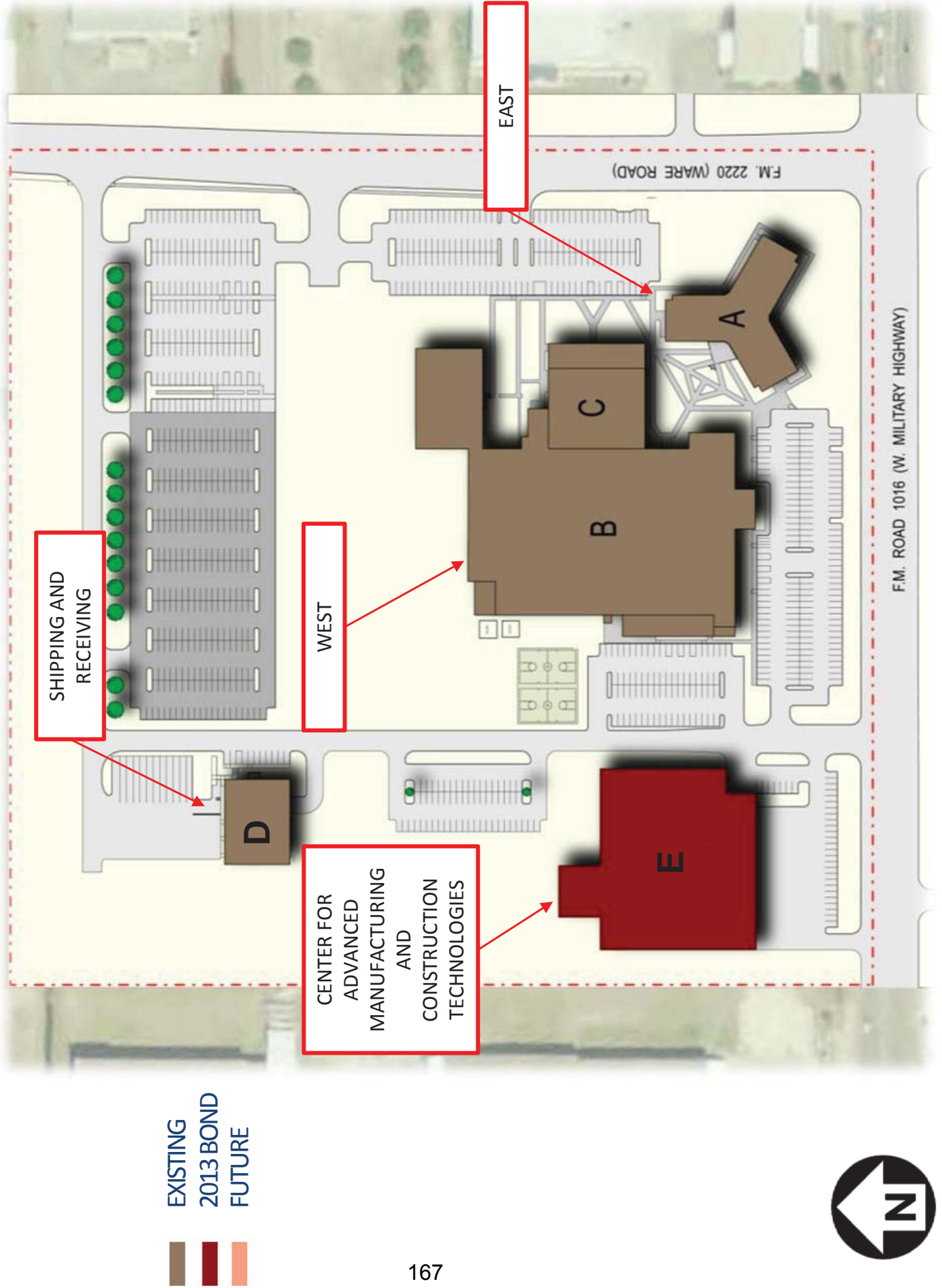


Pecan Plaza

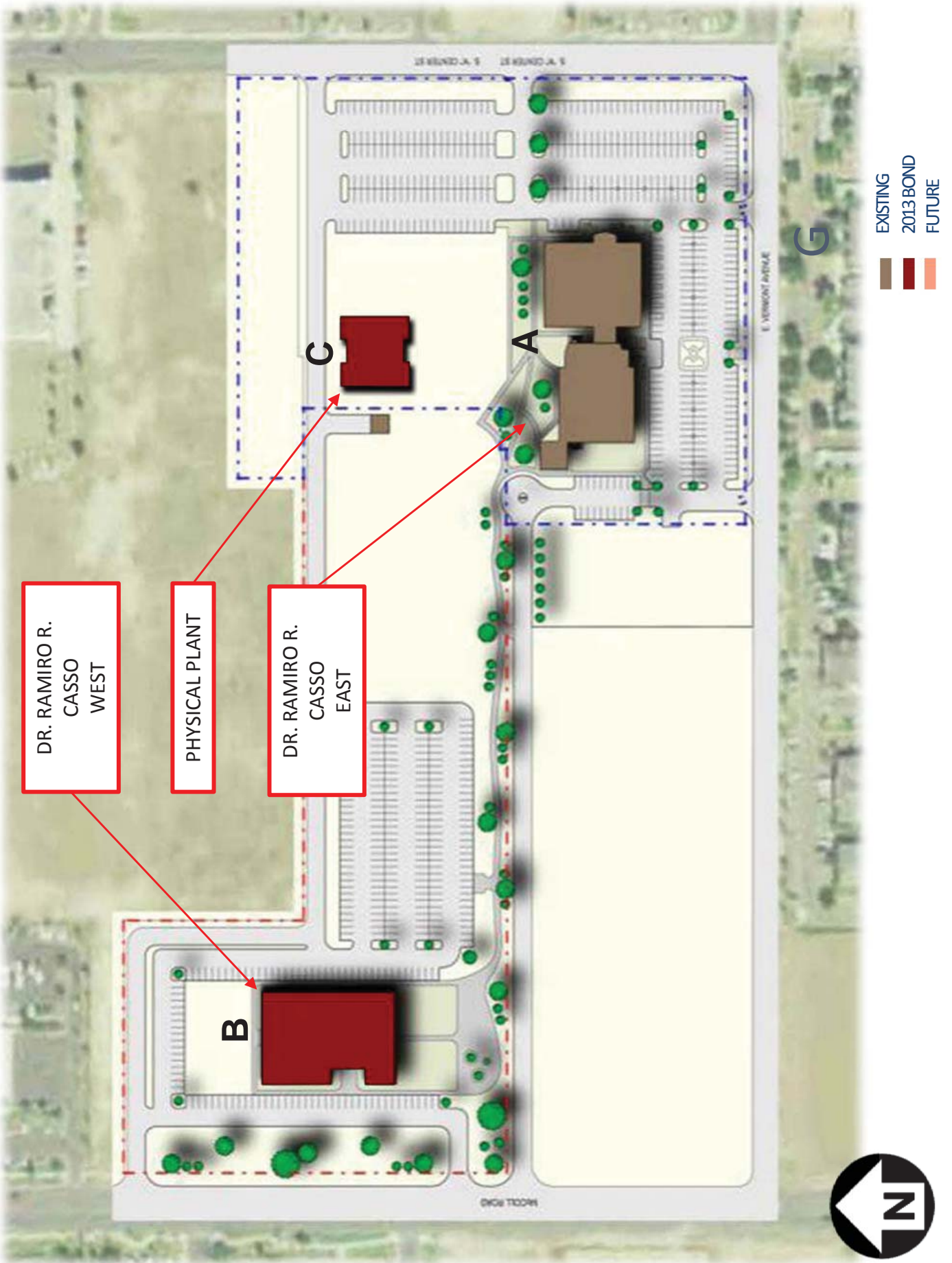


- EXISTING
- 2013 BOND
- FUTURE

Technology Campus



Nursing and Allied Health



Mid-Valley Campus

- EXISTING
- 2013 BOND
- FUTURE

NURSING AND ALLIED HEALTH

CENTER FOR LEARNING
EXCELLENCE

HEALTH PROFESSIONS AND
SCIENCES

LIBRARY

STUDENT UNION

NORTH ACADEMIC

SOUTH ACADEMIC

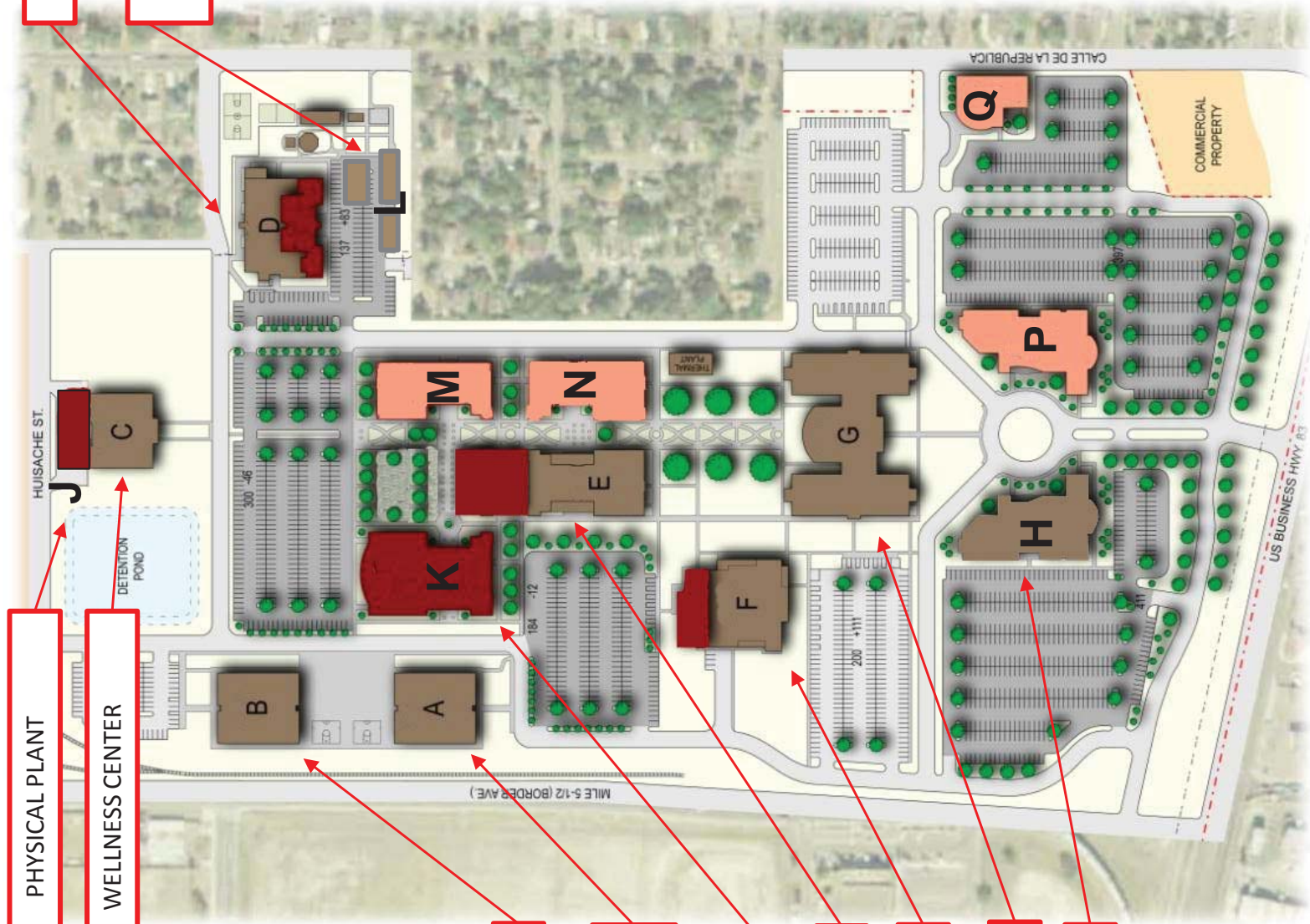
PHYSICAL PLANT

WELLNESS CENTER

HUISACHE ST.

WORKFORCE CENTER

CHILDCARE DEVELOPMENT
CENTER



Regional Center for Public Safety Excellence



REGIONAL CENTER
FOR PUBLIC SAFETY
EXCELLENCE

- EXISTING
- 2013 BOND
- FUTURE



**SOUTH TEXAS COLLEGE
Proposed Building Names**

PECAN CAMPUS

| Name | |
|-------------|---|
| A,D,X | ANN RICHARDS ADMINISTRATION |
| B | ART |
| C | SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE |
| E | PHYSICAL PLANT |
| F | LIBRARY |
| G | NORTH ACADEMIC |
| H | STUDENT ACTIVITIES CENTER |
| J | SOUTH ACADEMIC |
| K | STUDENT SERVICES |
| L | COOPER CENTER FOR COMMUNICATION ARTS |
| M | INFORMATION TECHNOLOGY |
| N | INSTITUTIONAL SUPPORT SERVICES |
| P | NORTH ACADEMIC HUMANITIES (2013 BOND-North Academic) |
| Q | FUTURE |
| R | FUTURE |
| S | FUTURE |
| T | WEST ACADEMIC |
| U | STUDENT UNION (2013 Bond-Student Activities Cafeteria) |
| V | STEM (2013 Bond - STEM) |
| W | FUTURE |
| Y | GENERAL ACADEMIC (2013 Bond-South Academic) |
| Z | FUTURE LIBRARY |

PECAN PLAZA

| Name | |
|-------------|-----------------|
| A | HUMAN RESOURCES |
| B | EAST |
| C | WEST |

TECHNOLOGY CAMPUS

| Name | |
|-------------|---|
| A | EAST |
| B | WEST |
| C | WEST |
| D | SHIPPING AND RECEIVING |
| E | CENTER FOR ADVANCED MANUFACTURING AND CONSTRUCTION TECHNOLOGIES (2013 Bond-Renovation) |

DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS

| Name | |
|-------------|---|
| A | DR. RAMIRO R. CASSO EAST |
| B | DR. RAMIRO R. CASSO WEST (2013 Bond) |
| C | PHYSICAL PLANT |

SOUTH TEXAS COLLEGE

Proposed Building Names

STARR COUNTY CAMPUS

Name

| | |
|----------|---|
| A | ADMINISTRATION/BOOKSTORE |
| B | CENTER FOR LEARNING EXCELLENCE |
| C | NORTH ACADEMIC |
| D | WORKFORCE CENTER |
| E | SOUTH ACADEMIC |
| F | LIBRARY |
| G | STUDENT SERVICES |
| H | STUDENT ACTIVITIES CENTER |
| J | MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER |
| K | LIBRARY (2013 Bond-Library) |
| L | HEALTH PROFESSIONS AND SCIENCES (2013 Bond-Health Prof. & Science) |
| M | FUTURE |
| N | FUTURE |
| P | PHYSICAL PLANT (2013 Bond-Thermal Plant) |

MID VALLEY CAMPUS

Name

| | |
|----------|---|
| A | CENTER FOR LEARNING EXCELLENCE |
| B | NURSING AND ALLIED HEALTH |
| C | WELLNESS CENTER |
| D | WORKFORCE CENTER |
| E | LIBRARY |
| F | STUDENT UNION |
| G | NORTH ACADEMIC |
| H | SOUTH ACADEMIC |
| J | PHYSICAL PLANT (2013 Bond-Thermal Plant) |
| K | HEALTH PROFESSIONS AND SCIENCES (2013 Bond-Health Prof. & Science) |
| L | CHILDCARE DEVELOPMENT CENTER |
| M | FUTURE |
| N | FUTURE |
| P | FUTURE |
| Q | FUTURE |

PHARR CENTER

Name

| | |
|----------|---|
| A | REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE |
|----------|---|

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

Broaddus & Associates has provided the following accountability reports and the enclosed documents on the current status of the 2013 Bond Construction program:

- Executive Summary
- Program Budget Summary;
- Update on the status of the 2013 Bond Construction Program;
- Chart of Project Progress;
- Project Scorecards

In addition, college staff has prepared the following reports reflecting additional potential variances considering pending Board action:

- 2013 Bond Construction Program Tracking Contingency Log
- 2013 Bond Construction Program Non-Bond Proceeds – Transfer to Plant Fund Budget

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

No action is requested.

Executive Summary

| STC Facilities Meeting on November 14, 2017 | | | |
|---|----------------------------|-----------------------|--|
| Construction Project Description | Total Project Cost Summary | | |
| | Ytd. Total Project Costs | Bond Total Cost | Variance [Ytd. Total Project Costs to Bond Total Cost] |
| Pecan Campus | | | |
| North Academic Building | \$ 13,131,586 | \$ 14,843,110 | \$ 1,711,524 |
| South Academic Building | \$ 8,503,047 | \$ 9,454,426 | \$ 951,379 |
| STEM | \$ 12,638,849 | \$ 13,103,319 | \$ 464,470 |
| Student Activities / Cafeteria "Student Union" | \$ 8,609,191 | \$ 8,828,254 | \$ 219,063 |
| Thermal Plant Expansion | \$ 5,319,421 | \$ 5,542,049 | \$ 222,628 |
| Parking & Site Improvements | \$ 2,910,287 | \$ 2,490,261 | \$ (420,026) |
| Subtotal | \$ 51,112,380 | \$ 54,261,419 | \$ 3,149,039 |
| Nursing & Allied Health Campus | | | |
| Expansion for Nursing & Allied Health | \$ 21,129,639 | \$ 21,773,439 | \$ 643,800 |
| Thermal Plant Expansion - Non Bond | \$ 668,851 | \$ 601,877 | \$ (66,974) |
| Parking & Site Improvements | \$ 2,401,554 | \$ 1,717,717 | \$ (683,837) |
| Subtotal | \$ 24,200,044 | \$ 24,093,033 | \$ (107,011) |
| Technology Campus | | | |
| Expansion for Technical & Workforce | \$ 11,427,061 | \$ 14,864,990 | \$ 3,437,929 |
| Parking & Site Improvements | \$ 1,688,828 | \$ 905,324 | \$ (783,504) |
| Subtotal | \$ 13,115,889 | \$ 15,770,314 | \$ 2,654,425 |
| Mid Valley Campus | | | |
| Health Professional & Science Bldg. | \$ 17,703,951 | \$ 17,277,682 | \$ (426,269) |
| Expansion for Technical & Workforce | \$ 2,271,832 | \$ 2,257,363 | \$ (14,469) |
| Library Expansion | \$ 3,569,540 | \$ 2,288,968 | \$ (1,280,572) |
| Student Services Bldg. Expansion | \$ 5,446,402 | \$ 4,114,228 | \$ (1,332,174) |
| Thermal Plant Expansion | \$ 5,101,794 | \$ 5,042,398 | \$ (59,396) |
| Parking & Site Improvements | \$ 2,764,321 | \$ 2,796,035 | \$ 31,714 |
| Subtotal | \$ 36,857,840 | \$ 33,776,674 | \$ (3,081,166) |
| Starr County Campus | | | |
| Health Professions | \$ 11,625,683 | \$ 11,267,182 | \$ (358,501) |
| Workforce | \$ 2,029,650 | \$ 2,051,983 | \$ 22,333 |
| Library Building | \$ 4,856,622 | \$ 3,732,378 | \$ (1,124,244) |
| Student Services | \$ 1,588,613 | \$ 1,162,522 | \$ (426,091) |
| Student Activities | \$ 1,681,823 | \$ 1,166,402 | \$ (515,421) |
| Thermal Plant Expansion | \$ 4,808,521 | \$ 4,938,772 | \$ 130,251 |
| Parking & Site Improvements | \$ 3,671,342 | \$ 1,397,789 | \$ (2,273,553) |
| Subtotal | \$ 30,262,254 | \$ 25,717,028 | \$ (4,545,226) |
| Regional Center for Public Safety Excellence | | | |
| Building | \$ 4,311,843 | \$ 3,655,134 | \$ (656,709) |
| Parking & Site Improvements | \$ 1,948,051 | \$ 319,337 | \$ (1,628,714) |
| Subtotal | \$ 6,259,894 | \$ 3,974,471 | \$ (2,285,423) |
| STC La Joya Higher Education | | | |
| STEM labs & Welding Lab | \$ 1,650,280 | \$ 1,436,000 | \$ (214,280) |
| Subtotal | \$ 1,650,280 | \$ 1,436,000 | \$ (214,280) |
| Total | \$ 163,458,582 | \$ 159,028,939 | \$ (4,429,643) |

2013 Bond Program

| STC Facilities Meeting on November 14, 2017 | | | | | | | | | | | | |
|---|---------------------|------------------------|---------------------|---------------------|---------------------|------------------|---------------------|------------------------|--------------------------|----------------------------|-----------------------|--|
| Construction Project Description | FFE | | Technology | | | | | | Misc. Costs | Total Project Cost Summary | | |
| | Furniture | OFOI Kitchen Equipment | Audio/Visual | I.T. | Surveillance | Access Control | Technology Total | Org. Technology Budget | Misc. Cost (1.5% of CCL) | Ytd. Total Project Costs | Bond Total Cost | Variance [Ytd. Total Project Costs to Bond Total Cost] |
| Pecan Campus | | | | | | | | | | | | |
| North Academic Building | \$ 743,520 | \$ - | \$ 497,302 | \$ 153,755 | \$ 128,080 | \$ 8,880 | \$ 788,017 | \$ 1,034,902 | \$ 164,265 | \$ 13,131,586 | \$ 14,843,110 | \$ 1,711,524 |
| South Academic Building | \$ 470,198 | \$ - | \$ 304,925 | \$ 100,666 | \$ 59,859 | \$ 5,379 | \$ 470,829 | \$ 740,383 | \$ 110,638 | \$ 8,503,047 | \$ 9,454,426 | \$ 951,379 |
| STEM | \$ 406,651 | \$ - | \$ 380,548 | \$ 96,539 | \$ 67,144 | \$ 5,379 | \$ 549,610 | \$ 689,127 | \$ 145,548 | \$ 12,638,849 | \$ 13,103,319 | \$ 464,470 |
| Student Activities / Cafeteria "Student Union" | \$ 299,478 | \$ 265,593 | \$ 188,437 | \$ 31,762 | \$ 79,334 | \$ 5,686 | \$ 305,219 | \$ 315,220 | \$ 94,548 | \$ 8,609,191 | \$ 8,828,254 | \$ 219,063 |
| Thermal Plant Expansion | \$ - | \$ - | \$ - | \$ 12,479 | \$ 26,233 | | \$ 38,712 | \$ 55,870 | \$ 62,910 | \$ 5,319,421 | \$ 5,542,049 | \$ 222,628 |
| Parking & Site Improvements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30,366 | \$ 2,910,287 | \$ 2,490,261 | \$ (420,026) |
| Subtotal | \$ 1,919,846 | \$ 265,593 | \$ 1,371,212 | \$ 395,201 | \$ 360,650 | \$ 25,324 | \$ 2,152,387 | \$ 2,835,502 | \$ 608,275 | \$ 51,112,380 | \$ 54,261,419 | \$ 3,149,039 |
| Nursing & Allied Health Campus | | | | | | | | | | | | |
| Expansion for Nursing & Allied Health | \$ 1,014,528 | \$ 140,155 | \$ 659,512 | \$ 240,464 | \$ 118,025 | \$ 8,529 | \$ 1,026,530 | \$ 1,205,571 | \$ 250,875 | \$ 21,129,639 | \$ 21,773,439 | \$ 643,800 |
| Thermal Plant Expansion - Non Bond | \$ 3,943 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,722 | \$ 641,851 | \$ 601,877 | \$ (39,974) |
| Parking & Site Improvements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,616 | \$ 2,401,554 | \$ 1,717,717 | \$ (683,837) |
| Subtotal | \$ 1,018,471 | \$ 140,155 | \$ 659,512 | \$ 240,464 | \$ 118,025 | \$ 8,529 | \$ 1,026,530 | \$ 1,205,571 | \$ 266,213 | \$ 24,173,044 | \$ 24,093,033 | \$ (80,011) |
| Technology Campus | | | | | | | | | | | | |
| Expansion for Technical & Workforce | \$ 465,083 | \$ - | \$ 315,309 | \$ 104,601 | \$ 103,925 | \$ 5,730 | \$ 529,565 | \$ 675,358 | \$ 156,193 | \$ 11,427,061 | \$ 14,864,990 | \$ 3,437,929 |
| Parking & Site Improvements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 27,915 | \$ 1,688,828 | \$ 905,324 | \$ (783,504) |
| Subtotal | \$ 465,083 | \$ - | \$ 315,309 | \$ 104,601 | \$ 103,925 | \$ 5,730 | \$ 529,565 | \$ 675,358 | \$ 184,108 | \$ 13,115,889 | \$ 15,770,314 | \$ 2,654,425 |
| Mid Valley Campus | | | | | | | | | | | | |
| Health Professional & Science Bldg. | \$ 617,446 | \$ - | \$ 581,980 | \$ 158,470 | \$ 93,162 | \$ 6,037 | \$ 839,649 | \$ 1,002,804 | \$ 217,513 | \$ 17,703,951 | \$ 17,277,682 | \$ (426,269) |
| Expansion for Technical & Workforce | \$ 100,000 | \$ - | \$ 68,890 | \$ 44,499 | \$ 36,430 | \$ - | \$ 149,819 | \$ 151,412 | \$ 44,956 | \$ 2,271,832 | \$ 2,257,363 | \$ (14,469) |
| Library Expansion | \$ 382,756 | \$ - | \$ 5,587 | \$ 48,549 | \$ 19,506 | \$ 2,229 | \$ 75,871 | \$ 108,703 | \$ 35,466 | \$ 3,569,696 | \$ 2,288,968 | \$ (1,280,728) |
| Student Services Bldg. Expansion | \$ 195,129 | \$ 185,293 | \$ 163,476 | \$ 29,930 | \$ 54,603 | \$ 2,229 | \$ 250,238 | \$ 158,837 | \$ 52,889 | \$ 5,446,402 | \$ 4,114,228 | \$ (1,332,174) |
| Thermal Plant Expansion | \$ 7,288 | \$ - | \$ - | \$ 11,946 | \$ 25,689 | \$ 2,887 | \$ 40,522 | \$ 59,373 | \$ 56,810 | \$ 5,101,794 | \$ 5,042,398 | \$ (59,396) |
| Parking & Site Improvements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 29,806 | \$ 2,764,321 | \$ 2,796,035 | \$ 31,714 |
| Subtotal | \$ 1,302,619 | \$ 185,293 | \$ 819,933 | \$ 293,394 | \$ 229,390 | \$ 13,382 | \$ 1,356,099 | \$ 1,481,129 | \$ 437,440 | \$ 36,857,996 | \$ 33,776,674 | \$ (3,081,322) |
| Starr County Campus | | | | | | | | | | | | |
| Health Professions | \$ 371,383 | \$ - | \$ 393,807 | \$ 107,085 | \$ 21,369 | \$ 8,618 | \$ 530,879 | \$ 674,360 | \$ 135,615 | \$ 11,625,683 | \$ 11,267,182 | \$ (358,501) |
| Workforce | \$ 100,000 | \$ - | \$ 21,882 | \$ 27,940 | \$ 21,285 | \$ 6,943 | \$ 78,050 | \$ 78,881 | \$ 46,410 | \$ 2,029,650 | \$ 2,051,983 | \$ 22,333 |
| Library Building | \$ 573,531 | \$ - | \$ 84,301 | \$ 57,697 | \$ 23,053 | \$ 2,887 | \$ 167,938 | \$ 272,243 | \$ 51,105 | \$ 4,856,622 | \$ 3,732,378 | \$ (1,124,244) |
| Student Services | \$ 47,736 | \$ - | \$ 22,034 | \$ 23,346 | \$ 30,426 | | \$ 75,806 | \$ 102,451 | \$ 17,976 | \$ 1,588,613 | \$ 1,162,522 | \$ (426,091) |
| Student Activities | \$ 59,209 | \$ - | \$ 77,264 | \$ 22,696 | \$ 10,546 | \$ 2,229 | \$ 112,735 | \$ 107,563 | \$ 17,516 | \$ 1,681,823 | \$ 1,166,402 | \$ (515,421) |
| Thermal Plant Expansion | \$ 3,943 | \$ - | \$ - | \$ 11,946 | \$ 11,074 | \$ 2,580 | \$ 25,600 | \$ 44,813 | \$ 58,665 | \$ 4,808,521 | \$ 4,938,772 | \$ 130,251 |
| Parking & Site Improvements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 18,558 | \$ 3,671,342 | \$ 1,397,789 | \$ (2,273,553) |
| Subtotal | \$ 1,155,802 | \$ - | \$ 599,288 | \$ 250,710 | \$ 117,753 | \$ 23,257 | \$ 991,008 | \$ 1,280,311 | \$ 345,845 | \$ 30,262,254 | \$ 25,717,028 | \$ (4,545,226) |
| Regional Center for Public Safety Excellence | | | | | | | | | | | | |
| Building | \$ 174,224 | \$ - | \$ 297,567 | \$ 27,410 | \$ 72,781 | \$ 7,000 | \$ 404,758 | \$ 375,934 | \$ 42,000 | \$ 4,311,843 | \$ 3,655,134 | \$ (656,709) |
| Parking & Site Improvements | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,000 | \$ 1,948,051 | \$ 319,337 | \$ (1,628,714) |
| Subtotal | \$ 174,224 | \$ - | \$ 297,567 | \$ 27,410 | \$ 72,781 | \$ 7,000 | \$ 404,758 | \$ 375,934 | \$ 45,000 | \$ 6,259,894 | \$ 3,974,471 | \$ (2,285,423) |
| STC La Joya Higher Education | | | | | | | | | | | | |
| STEM labs & Welding Lab | \$ 128,954 | \$ - | \$ 121,716 | \$ 49,975 | \$ 9,930 | | \$ 181,621 | \$ 251,750 | \$ 16,500 | \$ 1,650,280 | \$ 1,436,000 | \$ (214,280) |
| Subtotal | \$ 128,954 | \$ - | \$ 121,716 | \$ 49,975 | \$ 9,930 | \$ - | \$ 181,621 | \$ 251,750 | \$ 16,500 | \$ 1,650,280 | \$ 1,436,000 | \$ (214,280) |
| Total | \$ 6,165,000 | \$ 591,041 | \$ 4,184,535 | \$ 1,361,755 | \$ 1,012,451 | \$ 83,222 | \$ 6,641,963 | \$ 8,105,555 | \$ 1,903,381 | \$ 163,431,738 | \$ 159,028,939 | \$ (4,402,799) |

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM UPCOMING TIMELINE

Facilities Committee Meeting

November 14, 2017

**BROADDUS
& ASSOCIATES**



OPERATIONAL ITEMS

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

| | August '17 | September '17 | October '17 | November '17 | December '17 |
|--------------------|------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Operational | 1 | NTP's | NTP's | NTP's | NTP's |
| | 2 | Ongoing Construction Activity | Ongoing Construction Activity | Ongoing Construction Activity | Ongoing Construction Activity |
| | 3 | Buyout Savings Requests | Buyout Savings Requests | Buyout Savings Requests | Buyout Savings Requests |
| | 4 | Issue Resolution | Issue Resolution | Issue Resolution | Issue Resolution |
| | 5 | Schedule Compression | Schedule Compression | Schedule Compression | Substantial Completion |
| | 6 | | | FF&E Install | FF&E Install |
| | 7 | | | | |
| | 8 | | | | |
| | 9 | | | | |
| | 10 | | | | |

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

August '17 September '17 October '17 November '17 December '17

| 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 | Buyout Savings Requests | Buyout Savings Requests | Buyout Savings Requests | Buyout Savings Requests |
| 4 | Issue Resolution | Issue Resolution | Issue Resolution | Issue Resolution | Issue Resolution |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |

Informational/Presentations

STC 2013 Bond Program - Pecan Campus North Academic Building

Scorecard #32
 Status: **Submitted**
 10/23/2017



Scope

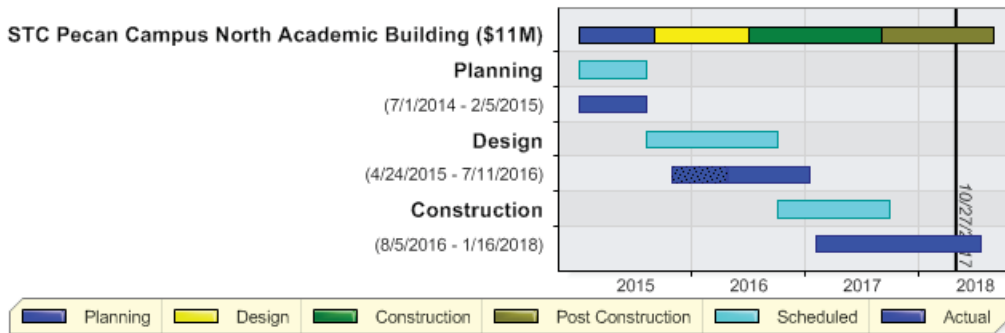
South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustees' mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties.

PECAN CAMPUS - North Academic Bldg. - A state of the Art multipurpose 3 story, 64,294 SF structural steel building with a combination of glass curtain wall and brick exterior, and is a multi disciplinary teaching facility including Computer Sciences, Communication Arts, K - 12 Instruction, thru Psychology. The building includes 29 Classrooms, with faculty offices and common areas for Student interaction.

Budget

| | |
|--|-----------------------|
| | Current Budget |
|--|-----------------------|

Schedule



Activity

30 Day Look Ahead

- Exterior walls: Glazing at 99%, awaiting replacement panes for a few broken in ship.
- MEP in final trim out: T&B in progress
- Interiors: final touchup and punchlist corrections
- Landscape irrigation, beds and trees installed: hydromulch imminent
- Pre-Final inspections started
- Contractor's SC likely by 10-27

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

- Scheduled Substantial Completion is November 15
- Preparations for Owner FF&E

Recent Photo



STC 2013 Bond Program - Pecan Campus South Academic Building

Scorecard #31
 Status: **Submitted**
 10/23/2017



Scope

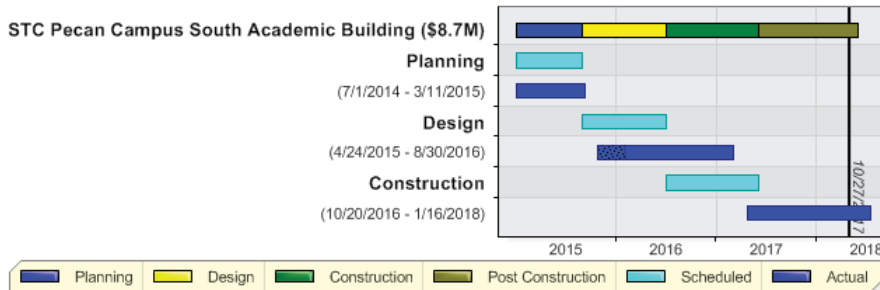
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PECAN CAMPUS - South Academic Bldg. - A state of the Art multipurpose 2 story, 41,500 sf structural steel building with a combination of glass curtain wall and brick exterior, and is a general purpose, multi-disciplinary teaching facility for varied curriculums. The building includes nineteen Classrooms and specialty learning spaces administrative and faculty offices and common areas for Student interaction.

Budget

| | Current Budget |
|--|----------------|
| Professional Services - Pecan Campus South Academic Building | \$704,794.00 |
| Construction | \$6,668,628.00 |
| Owner Procured | \$1,260,705.00 |
| Miscellaneous Expenses | \$110,638.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Exterior walls: Glass 99%: trim and replace broken lites
- MEP final trim out: T&B starts
- Interiors: final touch-up and punchlist corrections
- Contractors SC likely 10-31

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Scheduled Substantial Completion is November 6
- FF&E alerted to mobiize

Recent Photo



STC 2013 Bond Program - Pecan Campus STEM Building

Scorecard #30
 Status: **Submitted**
 10/23/2017



Scope

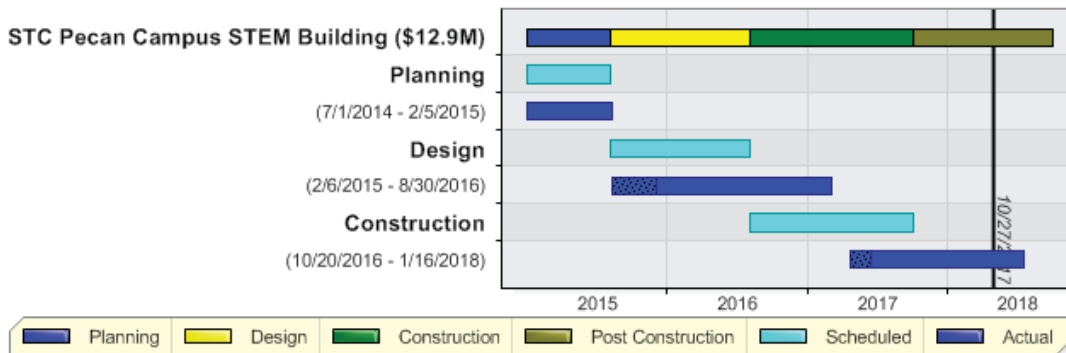
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PECAN CAMPUS - STEM Building - A state of the Art multipurpose 2 story, 50,600 sf structural steel building with a combination of glass curtain wall and brick exterior, and is a teaching facility for Science, Technology, Engineering, and Math. The building includes nine instructional Classrooms, nine Laboratories, administrative and faculty, offices and common areas for Student interaction.

Budget

| | Current Budget |
|--|-----------------|
| Professional Services - Pecan Campus STEM Building | \$970,149.00 |
| Construction | \$10,430,550.00 |
| Owner Procured | \$1,329,518.00 |
| Miscellaneous Expenses | \$145,548.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Exterior walls: Glazing and metal panels near complete
- MEP in final connections, fixtures and trim out, T&B start mid Nov
- Roof: complete
- Interiors; painting, ceilings, casework in progress

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Commitment by DWilson, BSG and B&A to achieve Subl Comp mid Dec 2017
- Current CPM sched indicates SC by Nov 25
- User staff complained their desires not met

Recent Photo



STC 2013 Bond Program Pecan Campus Cafeteria & Activities Building

Scorecard #31
 Status: **Submitted**
 10/23/2017



Scope

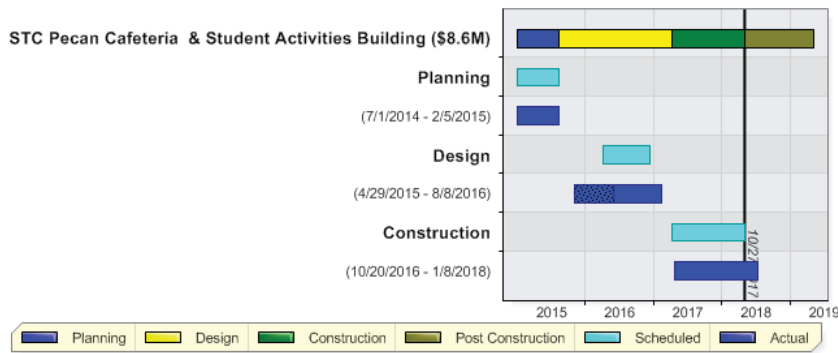
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PECAN CAMPUS - Student Activities & Cafeteria - A State of the Art multi-purpose 2 story, 31,000 sf structural steel building with a combination of glass curtain wall and brick exterior, and is a multi-use student programs and activities center with cafeteria, dining and internet café. The building includes two large, dividable multi-purpose rooms, support spaces and conference rooms, offices and common areas for Student interaction.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Pecan Campus Student Services and Activities Bldg | \$683,110.00 |
| Construction | \$6,897,227.00 |
| Owner Procured | \$884,017.00 |
| Miscellaneous Expenses | \$94,548.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Roofing complete
- Exterior walls: final trim and door glass
- MEP final connections to FS equip; final trim out; T&B starts
- Food Service: Large equip cnxns; STC equip set and connections in progress
- Interiors: Finishes in final touch-up and punch list corrections
- SC inspections start 10-27

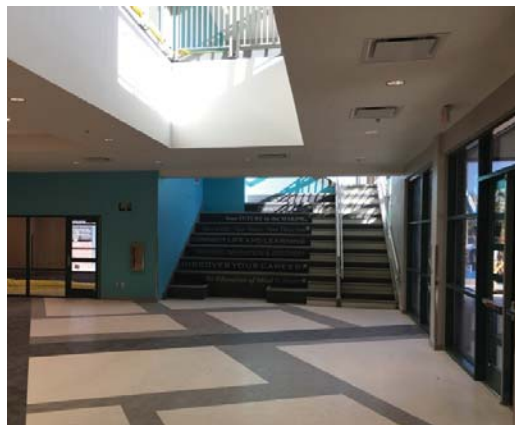
Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Gas Service: Done 4 weeks ahead of estimate
- Substantial Completion scheduled as November 19

Recent Photo



STC 2013 Bond Program Pecan Campus Parking & Site Improvements

Scorecard #25

Status: **Submitted**

10/23/2017



Scope

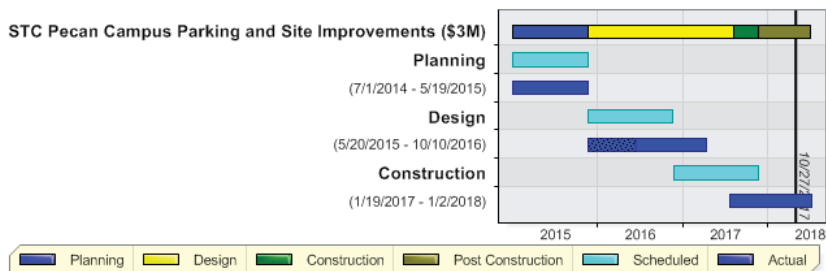
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PECAN CAMPUS - Parking & Site - In concert with the construction of five major new facilities at north and west quadrants of the STC Pecan Campus, the Parking & Site Improvements provides a new environmentally sensitive parking area for ~ 300 spaces. Extensive landscaping, lawns, tree lined walkways and outdoor gathering areas are provided between and around the new buildings, promoting the 'urban garden' atmosphere for students, visitors, staff and faculty, and creating a unique pathway drawing the expanding Pecan Campus into a community of higher education.

Budget

| | Current Budget |
|--|----------------|
| Professional Services - Pecan Campus Parking & Site Improvements | \$276,623.00 |
| Construction | \$2,621,974.00 |
| Owner Procured | \$24,374.00 |
| Miscellaneous Expenses | \$30,366.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Parking lot: curb n gutter complete, final asphaltic wear surface layer first week Nov
- Lighting: pole lights and site lighting complete
- Storm drainage and bio-swales complete:
- Water and fire service lines complete
- Gas service installed
- Electric service xfms and meters energized
- Final grading and landscape/irrigation near complete: Hydro mulch imminent

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Parking areas complete to coincide with SC or CoMcA's requirements for issuance of Cert of Occupancy

Recent Photo



Scope

South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustee's mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties.

NURSING ALLIED HEALTH CENTER - Expansion Bldg.

4 story, 97000 sq ft bldg consisting of:

L1-Vestibule, Learning commons, quiet and high tech study rooms, Kitchen and dining area and exterior seating.

L2-Medium and small classrooms, testing areas and faculty offices.

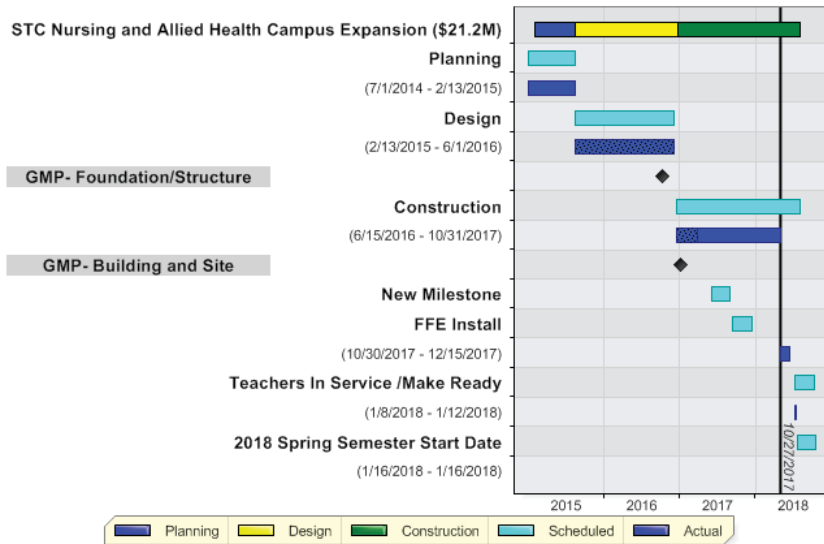
L3-Respiratory and ultrasonic training, Radiology labs, small and medium classrooms and faculty offices.

L4-Medical surgical simulation labs, emergency room simulation, pediatrics, triage and simulation labs. Nursing advanced training, O.B. simulation labs and phlebotomy labs. De-briefing rooms.

Budget

| | Current Budget |
|--|-----------------|
| Professional Services - Nursing & Allied Health Building | \$1,745,145.00 |
| Construction | \$17,036,120.00 |
| Owner Procured | \$2,207,887.00 |
| Miscellaneous Expenses | \$250,875.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Installation of Doors and Hardware
- Elevator Assembly
- Installing Folding Partitions
- Monumental Stairs
- Ductwork insulation at kitchen and Mech rm
- Installation of millwork

Key Consultants/Contractors

- ERO
- Halff
- D. Wilson Construction
- WJHW

Key Owner Issues or Concerns

- Owner Supplied Kitchen Equipment
- Fiber Optic Splice
- Certificate of Occupancy

Recent Photo



Nursing and Allied Health Thermal Plant

Scorecard #15
 Status: **Submitted**
 10/27/2017



Scope

South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustee's mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties.

NURSING ALLIED HEALTH CENTER - Thermal Plant - This thermal plant will provide chilled water for the HVAC systems not only in the Nursing Allied Health building, it will also be used to provide chilled water to the existing STC buildings. It consists of 2 chillers, custodial collaboration room and a break room.

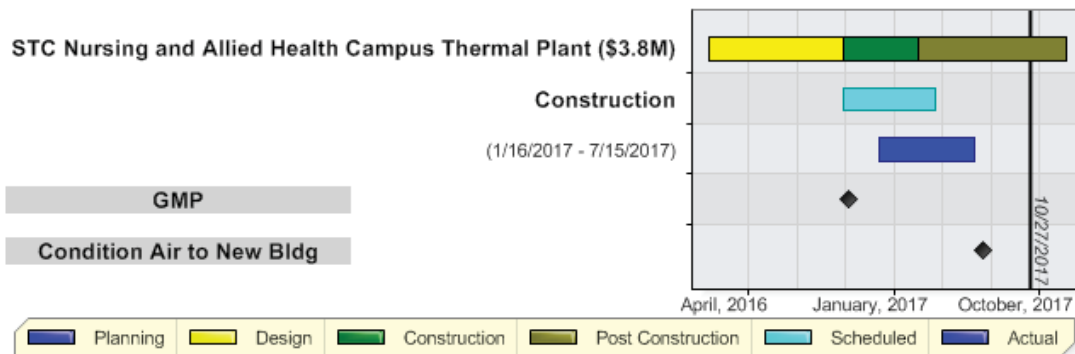
New Thermal Energy Plant for New Nursing Building and the Existing Nursing building

Approx. 3500 Sq ft

Budget

| | Current Budget |
|---|----------------|
| Professional Services - NAH Thermal Plant | \$50,900.00 |
| Construction | \$3,336,248.00 |
| Owner Procured | \$380,224.00 |
| Miscellaneous Expenses | \$2,722.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Installing Communications Cabinet
- Finish sidewalks and parking lot
- Finish painting walls
- Paint Floors
- Install 8' fence around cooling towers

Key Consultants/Contractors

- ERO
- Half
- D. Wilson Construction

Key Owner Issues or Concerns

- Complete Communications
- Finish hydronic tie in to existing bldgs
- Weather

Recent Photo



Nursing and Allied Health Parking Lot and Site Improvement

Scorecard #24
 Status: **Submitted**
 10/27/2017



Scope

South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustee's mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties.

NAHC - Parking and Site Improvements - Parking area and site were designed to maintain vehicles safety, provide enough parking for future expansion. Improvements to make it easily accessible for all students.

Budget

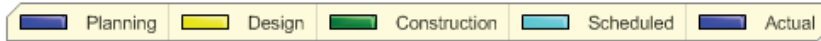
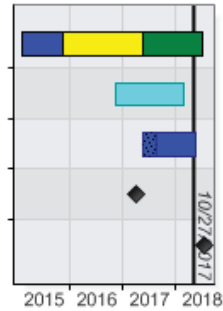
| | Current Budget |
|---|----------------|
| Professional Services - NAH Parking and Site Improvements | \$164,554.00 |
| Construction | \$2,207,704.00 |
| Owner Procured | \$16,279.00 |
| Miscellaneous Expenses | \$12,616.00 |
| Additional Costs | \$0.00 |

Schedule

STC Nursing and Allied Health Campus Parking and Site Improvements (\$2.4M)

GMP
 Nursing Bldg Opening

Construction
 (11/10/2016 - 11/10/2017)



Activity

30 Day Look Ahead

- Install concrete around Light Pole Bases
- Install bioswale
- Finish concrete at seating area
- Complete sidewalks on N and E side of bldg
- Blue top east parking lot

Key Consultants/Contractors

- R. Guiterrez
- D. Wilson Constructon

Key Owner Issues or Concerns

- Weather Delays

Recent Photo



10/26/2017 13:31

Scope

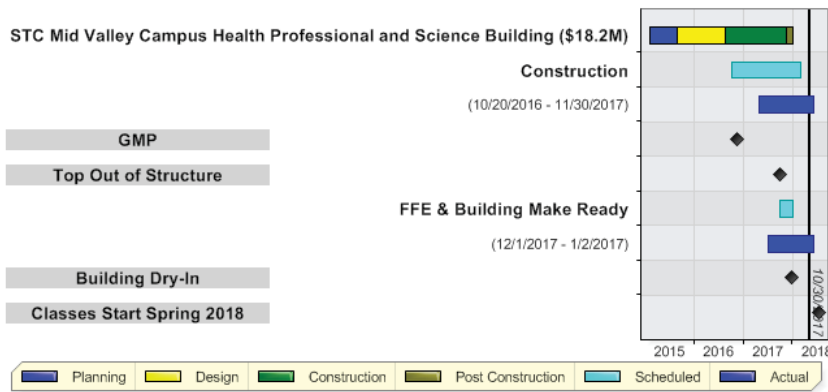
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MID VALLEY CAMPUS - Health Professions & Science Bldg. - A state of the Art multipurpose 2 story, 78,649 sf structural steel building with a combination of glass curtain wall and brick exterior, and is a teaching facility for Chemistry, Physics, Biology and Engineering. The building includes 11 Classrooms, 18 Laboratories, offices and common areas for Student interaction. A new multilevel Health Professions and Science Building.

Budget

| | Current Budget |
|---|-----------------|
| Professional Services -Mid Valley Health Professions & Science Bldg | \$1,404,145.00 |
| Construction | \$14,481,765.00 |
| Owner Procured | \$2,047,347.00 |
| Miscellaneous Expenses | \$217,513.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead:

- Building has been energized; permanent power.
- Begin OI AV Equipment pre-wire on both 1st and 2nd floors.
- Start-up of HVAC system.
- Drop ceiling tiles, 1st floor.
- Begin ceiling grid installation on 1st floor.
- Complete installation of int. glazing throughout.
- Complete OH punch items and hold verification walk through, 2nd floor.
- Drop ceiling tiles, 2nd floor.
- Complete painting throughout.
- Complete special systems tie-ins.
- Complete installation of millwork throughout.
- Complete installation of doors and hardware throughout.
- Complete installation of floor coverings throughout.
- Complete elevator installation.
- Complete toilet accessories instalations throughout.

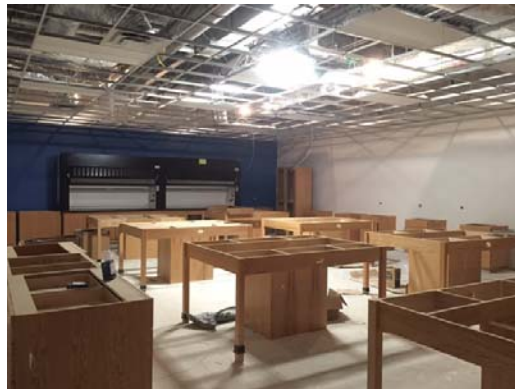
Key Consultants/Contractors:

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

Key Owner Issues or Concerns:

- Contaminated block remediation.
- Priority project, classes begin Spring 2018.

Recent Photo



STC 2013 Bond Program Mid Valley Campus Student Services Addition

Scorecard #30
 Status: **Submitted**
 10/30/2017



Scope

South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustee's mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties.

MID VALLEY - Student Services Addition - A state of the Art multipurpose 2 story, 17,929 sf. structure structural steel building with a combination of glass curtain wall and brick exterior and house some of the College's basic services and support spaces. This building will be home to a new Cafeteria, Lounge Space, Offices, and Student Admissions.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Mid Valley Campus Student Services Building | \$888,657 |
| Construction | \$3,856,862 |
| Owner Procured | \$339,566 |
| Miscellaneous Expenses | \$52,889 |
| Additional Costs | \$0 |

Schedule



Activity

30 Day Look Ahead:

- Complete AHJ requests resulting from final inspection.
- Conduct another final inspection by the AHJ's and obtain CofO.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Contaminated block remediation.

Recent Photo



STC Mid Valley Campus Library Addition and Renovation

Scorecard #24

Status: **Submitted**

10/30/2017



Scope

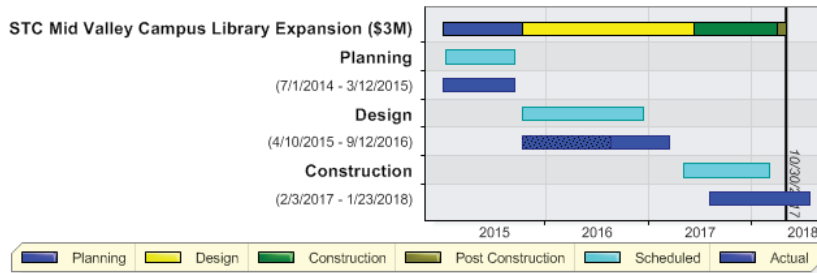
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MID VALLEY CAMPUS - Library Addition and Renovation - A 10,814 sf. addition to and renovation of the existing Library. The design integrates multifunctional seating areas that accommodate both individual and group settings. The new addition and renovations provide furniture with power and data built into the furniture so students have plenty of data & electrical outlets for the multitude of electronic devices. Furniture was hand-selected based of visits to other Colleges to research what type of furniture used most based on function, adaptability, and comfort.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Mid Valley Campus - Library Expansion | \$226,620.00 |
| Construction | \$2,466,455.00 |
| Owner Procured | \$277,654.00 |
| Miscellaneous Expenses | \$35,466.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead:

- Complete ext. sheathing installation.
- Continue OH MEP installations.
- Complete sheathing damproofing.
- Begin installation of roofing materials.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Staying within budget. Contingencies are rather small and there are no allowances within the GMP.

Recent Photo



STC Mid Valley Campus Library Renovation - Non Bond

Scorecard #5
Status: **Submitted**
10/30/2017



Schedule



Activity

30 Day Look Ahead:

- Continue in-wall and OH MEP rough-ins throughout.
- Complete in-wall MEP inspections before 2-siding.
- Continue installation of door and window frames throughout.

Key Consultants/Contractors

- Mata+Garcia Architects LLP
- Sigma HN Engineers, PLLC
- Hinojosa Engineering Inc.
- Wrightson/Johnson/ Haddon/Williams

Key Owner Issues or Concerns

- Staying withn budget. Contingencies are rather small and there are no allowances within the GMP.

Recent Photo



STC 2013 Bond Program Mid Valley Campus Thermal Plant Expansion

Scorecard #29
 Status: **Submitted**
 10/30/2017



Scope

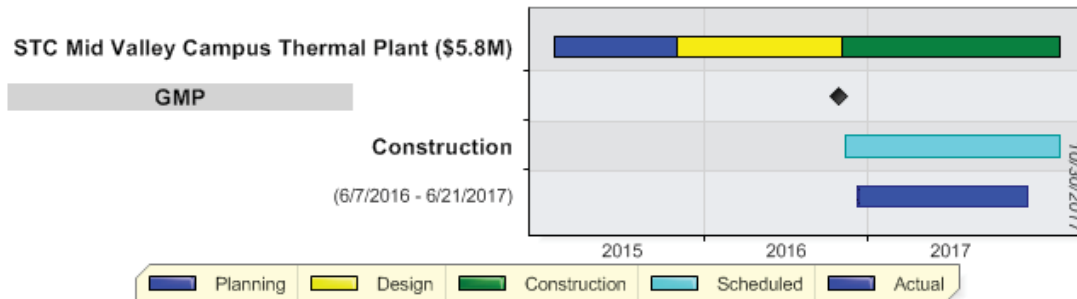
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MID VALLEY CAMPUS - New Thermal - Design for a New Thermal Energy Plant for the Mid Valley Campus to include all new STC Bond projects and Retrofit of all existing buildings.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Mid Valley Campus Thermal Plant | \$415,224.00 |
| Construction | \$4,514,323.00 |
| Owner Procured | \$815,825.00 |
| Miscellaneous Expenses | \$56,810.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Project is complete; plant is in operation.
- Complete project close-out.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Contaminated block remediation.

Recent Photo



STC 2013 Bond Program Mid Valley Campus Parking and Site Improvements

Scorecard #28
 Status: **Submitted**
 10/30/2017



Scope

South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustee's mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties.

MID VALLEY CAMPUS - Parking and Site Improvements - This scope includes a new 48,000 sqft surface parking lot providing 159 new parking space. The scope of this project included infrastructure to support the new additions, including sidewalks and landscaping.

Budget

| | Current Budget |
|---|----------------|
| Professional Services -Mid Valley Parking and Site Improvements | \$323,494.00 |
| Construction | \$2,484,425.00 |
| Owner Procured | \$33,638.00 |
| Miscellaneous Expenses | \$29,806.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Telecommunications cutover is complete.
- Utilities infrastructure installation is complete.
- Remove BFP north of Student Services per AHJ request.
- Complete drainage improvements to North side of Student Services.
- Complete Campus wide asphalt repairs.
- Begin installation of flatwork at HP&S.
- Complete demobilization of staged materials and tardes at North parking area.
- Complete installation of asphalt at North parking area.
- Complete installation of landscape and irrigation related to Student Services, Thermal Plant and HP&S projects.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- Presentation & Acceptance of Landscape & Irrigation Plan.

Recent Photo



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

Scorecard #30
 Status: **Submitted**
 10/27/2017



Scope

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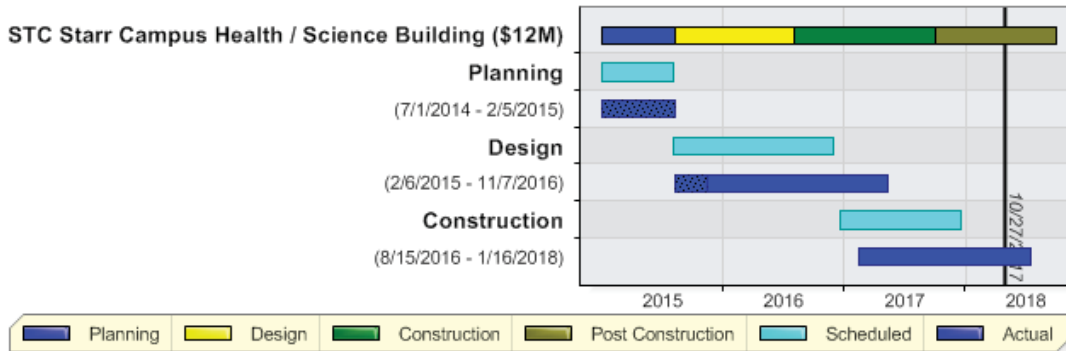
Starr County Campus - Health Professions & Science Bldg. -

This is a 2 story, 52000 sq ft bldg. L1 will provide O.B. Simulation labs, Debriefing rooms, Video room, Large study rooms, staff offices, Computer lab classrooms and skills labs. L2 consists of Chemistry, Biology, Microbiology, and Computer Lab classrooms. Also faculty staff and the Deans office is located on L2.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Starr County Campus - Health Professions and Science Building | \$946,176.00 |
| Construction | \$9,544,889.00 |
| Owner Procured | \$1,361,907.00 |
| Miscellaneous Expenses | \$135,615.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Exterior Painting
- Curtain Wall trim installation
- Flooring Installation
- Elevator Assembly
- Door and hardware installation

Key Consultants/Contractors

- Mata-Garcia
- Sigma
- D.Wilson Construction

Key Owner Issues or Concerns

- Furniture Installation
- Schedule 11/30/2017

Recent Photo



Starr County Campus Student Services Building

Scorecard #28
 Status: **Submitted**
 10/27/2017



Scope

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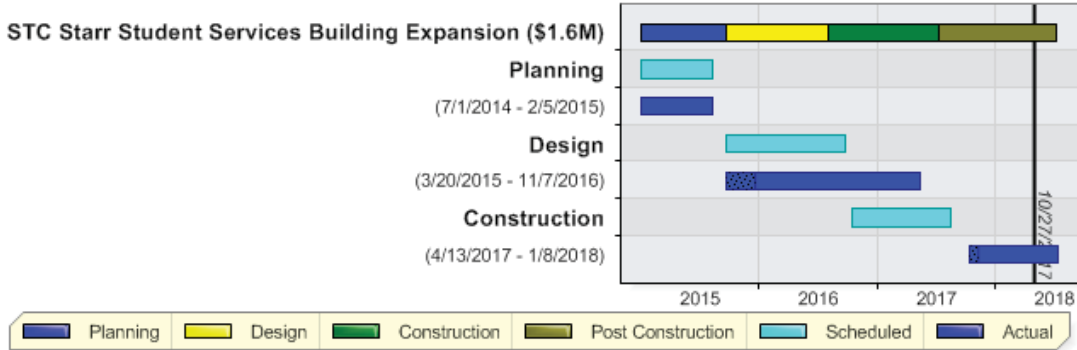
Starr County Campus - Student Services Bldg. -

To provide admissions offices, student enrollment center, financial aid office, compute stations.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Starr County Campus - Student Services Building | \$114,727.00 |
| Construction | \$1,322,388.00 |
| Owner Procured | \$171,142.00 |
| Miscellaneous Expenses | \$17,976.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Final laying of roofing pending wall finish
- Window glazing
- Brick installation
- Metal wall panels

Key Consultants/Contractors/Architect:

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

Key Owner Issues or Concerns

- Schedule 12/26/2017

Recent Photo



STC 2013 Bond Construction Program - Starr Student Activities Building

Scorecard #29
 Status: **Submitted**
 10/27/2017



Scope

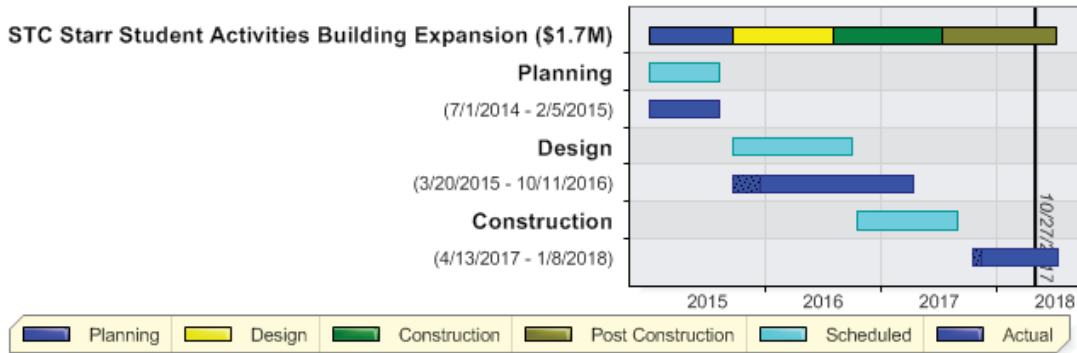
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Starr County Campus - Student Activities Bldg - To provide more area for the Student events area and new A/V room.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Starr County Campus - Student Activities Building | \$114,995.00 |
| Construction | \$1,372,869.00 |
| Owner Procured | \$176,201.00 |
| Miscellaneous Expenses | \$17,516.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Window frame installation
- Metal panel installation
- Plaster in progress
- Tape, float and texture walls
- Ceiling grid

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

- Owner Changes
- Schedule 12/22/2017

Recent Photo



STC Starr CC Parking and Site Improvements

Scorecard #18
 Status: **Submitted**
 10/27/2017



Scope

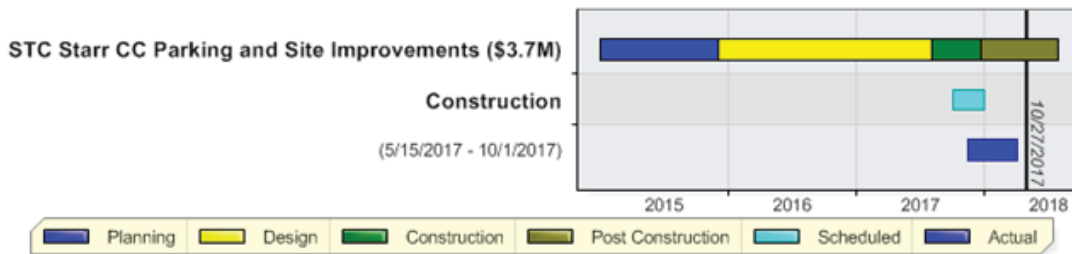
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STARR County - Parking and Site Improvements - The scope of this project included infrastructure to support the new additions, including sidewalks and landscaping.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Starr County Campus - Parking and Site Improvements | \$138,023.00 |
| Construction | \$3,499,758.00 |
| Owner Procured | \$14,059.00 |
| Miscellaneous Expenses | \$18,558.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Detention pond hydromulched
- Fence installed around detention pond
- Irrigation loop in progress
- AEP site lighting meter installation

Key Consultants/Contractors

- Civil: Melden & Hunt
- MEP: Sigma HN
- Landscaping: SSP
- CMR: D. Wilson

Concerns

- Schedule 2/22/18
- Weather
- Alternate #4

Recent Photo



STC Bond Construction Program - New Library Building

Scorecard #24
 Status: **Submitted**
 10/27/2017



Scope

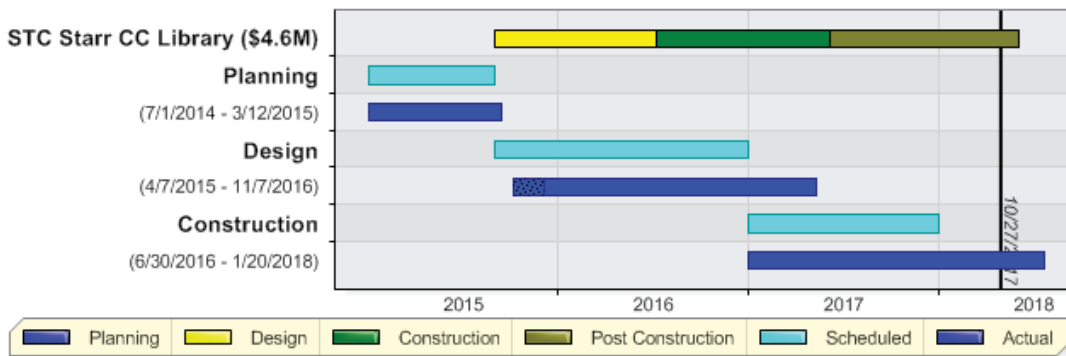
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Starr County Campus New Library - This is a 1 story 26000 sq ft bldg. this will house learning commons areas, deep quiet rooms, collections area, multipurpose room, instructional labs, and student collaboration.

Budget

| | Current Budget |
|---|----------------|
| Professional Services - Starr County Campus - Library | \$323,313.00 |
| Construction | \$3,707,869.00 |
| Owner Procured | \$551,553.00 |
| Miscellaneous Expenses | \$51,105.00 |
| Additional Costs | \$0.00 |

Schedule



Activity

30 Day Look Ahead

- Brick ties installed
- MEP in Progress
- Vapor barrier and flashing installation
- Tape, Float and Texture
- Air handler installation

Key Consultants/Contractors

- Mata-Garcia
- Sigma
- D. Wilson Construction

Key Owner Issues or Concerns

- Schedule 1/10/2018
- Furniture Delivery

Recent Photo



Pharr Regional Center for Public Safety Excellence - Building

Scorecard #19
 Status: **Submitted**
 10/30/2017



Scope

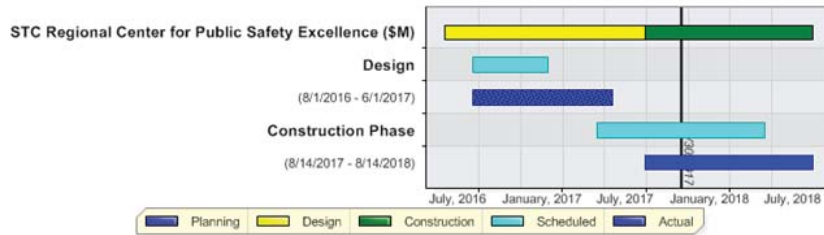
South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustee's mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties

Pharr Regional Center for Public Safety Excellence Building - This facility has been design for the Regional Center for Public Safety Excellence in Pharr, Texas with a total of 19,375 square feet. It will house classrooms, administration spaces and offices, computer lab, shower/locker rooms, support spaces, a workout room and simulation room. Three classrooms can be converted to a larger lecture hall by the use of folding partition walls. The interior of the facility will have plenty of natural lighting with the design of clerestory windows above and will be using a chilled water system to cool the facility.

Budget

| | |
|--|-----------------------|
| | Initial Budget |
|--|-----------------------|

Schedule



Activity

30 Day Look Ahead

- Complete installation of building pad, second / final pour.
- Continue erection of structural steel atop first pour slab section.
- Begin installation of metal decking at first pour slab section.
- Begin layout and installation of structural steel atop second pour slab section.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- None at this time.

Recent Photo



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

Scorecard #17
 Status: **Submitted**
 10/30/2017



Scope

South Texas College (STC) - 2013 Bond Program - Due to the steady increase in the growth in the Rio-Grande Valley, and STC's Board of Trustee's mission to provide a place of Higher Education for those living in the RGV, the voters approve a 159 million dollar bond referendum in 2013. The Bond Program includes New Construction, Renovation, Utility Plants and Infrastructure to support both new and existing facilities at the 5 major STC campus in Hidalgo and Starr Counties

Pharr Regional Center for Public Safety Excellence Site and Parking Improvements - Apart from the building, a total of 138 parking spaces is to be included along with a skills pad to be used for vehicular training by law enforcements and fire emergency students. This design package will include landscape and irrigation.

Budget

| | |
|--|-----------------------|
| | Current Budget |
|--|-----------------------|

Schedule

STC Regional Center for Public Safety Excellence Parking and Site Improvements (\$1.9M)



Activity

30 Day Look Ahead

- Continue installation of UG domestic water main to within 5' of the proposed building.
- Continue installation of UG storm sewer.
- Continue installation of UG sanitary sewer to within 5' of the proposed building.
- Begin layout of proposed Mechanical Yard.

Key Consultants/Contractors

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

Key Owner Issues or Concerns

- None at this time.

Recent Photo





South Texas College
Non-Bond Proceeds - Transfer to Plant Fund Budget
Commitments and Expenditures
As of November 14, 2017

| I. Non Bond Commitments | | Approved Board Dates | Board Approved Non-Bond Expenditures |
|---|--|----------------------|--------------------------------------|
| Nursing & Allied Health Campus Thermal Plant | | | |
| 1 | Thermal Plant - Design | 10/27/2015 | \$ 206,700 |
| 2 | Thermal Plant - Construction | 11/22/2016 | 2,867,847 |
| 3 | Thermal Plant - Miscellaneous | 10/27/2015 | 48,000 |
| 5 | Thermal Plant - Furniture | 5/23/2017 | 3,943 |
| 6 | Thermal Plant - Technology | 5/23/2017 | 46,060 |
| Nursing & Allied Health Campus Thermal Plant Parking and Site Improvements | | | |
| 7 | Thermal Plant Parking and Site Improvement - Design | 10/27/2015 | 25,000 |
| 8 | Thermal Plant Parking and Site Improvement - Construction | 11/22/2016 | 229,010 |
| 9 | Thermal Plant Parking and Site Improvement - Miscellaneous | 10/27/2015 | 10,000 |
| NAH Campus Subtotal | | | \$ 3,436,560 |
| Mid Valley Campus Library Retrofit | | | |
| 10 | Library Retrofit - Design | 10/27/2015 | \$ 138,213 |
| 11 | Library Retrofit - Construction | 11/22/2016 | 1,123,682 |
| 12 | Library Retrofit - Miscellaneous | 10/27/2015 | 6,000 |
| 13 | Library Retrofit - Furniture | 5/23/2017 | 82,785 |
| 14 | Library Retrofit - Technology | 5/23/2017 | 113,099 |
| Mid Valley Campus Subtotal | | | \$ 1,463,779 |
| Regional Center for Public Safety Excellence | | | |
| 20 | Regional Center Training Facility - Construction | 2/28/2017 | \$ 343,000 |
| 21 | Parking and Site Improvements - Construction | 5/23/2017 | - |
| 22 | Parking and Site Improvements - Design | 1/26/2016 | 85,000 |
| 23 | Parking and Site Improvements - Miscellaneous | 1/26/2016 | 30,000 |
| 24 | Parking and Site Improvements - Technology | | - |
| Regional Center for Public Safety Excellence Subtotal | | | \$ 458,000 |
| Total Non-Bond Expenditures | | | \$ 5,358,339 |

II. Bond Program Budget Deficits - Board Approved - as of October 24, 2017

(Includes deficits realized after use of Program Contingency Amount)

| Project Name - Item Description | Approved Board Dates | Non-Bond Proceeds Expenditures | Proposed Bond Budget Proceeds Deficits (Savings) | Bond Program Deficits (Savings) | |
|--|---|--------------------------------|--|---------------------------------------|--|
| | | | | Total Bond & Non Bond Proceeds Budget | Total Proposed Bond Budget Proceeds Deficits (Savings) |
| 1 | Mid Valley Campus Thermal Plant Alternate 1 & 2 | \$ 718,947 | \$ - | \$ 718,947 | \$ - |
| 2 | Starr County Campus Thermal Plant Alternate | 788,305 | - | 788,305 | - |
| 3 | Pecan Parking and Site Improvements Contingency Variance | - | 171,819 | 171,819 | 171,819 |
| 4 | INAH Campus Parking and Site Improvements GMP Variance | - | 784,048 | 784,048 | 784,048 |
| 5 | Starr County Campus Library Expansion GMP Variance | - | 900,000 | 900,000 | 900,000 |
| 6 | INAH Campus Thermal Plant GMP Variance | - | 230,788 | 230,788 | 230,788 |
| 7 | Starr County Campus Student Services GMP Variance | - | 470,000 | 470,000 | 470,000 |
| 8 | Starr County Campus Student Activities GMP Variance | - | 515,000 | 515,000 | 515,000 |
| 9 | Starr County Campus Parking and Site Improvement GMP Variance w/ Alternate | - | 2,270,130 | 2,270,130 | 2,270,130 |
| 10 | Mid Valley Campus Library Expansion GMP Variance | - | 712,776 | 712,776 | 712,776 |
| 11 | La Joya Center Teaching Site GMP Variance | - | 63,000 | 63,000 | 63,000 |
| 12 | Movable Kitchen Equipment Deficit | - | 591,041 | 591,041 | 591,041 |
| 13 | Regional Center Parking & Site GMP Variance | - | 1,187,866 | 1,187,866 | 1,187,866 |
| 14 | Regional Center Parking & Site GMP Variance | - | 500,000 | 500,000 | 500,000 |
| 15 | Partial Technology Budget Savings | 3,194 | (1,378,271) | (1,375,077) | (1,375,077) |
| 16 | Regional Center for Public Safety Excellence Training Facility GMP Variance | - | 526,426 | 526,426 | 526,426 |
| 17 | Buyout Savings - Pecan Campus North Academic Building | - | (720,878) | (720,878) | (720,878) |
| 18 | Buyout Savings - Pecan Campus North Academic | - | (9,317) | (9,317) | (9,317) |
| 19 | Buyout Savings - Pecan Campus STEM Building | - | (4,490) | (4,490) | (4,490) |
| 20 | Buyout Savings - Pecan Campus Student Activities | - | (8,543) | (8,543) | (8,543) |
| 21 | Buyout Savings - Pecan Campus Parking & Site | - | (43,198) | (43,198) | (43,198) |
| 22 | Buyout Savings - Pecan Campus Thermal Plant Final | - | (61,591) | (61,591) | (61,591) |
| 23 | Buyout Savings -Tech Campus Southwest Renovation Building | - | (1,115,311) | (1,115,311) | (1,115,311) |
| 24 | Buyout Savings -Tech Campus Parking & Site Improvements | - | (400,000) | (400,000) | (400,000) |
| 25 | Buyout Savings - Tech Campus Parking & Site | - | (8,898) | (8,898) | (8,898) |
| 26 | Buyout Savings -Tech Campus Parking & Site | - | (5,095) | (5,095) | (5,095) |
| 28 | Buyout Savings - Starr County Thermal Plant | - | (250,000) | (250,000) | (250,000) |
| 29 | Buyout Savings - Technology Campus Building | - | (500,000) | (500,000) | (500,000) |
| 30 | GMP Increase - Mid Valley Library Expansion | - | 200,888 | 200,888 | 200,888 |
| 31 | Change Order - La Joya Teaching Center | - | 2,650 | 2,650 | 2,650 |
| Total Non Bond Funds Required to Cover Bond Budget Deficits | | \$ 1,510,446 | \$ 4,620,841 | \$ 6,131,287 | \$ 6,131,287 |

III. Bond Program Budget Deficits - Not Board Approved - as of November 14, 2017

| Project Name - Item Description | Proposed Board Dates | Proposed Non-Bond Proceeds Expenditures | Proposed Bond Budget Proceeds Deficits (Savings) | Total Proposed Bond & Non Bond Proceeds Budget Deficits | |
|--|--|---|--|---|---|
| | | | | Total Proposed Bond & Non Bond Proceeds Budget Deficits | Total Proposed Bond & Non Bond Proceeds Budget Deficits |
| 1 | INAH Campus Building Expansion Buyout Savings | - | (278,044) | (278,044) | (278,044) |
| 2 | Mid Valley Campus Library Expansion - GMP Increase due to General Conditions | - | 76,844 | 76,844 | 76,844 |
| 3 | Pre-Construction Fees for RCPSE | N/A | 10,000 | 10,000 | 10,000 |
| Total Non Bond Funds Required to Cover Bond Budget Deficits | | \$ - | \$ (191,200) | \$ (191,200) | \$ (191,200) |

Total Non Bond Expenditures (I, II, and III) **\$ 6,868,785** **\$ 4,429,641** **\$ 11,298,426**

| # | Item Description | Budget Variance | Contingency Balance |
|---------------------------------------|--|------------------------|------------------------|
| 1 | Original Contingency Balance | \$ - | \$ 9,978,348 |
| Approved GMPs | | | |
| 2 | Pecan Campus North Academic GMP Variance | \$ (451,000) | \$ 9,527,348 |
| 3 | Pecan South Academic GMP Variance | \$ 142,166 | \$ 9,669,514 |
| 4 | Pecan STEM Bldg. GMP Variance | \$ (1,917,059) | \$ 7,752,455 |
| 5 | Pecan Campus Student Services GMP Variance | \$ (603,179) | \$ 7,149,276 |
| 6 | Pecan Thermal Energy Plant GMP Variance | \$ 106,000 | \$ 7,255,276 |
| 7 | Pecan Parking and Site Improvements GMP Variance | \$ (495,875) | \$ 6,759,401 |
| 8 | NAH Campus Expansion GMP Variance | \$ (34,860) | \$ 6,724,541 |
| 9 | NAH Campus Parking and Site Improvements GMP Variance | \$ (784,048) | \$ 5,940,493 |
| 10 | Technology Campus Renovation GMP Variance | \$ 1,466,413 | \$ 7,406,906 |
| 11 | Technology Campus Site & Parking GMP Variance | \$ (1,335,820) | \$ 6,071,086 |
| 12 | Technology Campus Site & Parking IT Duct Bank | \$ 102,575 | \$ 6,173,661 |
| 13 | Mid Valley Health Professions GMP Variance | \$ (953,388) | \$ 5,220,273 |
| 14 | Mid Valley Student Services Building Expansion GMP Variance | \$ (1,025,923) | \$ 4,194,350 |
| 15 | Mid Valley Thermal Energy Plant GMP Variance | \$ (96,698) | \$ 4,097,652 |
| 16 | Mid Valley Parking & Site Improvements GMP Variance | \$ 122,286 | \$ 4,219,938 |
| 17 | Starr County Campus Health Professions GMP Variance | \$ (1,021,000) | \$ 3,198,938 |
| 18 | Starr County Campus Library Expansion GMP Variance | \$ (900,000) | \$ 2,298,938 |
| 19 | Starr County Thermal Energy Plant GMP Variance | \$ (111,000) | \$ 2,187,938 |
| 20 | Starr County Campus Student Services GMP Variance | \$ (470,000) | \$ 1,717,938 |
| 21 | Starr County Campus Student Activities GMP Variance | \$ (515,000) | \$ 1,202,938 |
| 22 | NAH Campus Thermal Plant (Bond Funded) GMP Variance | \$ (230,788) | \$ 972,150 |
| 23 | Mid Valley Campus Library Expansion GMP Variance | \$ (712,776) | \$ 259,374 |
| 24 | Starr County Campus Parking and Site Improvements GMP Variance w/ Alternates | \$ (2,270,130) | \$ (2,010,756) |
| 25 | Regional Center for Public Safety Excellence Training Facility GMP Variance | \$ (526,426) | \$ (2,537,182) |
| 26 | La Joya Center Teaching Site GMP Variance | \$ (63,000) | \$ (2,600,182) |
| 27 | Regional Center for Public Safety Excellence Parking & Site GMP Variance | \$ (1,187,866) | \$ (3,788,048) |
| 28 | Regional Center for Public Safety Excellence Parking & Site GMP Variance | \$ (500,000) | \$ (4,288,048) |
| CCL vs. GMP Variance Subtotal | | \$ (14,266,396) | \$ (4,288,048) |
| Change Orders - Buyout Savings | | | |
| 29 | Deductive Change Orders-Tech Campus Renovation | \$ 1,736,041 | \$ (2,552,007) |
| 30 | Deductive Change Orders-Tech Campus Parking & Site | \$ 436,239 | \$ (2,115,768) |
| 31 | Deductive Change Orders-North Academic | \$ 730,195 | \$ (1,385,573) |
| 32 | Deductive Change Order - Pecan Campus Thermal Plant Final Buyout | \$ 61,591 | \$ (1,323,982) |
| 33 | Deductive Change Order - Pecan Campus STEM Building | \$ 4,490 | \$ (1,319,492) |
| 34 | Deductive Change Order - Pecan Campus Student Activities & Cafeteria | \$ 8,543 | \$ (1,310,949) |
| 35 | Deductive Change Order - Pecan Campus Parking & Site Improvement | \$ 43,198 | \$ (1,267,752) |
| 36 | Deductive Change Order - NAH Campus Building Total | \$ 278,044 | \$ (989,708) |
| 37 | Change Order -Mid Valley Campus Library Expansion Total | \$ (359,944) | \$ (1,349,652) |
| 38 | Change Order - Mid Valley Campus Thermal Plant Final Buyout | \$ (27,164) | \$ (1,376,816) |
| 39 | Deductive Change Order - Pecan Campus Parking & Site Total | \$ 109,376 | \$ (1,267,440) |
| 40 | Deductive Change Order - Starr County Campus Thermal Plant | \$ 250,000 | \$ (1,017,440) |
| 41 | Change Order - La Joya Teaching Center | \$ (2,650) | \$ (1,020,090) |
| Buyout Savings Subtotal | | \$ 3,267,958 | \$ (1,020,090) |
| Other Expenditures - Soft Cost | | | |
| 42 | A/E Fees | \$ 2,992,085 | \$ 1,971,995 |
| 43 | Chillers Procurement | \$ (2,209,711) | \$ (237,716) |
| 44 | CMR Preconstruction Services for all projects | \$ (228,000) | \$ (465,716) |
| 45 | B&A Reimbursable Expense for Travel | \$ (900) | \$ (466,616) |
| 46 | B&A Additional Services - Includes AV/IT, Wage Scale Survey, BIM FM, Traffic Study | \$ (932,171) | \$ (1,398,787) |
| 47 | FF&E- Portion used for Consultant Fees | \$ 66,186 | \$ (1,332,601) |
| 48 | FF&E Consultant-Not in Original Amount | \$ (237,090) | \$ (1,569,691) |
| 49 | Technology Budget | \$ 703,422 | \$ (866,269) |
| 50 | IT Duct bank-Not in Original Scope | \$ (1,266,298) | \$ (2,132,567) |
| 51 | Fixed Kitchen Equipment-Not in Original Scope | \$ (1,285,000) | \$ (3,417,567) |
| 52 | OCIP Insurance | \$ (1,371,671) | \$ (4,789,238) |
| 53 | Miscellaneous Expense Increase | \$ (427,633) | \$ (5,216,871) |
| 54 | Movable Kitchen Equipment | \$ (591,041) | \$ (5,807,912) |
| 55 | Partial Technology Budget Savings (includes access controls & Workforce Center Budget) | \$ 1,378,271 | \$ (4,429,641) |
| 56 | Partial Furniture Savings | \$ - | \$ (4,429,641) |
| Soft Cost Subtotal | | \$ (3,409,551) | \$ (4,429,641) |

2013 Bond Construction Program - Total Shortfall \$ (4,429,641)

Note: Yellow highlight indicates budget impact

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 - October 31, 2017

| Project number | PROJECT DESCRIPTION | Project Development | | | | Design Phase | | | | Solicitation of Proposals | | Construction Phase | | | | | Project Manager | Architect/Engineer | Contractor | |
|--------------------------|---|---------------------|-----------------------|-----------------------|---------------------|--------------------|-----|-----|-----|---------------------------|----------------------|--------------------|--------------------|-----|-----|-----|-----------------|--------------------|------------------|----------------------|
| | | Project Development | Board approval of A/E | Contract Negotiations | Concept Development | Schematic Approval | 30% | 60% | 95% | 100% | Solicit of Proposals | Approve Contractor | Construction Start | 30% | 50% | 75% | | | | 95% Substantial Comp |
| Pecan Campus | | | | | | | | | | | | | | | | | | | | |
| 13-1-002 | Pecan - Digital Marquee Sign | | | | | | | | | | | | | | | | | Rick | on hold | TBD |
| 15-1-R03 | Pecan - Arbor Brick Columns Repair & Replacement (RR) | N/A | N/A | | | N/A | | | | N/A | | | | | | | | David | N/A | |
| 16-1-014 | Pecan - Sand Volleyball Courts | | | | | | | | | | | | | | | | | David | | |
| 16-1-x42 | Pecan - Library | | | | | | | | | | | | | | | | | | | |
| 16-1-R01 | Pecan - Building A Sign Replacement (RR) | N/A | N/A | | | N/A | N/A | N/A | N/A | | | | | | | | | Robert | Public Relations | |
| 16-1-001 | Pecan - Relocation of Information Booths to Athletic Fields | N/A | N/A | | | N/A | N/A | N/A | N/A | | | | | | | | | David | DBR Engineering | |
| 16-1-005 | Pecan - Building A Production Studio Office Expansion | N/A | N/A | | | N/A | N/A | N/A | N/A | | | | | | | | | David | M&O | |
| 18 | Pecan - Library Facility Assessment | | | | | | | | | | | | | | | | | | | |
| 18-1-005 | Pecan - Relocation of Information Booths to Mid Valley | | | | | | | | | | | | | | | | | | | |
| 18-1-018 | Pecan - Cooper Center Workroom | | | | | | | | | | | | | | | | | | | |
| | Pecan - Cooper Center Music Expansion | | | | | | | | | | | | | | | | | | | |
| | Pecan - Building H Cafeteria Repurpose | | | | | | | | | | | | | | | | | | | |
| | Pecan - Building A Repurpose | | | | | | | | | | | | | | | | | | | |
| | Pecan - Bldg X Data Cabling Infrastructure Replacement (RR) | | | | | | | | | | | | | | | | | | | |
| | Pecan - Building K Data Cabling Replacement (RR) | | | | | | | | | | | | | | | | | | | |
| Pecan Plaza | | | | | | | | | | | | | | | | | | | | |
| 15-1-003 | Pecan Plaza - Emergency Generator and Wiring | | | | | | | | | | | | | | | | | Sam | DBR Engineering | TBD |
| 16-1-x43 | Pecan Plaza - Resurfacing Back Side of Building C (RR) | | | | | | | | | | | | | | | | | | | |
| 18-1-008 | Pecan Plaza - Building C 2601 Test Site Renovations | | | | | | | | | | | | | | | | | | | |
| Mid Valley Campus | | | | | | | | | | | | | | | | | | | | |
| 16-2-R05 | MV - Building A Carpet Replacement (RR) | | | | | | | | | | | | | | | | | | | |
| 16-2-R06 | MV - Building B Carpet Replacement (RR) | | | | | | | | | | | | | | | | | | | |
| 16-2-R08 | MV - Childcare Canopy Replacement (RR) | | | | | | | | | | | | | | | | | Sam | | TBD |
| 16-2-005-009 | MV - Resurfacing Parking Lot #3 (RR) | | | | | | | | | | | | | | | | | | | |
| 16-2-006-010 | MV - Resurfacing Parking Lot #7 (RR) | | | | | | | | | | | | | | | | | | | |
| 16-2-007 | MV - Covered Walkway for Building G | | | | | | | | | | | | | | | | | Sam | on hold | TBD |
| 16-2-008 | MV - Child Development Center Covered Walkway | N/A | N/A | | | N/A | N/A | | | | | | | | | | | Sam | N/A | TBD |
| 18-2-002 | MV - CLE Furniture | | | | | | | | | | | | | | | | | | | |
| | MV - Thermal Plan Repurpose | | | | | | | | | | | | | | | | | | | |
| | MV - Resurfacing Northwest Drive (RR) | | | | | | | | | | | | | | | | | | | |
| Technology Campus | | | | | | | | | | | | | | | | | | | | |
| 16-2-010 | TC - Atrium Modifications | | | | | | | | | | | | | | | | | | | |
| 16-2-011 | TC - Ford Lab Exhaust System | | | | | | | | | | | | | | | | | Sam | TBD | TBD |
| 15-3-R02 | TC - Building D Exterior Metal Siding Repairs (RR) | N/A | N/A | | | N/A | N/A | | | | | | | | | | | Sam | N/A | TBD |
| 15-3-R03 | TC - Repair Concrete Floor Mechanical Room (RR) | N/A | N/A | | | N/A | N/A | | | | | | | | | | | David | CLH Engineering | TBD |
| 15-3-R03 | TC - Building B Concrete Floor Repairs (RR) | N/A | N/A | | | N/A | N/A | | | | | | | | | | | David | CLH Engineering | TBD |
| 16-2-R15 | TC - Building B Data Cabling Infrastructure (RR) | | | | | | | | | | | | | | | | | Robert | IT Staff | TBD |
| 16-2-R13 | TC - Building B Domestic/Fire Sprinkler Lines (RR) | | | | | | | | | | | | | | | | | Sam | Halif Associates | TBD |
| | TC - Kitchen/Cafeteria expansion | | | | | | | | | | | | | | | | | | | |
| | TC - Awning for Building B Front Entrance | | | | | | | | | | | | | | | | | | | |
| 16-3-011 | TC - Update Furniture for labs A209 | N/A | N/A | | | N/A | N/A | | | | | | | | | | | Robert | N/A | |

Status of Non-Bond Construction Projects in Progress November 2017

| Project | % Complete | Date to Complete | Current Activity | Original Budget | Contract Amount | Comparison to Budget | Amount Paid | Contract Balance |
|---|------------|------------------|--|----------------------|--------------------|----------------------|--------------------|------------------|
| Pecan Campus | | | | | | | | |
| Arbor Brick Columns Repair and Replacement | 5% | February 2018 | 1. Construction Phase 2. Bidding in Progress | \$ 20,000.00 | TBD | TBD | \$ - | TBD |
| Sand Volleyball Courts | 10% | February 2018 | 1. Project Development 2. Design in Progress | \$ 50,000.00 | TBD | TBD | \$ - | TBD |
| Building A Sign Replacement | 95% | November 2017 | 1. Construction Phase 2. Bidding in Progress | \$ 10,000.00 | TBD | TBD | \$ - | TBD |
| Relocation of Information Booths to Athletic Fields | 95% | December 2017 | 1. Construction Phase 2. Construction in Progress | \$ 2,700.00 | \$ 1,800.00 | \$ - | \$ 1,550.00 | \$ 250.00 |
| Building A Production Studio Office Expansion | 20% | | 1. Design Phase 2. Design in Progress | \$ 5,000.00 | TBD | TBD | \$ - | TBD |
| Library Facility Assessment | 75% | | 1. Design Phase 2. Design in Progress | \$ 150,000.00 | TBD | TBD | \$ - | TBD |
| Pecan Plaza Police Department Emergency Generator | 95% | November 2017 | 1. Construction Phase 2. Bidding in Progress | \$ 40,000.00 | TBD | TBD | \$ - | TBD |
| Pecan Campus Total | | | | \$ 302,700.00 | \$ 1,800.00 | \$ - | \$ 1,550.00 | \$ 250.00 |
| Mid Valley Campus Total | | | | | | | | |
| Childcare Canopy Replacement (RR) | 5% | | 1. Project Development 2. Design in Progress | \$ 3,000.00 | TBD | TBD | \$ - | TBD |
| Covered Walkway for Bus Drop Off | 5% | May 2018 | 1. Project Development 2. Design in Progress | \$ 5,000.00 | TBD | TBD | \$ - | TBD |
| Child Development Center Covered Walkway | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 65,000.00 | \$ 73,872.00 | \$ - | \$ - | \$ 73,872.00 |
| Mid Valley Campus Total | | | | \$ 5,000.00 | \$ - | \$ - | \$ - | \$ - |

| Project | % Complete | Date to Complete | Current Activity | Original Budget | Contract Amount | Comparison to Budget | Amount Paid | Contract Balance |
|--|------------|------------------|--|----------------------|---------------------|----------------------|---------------------|---------------------|
| Technology Campus | | | | | | | | |
| Ford Lab Exhaust System | 5% | February 2018 | 1. Project Development 2. Design in Progress | \$ 10,000.00 | TBD | TBD | \$ - | TBD |
| Building D Exterior Metal Siding Repairs | 100% | December 2017 | 1. Construction Phase 2. Construction in Progress | \$ 35,000.00 | \$ 13,193.13 | \$ 21,806.87 | \$ 13,193.13 | \$ - |
| Repair Concrete Floor Mechanical Room | 95% | November 2017 | 1. Design Phase 2. Design in Progress | \$ 1,000.00 | \$ 1,000.00 | \$ - | \$ - | \$ 1,000.00 |
| Building B Concrete Floor Repairs | 75% | November 2017 | 1. Design Phase 2. Design in Progress | \$ 10,000.00 | \$ 4,750.00 | \$ - | \$ - | \$ 4,750.00 |
| Building B Domestic/Fire Sprinkler Lines | 50% | December 2017 | 1. Construction Phase 2. Re-Bidding in Progress | \$ 900,000.00 | TBD | TBD | \$ - | TBD |
| Technology Campus Total | | | | \$ 956,000.00 | \$ 18,943.13 | \$ 21,806.87 | \$ 13,193.13 | \$ 5,750.00 |
| Nursing and Allied Health Campus | | | | | | | | |
| None | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Nursing and Allied Health Campus Total | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Starr County Campus | | | | | | | | |
| Bldg E & J Crisis Management Center with Generator | 95% | November 2017 | 1. Construction Phase 2. Bidding in Progress | \$ 400,000.00 | TBD | TBD | \$ - | TBD |
| Bldg F Site Grading and Sidewalk Replacement | 75% | August 2017 | 1. Construction Phase 2. Construction in Progress | \$ 50,000.00 | \$ 46,650.00 | \$ 3,350.00 | \$ - | \$ 46,650.00 |
| Starr County Campus Total | | | | \$ 450,000.00 | \$ 46,650.00 | \$ 3,350.00 | \$ - | \$ 46,650.00 |

| Project | % Complete | Date to Complete | Current Activity | Original Budget | Contract Amount | Comparison to Budget | Amount Paid | Contract Balance |
|--|------------|------------------|--|-----------------|-----------------|----------------------|--------------|------------------|
| District Wide | | | | | | | | |
| Automatic Doors Phase III | 5% | May 2018 | 1. Construction Phase 2. Construction in Progress | \$ 65,000.00 | TBD | TBD | \$ - | TBD |
| La Joya Monument Sign | 40% | December 2017 | 1. Construction Phase 2. Construction in Progress | TBD | TBD | TBD | TBD | TBD |
| Marker Boards Replacement | 100% | October 2017 | 1. Construction Phase 2. Construction in Progress | \$ 200,000.00 | \$ 86,355.55 | \$ 113,644.45 | \$ 86,355.55 | \$ - |
| Irrigation System Controls Upgrade (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 70,000.00 | TBD | TBD | \$ - | TBD |
| Fire Alarm Panel Replacement / Upgrades (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 180,000.00 | TBD | TBD | \$ - | TBD |
| Outdoor Furniture | 0% | May 2018 | 1. Construction Phase 2. Construction in Progress | \$ 25,000.00 | TBD | TBD | \$ - | TBD |
| Directional Signage Updates | 0% | May 2018 | 1. Construction Phase 2. Construction in Progress | \$ 25,000.00 | TBD | TBD | \$ - | TBD |
| Walkway LED Lighting Upgrade | 5% | May 2018 | 1. Construction Phase 2. Construction in Progress | \$ 35,000.00 | TBD | TBD | \$ - | TBD |
| FOCUS on Active Learning (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 30,000.00 | TBD | TBD | \$ - | TBD |
| Interior Controls Upgrade (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 75,000.00 | TBD | TBD | \$ - | TBD |
| Flooring Replacement Phase I (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 500,000.00 | TBD | TBD | \$ - | TBD |
| Restroom Fixtures Replacement & | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 25,000.00 | TBD | TBD | \$ - | TBD |
| Water Heater Replacement & Upgrade | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 20,000.00 | \$ 13,372.47 | \$ - | \$ - | \$ 13,372.47 |
| Door Access Controls Replacement (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 30,000.00 | TBD | TBD | \$ - | TBD |

| Project | % Complete | Date to Complete | Current Activity | Original Budget | Contract Amount | Comparison to Budget | Amount Paid | Contract Balance |
|---|------------|------------------|--|-----------------|-----------------|----------------------|---------------|------------------|
| HVAC Upgrades (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 100,000.00 | TBD | TBD | \$ - | TBD |
| Water Pump Stations (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 25,000.00 | TBD | TBD | \$ - | TBD |
| Exterior Lighting Upgrade (RR) | 5% | | 1. Construction Phase 2. Construction in Progress | \$ 250,000.00 | TBD | TBD | \$ - | TBD |
| District Wide Total | | | | \$ 1,655,000.00 | \$ 86,355.55 | \$ 113,644.45 | \$ 86,355.55 | \$ - |
| Non-Bond Construction Project Total | | | | \$ 3,368,700.00 | \$ 153,748.68 | \$ 138,801.32 | \$ 101,098.68 | \$ 52,650.00 |
| For FY 2017 - 2018, 36 non-bond projects are currently in progress, 1 ha7 been completed and 41 pending start up - 79 Total | | | | | | | | |

*The following documents
were provided as
handouts at the meeting.*

STC 2013 Bond Program: Broadbuddus & Associates ASR Scope for FM Data Program
Updated: 11.13.17

| Project | Construction Start | | | | | | | | | | 3D Scan Link* | Percent Complete | STC Accepted | Imported before Substantial Completion? | |
|--|---|--|-----------------|--------------------|--------------------------|--|----------------------------------|---------------------------------|-------------------------------|--|---------------|------------------|--------------|---|-------------------------------|
| | Uphold the FDI roles and responsibilities | Support Spec Development - Project Setup | Project Kickoff | Design Data Review | Construction Data Review | Field Review (Validation / Verification) | Import Support (into Schooldude) | Site Visits (Conducted Monthly) | Assets Imported to Schooldude | Balance of Data Imported to Schooldude | | | | | On track to complete on time? |
| La Joya Jimmy Carter Training Labs Improvements | | | | | | | | | | NA | 8/15/16 | 11/30/17 | | NA | |
| Mid Valley Campus Health Professions and Science Building | | | | | | | | | | Y | 2/6/17 | 1/23/18 | | 80% | |
| Mid Valley Campus Library Expansion | | | | | | | | | | Y | | | | 40% | |
| Mid Valley Campus Parking and Site Improvements | | | | | | | | | | NA | | | | NA | |
| Mid Valley Campus Student Services Building Expansion | | | | | | | | | | Y | 8/15/16 | 10/13/17 | | 100% | 11/13/17 Yes |
| Mid Valley Campus Thermal Plant | | | | | | | | | | Y | 5/9/16 | 8/18/17 | Plant | 100% | 7/6/17 Yes |
| Mid Valley Campus Workforce Training Center Expansion | | | | | | | | | | NA | | | | NA | |
| Nursing and Allied Health Campus Expansion | | | | | | | | | | Y | 7/16/16 | 12/8/17 | | 80% | |
| Nursing and Allied Health Campus Parking and Site Improvements | | | | | | | | | | NA | | | | NA | |
| Nursing Thermal Plant | | | | | | | | | | Y | 3/1/17 | 11/30/17 | TBD | 80% | |
| Pecan Campus North Academic Building | | | | | | | | | | Y | 8/5/16 | 11/15/17 | | 100% | 11/13/17 Yes |
| Pecan Campus Parking and Site Improvements | | | | | | | | | | NA | | | | NA | |
| Pecan Campus South Academic Building | | | | | | | | | | Y | 11/1/16 | 10/30/17 | | 100% | 11/13/17 Yes |
| Pecan Campus STEM Building | | | | | | | | | | Y | 11/1/16 | 12/18/17 | | 100% | 11/13/17 Yes |
| Pecan Campus Student Support Services and Activities Building | | | | | | | | | | Y | 10/20/16 | 11/19/17 | | 100% | 11/13/17 Yes |
| Pecan Campus Thermal Plant Expansion | | | | | | | | | | Y | | 12/16/16 | Plant | 100% | 11/3/16 Yes |
| Regional Center for Public Safety Excellence | | | | | | | | | | Y | | 8/14/18 | | 30% | |
| Regional Center Parking and Site Improvements | | | | | | | | | | NA | | | | NA | |
| Starr County Campus Health Professions and Science Building | | | | | | | | | | N | 2/1/16 | 11/30/17 | | 50% | |
| Starr County Campus New Library | | | | | | | | | | N | 3/3/17 | 1/10/18 | | 50% | |
| Starr County Campus Parking and Site Improvements | | | | | | | | | | NA | | | | NA | |
| Starr County Campus Student Activities Building Expansion | | | | | | | | | | N | 1/6/17 | 12/22/17 | | 80% | |
| Starr County Campus Student Services Building Expansion | | | | | | | | | | N | 2/1/17 | 12/26/17 | | 40% | |
| Starr County Campus Thermal Plant | | | | | | | | | | N | 8/10/16 | 11/6/17 | TBD | 40% | |
| Starr County Campus Workforce Training Center Expansion | | | | | | | | | | NA | | | | NA | |
| Technology Campus Parking and Site Improvements | | | | | | | | | | NA | | | | NA | |
| Technology Campus Southwest Building Renovation | | | | | | | | | | Y | | 9/21/17 | | 100% | 7/6/17 Yes |

Task Complete

Task in progress

Task on Hold / Project Removed

Task N/A

Y Good

N Delayed Progress by CM (CM Action Req'd)

N At Risk (CM Action Req'd)

* 3D Scans were not part of Broadbuddus' ASR scope of work and were done as a value-added service

STC Facilities Meeting November 14, 2017

| Completion and Occupancy Schedule of 2013 Bond Construction Buildings | | | | | | | | | | |
|---|---|-------------------------------------|--|-----------------------|--|---|----------------------------------|----------------------------|--|---|
| # | Construction Projects - Bond & Non-Bond | April 24, 2017 Board Approved Dates | October 24, 2017 Board Approved Dates for Sub. Comp. | Contractor Sub. Comp. | Begin Installation of Furniture and Equipment (FF&E) | Final Completion of FFE (original date) | Proposed Final Completion of FFE | Total # of days to Install | Begin Moving Faculty and Staff into Building | Building Opening Date or Classes Begin Date |
| Pecan Campus | | | | | | | | | | |
| 1 | North Academic Building | 11/15/2017 | 11/15/2017 | | 11/17/2017 | 12/22/2017 | 12/29/2017 | 26 Days | 1/8/2018 | 1/16/2018 |
| 2 | South Academic Building | 11/06/2017 | 10/30/2017 | | 11/17/2017 | 12/24/2017 | 12/29/2017 | 26 Days | 1/8/2018 | 1/16/2018 |
| 3 | STEM Building | 12/18/2017 | 12/18/2017 | | 12/18/2017 | 12/29/2017 | 1/11/2018 | 14 Days | 1/8/2018 | 1/16/2018 |
| 4 | Student Activities Building and Cafeteria | 11/19/2017 | 11/19/2017 | | 11/27/2017 | 12/24/2017 | 1/5/2018 | 25 Days | 1/2/2018 | 1/8/2018 |
| 5 | Parking & Site Improvements | 11/15/2017 | 11/15/2017 | | n/a | n/a | n/a | | n/a | 1/2/2018 |
| 6 | Thermal Plant | 12/16/2016 | 12/16/2016 | | n/a | n/a | n/a | | n/a | 12/16/2016 |
| Mid-Valley Campus | | | | | | | | | | |
| 7 | Health Professions and Science Building | 10/13/2017 | 11/30/2017 | 12/19/2017 | 12/04/2017 | 12/28/2017 | 1/8/2018 | 21 Days | 01/08/2018 | 1/16/2018 |
| 8 | Library Renovation | 11/28/2017 | 1/23/2018 | 2/19/2018 | 1/25/2018 | 2/09/2018 | 2/14/2018 | 11 Days | 2/09/2018 | 1/16/2018 |
| 9 | Library Expansion | 11/28/2017 | 1/23/2018 | 2/19/2018 | 1/25/2018 | 2/09/2018 | 2/14/2018 | 11 Days | 2/09/2018 | 1/16/2018 |
| 10 | Student Services Building Expansion | 9/21/2017 | 10/13/2017 | | 10/15/2017 | 10/25/2017 | 10/25/2017 | | 11/6/2017 | 1/8/2018 |
| 11 | Parking & Site Improvements | 9/21/2017 | 11/30/17 | | n/a | n/a | n/a | | n/a | 1/25/2018 |
| 12 | Thermal Plant | 6/01/2017 | 8/18/2017 | | 8/21/2017 | 8/22/2017 | 8/22/2017 | | 8/22/2017 | 7/15/2017 |
| Starr County Campus | | | | | | | | | | |
| 13 | Health Professions and Science Building | 10/30/2017 | 11/30/2017 | | 12/11/2017 | 12/20/2017 | 1/10/2018 | 18 Days | 01/08/2018 | 1/16/2018 |
| 14 | Library | 11/17/2017 | 1/10/2018 | | 1/15/2018 | 1/26/2018 | 2/1/2018 | 14 Days | 1/19/2018 | 1/20/2018 |
| 15 | Student Activities Building Expansion | 11/30/2017 | 12/22/2017 | | 1/4/2018 | 1/14/2018 | 1/23/2018 | 14 Days | 1/15/2018 | 1/16/2018 |
| 16 | Student Services Building Expansion | 11/30/2017 | 12/26/2017 | | 1/4/2018 | 1/14/2018 | 1/23/2018 | 14 Days | 1/15/2018 | 1/16/2018 |
| 17 | Parking & Site Improvements | 10/01/2017 | 2/22/2018 | | n/a | n/a | n/a | | n/a | 10/7/2017 |
| 18 | Thermal Plant | 7/01/2017 | 10/30/2017 | | 11/06/2017 | 11/09/2017 | 11/09/2017 | | 11/10/2017 | 11/28/2017 |
| 18a | Thermal Plant - Alt. No. 1 | | 11/6/2017 | | | | | | | |
| Nursing & Allied Campus | | | | | | | | | | |
| 19 | Campus Expansion Package 2 | 12/08/2017 | 12/8/2017 | | 12/19/2017 | 12/29/2017 | 1/10/2018 | 12 Days | 01/08/2018 | 1/16/2018 |
| 20 | Parking & Site Improvements | 10/30/2017 | 12/8/2017 | | n/a | n/a | n/a | | n/a | 11/7/2017 |
| 21 | Thermal Plant | 6/15/2017 | 11/30/2017 | | 12/4/2017 | 11/06/2017 | 11/06/2017 | | 11/09/2017 | 1/18/2018 |
| Technology Campus | | | | | | | | | | |
| 22 | Southwest Building Renovation Building | 07/01/2017 | 8/4/2017 | | 8/04/2017 | 8/28/2017 | 8/28/2017 | | 8/28/2017 | 8/28/2017 |
| 23 | Parking & Site Improvements | 07/01/2017 | 8/4/2017 | | n/a | n/a | n/a | | n/a | 6/7/2017 |
| Regional Center for Public Safety Excellence | | | | | | | | | | |
| 24 | Training Facility | 2/1/2018 | 8/14/2018 | | 8/17/2018 | 8/29/2018 | 8/29/2018 | | 8/29/2018 | FALL 2018 |
| 25 | Parking & Site Improvements | n/a | 7/17/2018 | | n/a | n/a | n/a | | n/a | FALL 2018 |
| La Joya Center | | | | | | | | | | |
| 26 | Training Labs Improvements | 8/01/2017 | 9/21/2017 | | 8/11/2017 | 8/15/2017 | 8/15/2017 | | 8/21/2017 | 8/28/2017 |

Note 1 Dates for "Proposed Final Completion of FFE" listed above may change after Nov. 15, Furniture Coordination meeting with Installers and STC

Landscape & Irrigation
South Texas College
2013 Bond Program

| Campus | Budget | Actual as shown on Pay App | Variance | How the difference got paid | Actual Sub | # of Bidders | Comments |
|---|---|-------------------------------|--------------------|-----------------------------------|------------------|-----------------|--|
| Pecan Campus | \$200,000 | \$250,000 | (\$50,000) | Cost of Work | Green Thumb | | Final |
| Nursing Allied Health | \$119,633 | \$118,552 | \$1,081 | Credit | Ralph Ruby | | Pending revisions - Mesquite vs. cedar or oak tree (Final Price still pending) |
| Technology Campus | \$0 | \$125,000 | (\$125,000) | Cost of Work | Aqua-Tech | 3 | Pending revisions - Additional trees on south side |
| Mid Valley Campus | \$75,000 | \$174,630 | (\$99,630) | Cost of Work | Ralph Ruby | 4 | Final |
| Starr "Base" | \$218,280 | \$202,595 | \$15,685 | | Rio Irr. & Land. | 3 | Board Approved - Oct 24, 2017 |
| Starr "Alt. No. 1" | \$0 | | \$0 | | | | Pending revisions - Additional layout for Alt. No. 1 (to be taken in Dec.) |
| Total | \$612,913 | \$870,777 | (\$257,864) | | | | |
| All numbers above have been included in the Shortfall | | | | | | | |
| Regional Center for Public Safety Excellence | \$100,000 | \$350,000 | (\$250,000) | Change Order | | | Pending Board approval on Layout. Need to re-bid to provide actual cost. Change Order to be presented Jan/Feb 2018 |
| Note 1: | This is only an estimated number - pending actual amount from when the plans get Bid out. This additional amount of \$250,000 will need to be added to the Shortfall. | | | | | | |