South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Monday March 3, 2014
@ 4:30 PM
McAllen, Texas

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

I. Approval of February 12, 2014 Facilities Committee Meeting Minutes ....................... 1-15
II. Update on Hail Damage Repairs ................................................................. 16-18
III. Review and Recommend Action on Approval of Job Order Contractor Proposal for Hail Damage Repair of Roof Top Mechanical Equipment .............................................. 19-23
IV. Review and Recommend Action on Contracting Construction Services for Technology Campus Detention Pond ................................................................. 24-26
V. Review and Recommend Action on Selection of Short List of 2013 Bond Construction Program Management Firms for Interviews .............................................. 27-30
VI. Review and Recommend Action on Interview Topics/Questions for 2013 Bond Construction Program Management Services Firms Interviews .......................... 31
VII. Update on Status of Construction Projects ...................................................... 32-38
Approval of February 12, 2014 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee Meeting of February 12, 2014 are presented for Committee approval.
South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Monday, February 17th, 2014
@ 4:30 PM
McAllen, Texas

MINUTES

The Facilities Committee Meeting was held on Monday, February 17th, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:37 with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Ms. Rose Benavidez and Mr. Jesse Villarreal

Other Trustees Present: Mr. Paul R. Rodriguez

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Gerry Rodriguez, Mr. Ricardo de la Garza, Mr. Robert Cuellar, Mr. Eddie Vela, Mr. Mario Reyna, Mr. Steve McGarraugh, Mr. Eli Alvarado, Mr. Cliff Whittingstall, and Mr. Andrew Fish

Approval of December 12, 2013 Facilities Committee Meeting Minutes

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Minutes for the Facilities Committee Meeting of December 12, 2013 were approved as written. The motion carried.

Approval of January 16, 2014 Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Minutes for the Facilities Committee Meeting of January 16, 2014 were approved as written. The motion carried.
Update on Hail Damage Repairs

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, provided an update on status of hail damage repairs during the February 17, 2014 Facilities Committee meeting.

The following table provides status of each phase of hail damage repairs:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Description</th>
<th>Design</th>
<th>Proposal</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tech Campus Shipping &amp; Receiving</td>
<td>N/A</td>
<td>Approved</td>
<td>Complete</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>HVAC chilled water lines</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>II</td>
<td>HVAC cooling towers</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>III</td>
<td>Administration Building A</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>IV</td>
<td>Administration Building X</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>V</td>
<td>Administration Building D</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>VI</td>
<td>Library Building F</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>VII</td>
<td>Center for Learning Excellence Building C</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>VIII</td>
<td>North Academic Building G</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>IX</td>
<td>Portable Buildings and Casso’s Residence</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>X</td>
<td>South Academic Building J</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XI</td>
<td>Student Services Building K</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XII</td>
<td>Student Activities Building H</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XIII</td>
<td>Thermal Plant Building E</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XIV</td>
<td>Art Building B</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XV</td>
<td>Cooper Center Building L</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XVI</td>
<td>IT Building M</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XVII</td>
<td>Administrative Services Building N</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XVIII</td>
<td>West Academic Building T</td>
<td>No Repairs Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>XIX</td>
<td>Chilled water piping insulation</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td></td>
<td>Pecan Plaza Human Resources</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
</tbody>
</table>

* Proposal amount exceeded $500,000 and required Board approval

Staff was waiting on a response from Chubb representative for information submitted to them in November. Chubb representative Rodger Blackburn acknowledged receipt of the information and stated he would review and provide an update. Because most repair work was completed and documentation from STC was forwarded, it was anticipated that Chubb’s response would describe their position regarding this claim. Tables outlining current repair costs, balances to be paid, and projected final costs were included in the packet. This item was for the Committee’s information only. No action was requested.
Review and Action as Necessary on Statute of Limitations Applicable to STC Hail Storm Damage Claim

Legal counsel provided an update on statute of limitations applicable to STC hail storm damage claim, available options, and any necessary action. Legal Counsel advised the Facilities Committee that the statute of limitations was not a concern at this time. College staff was working with design and construction contractors to gather all necessary documentation to submit for a response by the insurer, which was anticipated for March 2014.

At the time of the February 17, 2014 Facilities Committee meeting, there was no need for Committee or Board action, and Legal Counsel would provide an update when appropriate. No action was taken.

Review and Recommend Action on Substantial Completion of Hail Damage Repairs for Pecan Campus Building K, L, Human Resources, and HVAC Chilled Water Pipe Insulation

Approval of substantial completion of Hail Damage Repairs for Pecan Campus Building K (Student Services), Building L (Cooper Center for Communication Arts), Human Resources, and HVAC Chilled Water Pipe Insulation will be requested at the February 20, 2014 Board meeting.

During the March 2012 hail storm, buildings on the Pecan Campus were damaged. Repairs for these damages were included in the insurance adjuster’s list of damaged items. Plans and specifications describing the repairs were issued by Amtech Building Sciences for repair of each building or phase. Job Order Contractor proposals for building repairs were submitted by SpawGlass Contractors and approved. SpawGlass had since accomplished substantial completion for these phases of repair.

Planning & Construction staff along with representatives from Amtech Building Sciences visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, Certificates of Substantial Completion for these phases of repair were prepared. Copies of the Certificates of Substantial Completion were included in the Committee packet.

Contractor SpawGlass Contractors would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the April 2014 Board meeting.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the substantial completion of Hail Damage Repairs for Pecan Campus Building K (Student Services), Building L (Cooper Center for
Communication Arts), Human Resources, and HVAC Chilled Water Pipe Insulation as presented. The motion carried.

**Review and Recommend Action on Final Completion of Hail Damage Repairs for Pecan Campus Buildings B, D, X, Casso Residence, Portable Buildings, and HVAC Chilled Water Pipe Raising**

Approval of final completion and release of final payments for the Pecan Campus Hail Damage Repairs for Buildings B (Art), D (Administration), X (Administration), Casso Residence, Portable Buildings, and HVAC Chilled Water Pipe Raising will be requested at the February 20, 2014 Board meeting.

It was recommended that final completion and release of final payment for these projects with SpawGlass Contractors be approved. Final payments are shown as the Remaining Balance column in the table below. The original costs approved for these projects are summarized in the following chart:

<table>
<thead>
<tr>
<th>Building/Repair Phase</th>
<th>Approved Proposal Amount</th>
<th>Net Total Change Orders</th>
<th>Final Project Cost</th>
<th>Previous Amount Paid</th>
<th>Remaining Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>$346,505.00</td>
<td>($38,324.17)</td>
<td>$308,180.83</td>
<td>$248,432.56</td>
<td>$59,748.27</td>
</tr>
<tr>
<td>D</td>
<td>$355,862.00</td>
<td>($72,801.03)</td>
<td>$283,060.97</td>
<td>$264,648.41</td>
<td>$18,412.56</td>
</tr>
<tr>
<td>X</td>
<td>$299,183.00</td>
<td>($26,883.48)</td>
<td>$272,299.52</td>
<td>$247,493.52</td>
<td>$24,806.00</td>
</tr>
<tr>
<td>Casso/Portables</td>
<td>$208,540.00</td>
<td>($56,111.78)</td>
<td>$152,428.22</td>
<td>$84,930.00</td>
<td>$67,498.22</td>
</tr>
<tr>
<td>Chilled Water Pipe Raising</td>
<td>$227,248.00</td>
<td>($93,543.15)</td>
<td>$133,704.85</td>
<td>$126,800.79</td>
<td>$6,904.06</td>
</tr>
<tr>
<td><strong>Final Payment Total</strong></td>
<td><strong>$177,369.11</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

STC Planning & Construction Department staff and the project architect with Amtech Building Sciences inspected the sites to confirm that all punch list items were completed. Amtech Building Sciences provided the letters recommending acceptance of final completion and release of final payment pending delivery of closeout documents. The letters were included in the Committee packet.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the final completion and release of final payments as shown on the table above for the Pecan Campus Hail Damage Repairs for Buildings B (Art), D (Administration), X (Administration), Casso Residence, Portable...
Buildings, and HVAC Chilled Water Pipe Raising with SpawGlass Contractors as presented. The motion carried.

**Review and Recommend Action on Contracting MEP Engineering Design Services for Technology Campus Cooling Tower Replacement**

Approval to contract mechanical engineering design services for the Technology Campus HVAC Cooling Tower replacement project will be requested at the February 20, 2014 Board meeting.

This proposed improvement included the replacement of an HVAC cooling tower which was part of the existing HVAC cooling system which provided cooling for the entire campus. This unit was approximately eighteen years old and had met its expected life cycle. Because of its age, maintenance costs had increased and efficiency had decreased. Also, technology had made it possible for new cooling towers to provide a higher level of efficiency than before. Replacement of this unit was included in College’s deferred maintenance plan and therefore was included in the FY 2013-2014 Renewals and Replacements budget. A photo showing the current condition of the unit was included in the Committee packet.

It was recommended that the services of a mechanical engineer be contracted to prepare plans and specifications for this deferred maintenance project. When complete, the plans and specifications would be used for solicitation of construction services.

Two Mechanical, Electrical and Plumbing (MEP) engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under $300,000.00. A firm was selected for each project on a rotating basis and considering the amount of fees paid for previous projects and other pertinent information.

1. ACR Engineering

Halff Associates, Inc. was recommended to provide mechanical engineering services for this project based on previous project assignments, amount of fees paid for previous projects and previous history with design of the HVAC system for the Technology Campus.

Funds in the amount of $100,000 were budgeted in the FY 2013-2014 Renewals and Replacements budget for these improvements and $12,000 was budgeted for design services with final amount to be negotiated.

<table>
<thead>
<tr>
<th>Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budget Components</strong></td>
</tr>
<tr>
<td>Design</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>

*Facilities Committee Minutes 02-17-2014*
Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract mechanical engineering services with Halff Associates, Inc. for the Technology Campus HVAC Cooling Tower replacement as presented. The motion carried.

**Review and Recommend Action on Pecan Plaza Space Renovation for the STC Police Department Change Order No. 2**

Approval of proposed Change Order No. 2 with 5 Star Construction for the Pecan Plaza Space Renovation for the STC Police Department project will be requested at the February 20, 2014 Board meeting.

The following items for Change Order No. 2 were requested by STC staff and pricing had been submitted by 5 Star Construction. The proposed change order items had been reviewed and confirmed by the project design team at PBK Architects and STC staff.

<table>
<thead>
<tr>
<th>Pecan Plaza Space Renovation for the STC Police Department</th>
<th>Item Description and Justification</th>
<th>Cost/ Days</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change Order No. 2</td>
<td><strong>Description:</strong> Replace three exterior storefront entry doors on the north side of the building. <strong>Justification:</strong> Existing doors should be replaced due to their age, poor condition, and inability to accept new standard door hardware including panic device. Removed from original plans and specifications in an effort to reduce cost. See attached photos of existing door.</td>
<td>$5,313.00</td>
<td>Construction</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Justification</td>
<td>Cost</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
<td>--------</td>
</tr>
</tbody>
</table>
| 2 | **Description:** Change one office space into a holding cell by adding a dividing wall, door/frame, ply-wood lining and observation window. This change will also require modifications to the lighting and HVAC system. See plan attached.  
   | **Justification:** Recently hired Police Sargent and Officers recommend including a holding cell for safe detention when necessary.  
   | **Description:** This item also includes the elimination of two wall recesses adjacent to the Dispatch room which were originally planned to be used for placement of office equipment. See floor plan attached.  
   | **Justification:** When metal studs were being installed, Police department visited the construction site and determined that the recesses take up needed space in the Dispatch Room making the space inefficient. | $8,090.70 | Construction |
| 2 | **Description:** Upgrade to evidence locker unit from a 6 to 8 compartment configuration.  
   | **Justification:** Provide additional built in storage space for evidence collected in an effort to meet the requirements provided by the Texas Commission on Law Enforcement. Evidence collected is required to be stored until courts have determined it is no longer needed for prosecution. | $253.45 | Construction |
| 2 | **Description:** Change routing of HVAC ductwork supplying air to Dispatch room in order to avoid conflict with existing overhead structural beam.  
   | **Justification:** This conflict was discovered after the ceiling was removed as part of the demolition work. The change to the duct routing requires an increase to the length of the ducts and additional defusers. | $5,901.50 | Construction |
### Facilities Committee Minutes 02-17-2014

**February 17, 2014 -- Facilities Committee**

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<table>
<thead>
<tr>
<th></th>
<th>Description: Change a standard interior door and frame to a secured bullet resistant door and frame.</th>
<th>$1,465.40</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Justification:</strong> Staff discovered that one door separating the public area from the secured area was specified as a standard door and should have been specified as a secured bullet resistant door and frame.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Description:</strong> This item also includes a credit to change the specified hardware for standard interior doors so that it is consistent with STC’s standards.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Justification:</strong> Plans and specifications did not follow STC’s standards for interior door hardware.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Description: Additional days needed to accomplish above listed change order items.</th>
<th>45 days</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Justification:</strong> Ordering materials related to the above outlined changes affect the project’s critical path and will require additional time after the change order is approved.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Change Order No. 2**  

<table>
<thead>
<tr>
<th></th>
<th>$21,024.05</th>
<th>45 days</th>
<th>Construction</th>
</tr>
</thead>
</table>

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A representative from PBK Architects and STC staff attended the February 17, 2014 Facilities Committee meeting to respond to questions from the Facilities Committee members.

The Committee reviewed the proposed change order items and discussed the justification of each. Staff explained that some of the items were due to value-engineering earlier in the project, when solicitations for proposals had returned much higher than budgeted for this project. The project scope was redesigned with value-engineered specifications, and the contract for these redesigned specifications was awarded to 5 Star Construction. As of the February 2014 Facilities Committee meeting, the project was coming in under budget and several items were being proposed for Committee and Board approval for re-introduction to the specifications. With the available budget, staff felt these items were worth the increased costs, and may eventually need to be completed in any event.

Additionally, the initial design was completed before the newly created Police Department was fully staffed. Newly hired law enforcement officers provided additional perspective upon their review of the plans, which led to the inclusion of the new holding area and expanded locker storage space. It was determined that this was worth the loss of office space that this change entailed.

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Finally, staff explained that the 45 day extension was due in large part to the requirement to delay the purchase of additional materials contingent upon Board approval of the change order.

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed Change Order No. 2 in the amount of $21,024.05 with 5 Star Construction for the Pecan Plaza Space Renovation for the STC Police Department project as presented. The motion carried.

**Review and Recommend Action on District-Wide Building to Building ADA Compliance Change Order No. 2**

Approval of proposed Change Order No. 2 with CAS Companies for the District-Wide Building to Building ADA Compliance project will be requested at the February 20, 2014 Board meeting.

The following item for Change Order No. 2 was requested by STC staff and pricing had been submitted by CAS Companies. The proposed change order was reviewed and confirmed by the project design team at Dannenbaum Engineering and STC staff.

<table>
<thead>
<tr>
<th>Change Order No.</th>
<th>Item Description and Justification</th>
<th>Cost/ Days</th>
<th>Funding Source</th>
</tr>
</thead>
</table>
| 2                | **Description:** Install concrete slab below outdoor covered student lunch area.  
**Justification:** Principal with MISD Achieve Early College High School requested that a concrete slab be installed below the outdoor covered area where students gather during lunch. This is currently a dirt area which becomes muddy when it rains and is not wheelchair accessible. STC’s current agreement with MISD states that STC is to provide all permanent improvements on or below the ground including items such as sidewalks and utilities. | $8,101 20 days | Construction |

**Total Change Order No. 2**

$8,101 20 days  

Construction

A representative from Dannenbaum Engineering and STC staff attended the February 17, 2014 Facilities Committee meeting to respond to questions from the Facilities Committee members.
Staff explained that the contract with McAllen ISD required the school district to provide above-ground facilities, and that the College was responsible for sidewalks and underground construction. As such, it was determined that this slab, if approved by the Board, would be the responsibility of the College.

At the time of the proposal, the school district had erected a canopy to provide a covered outdoors lunch area for students, due to overflow of the dedicated portable building set up as a cafeteria. Due to heavy traffic the grounds in this lunch area had been heavily eroded and grass was dying, and during rainy weather mud was becoming a concern. This concrete slab would address that concern, and as a potential ADA accessibility issue the work could be included as a change order to an ongoing contract to address other ADA compliance work.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the proposed Change Order No. 2 in the amount of $8,101 with CAS Companies for the District-Wide Building to Building ADA Compliance project as presented. The motion carried.

**Review and Recommend Action on Rejection of Proposals for Electrical Improvements for the Pecan Campus Information Booth**

Approval to reject proposals for Electrical Improvements for the Pecan Campus Information Booth will be requested at February 20, 2014 Board meeting.

Halff Associates, in consultation with STC staff, prepared the necessary plans and specifications for installation of an underground electrical line to provide power to the Pecan Campus Information Booth located at the 29th Street entrance. The following contractors submitted proposals:

- Alpha Building Corporation
- Metro Electric, Inc.
- Zitro Electric

Prior to moving forward with the installation of this electrical line, staff recommended that additional analyses be done to confirm the long term location of this information booth. Staff also recommended that a preliminary design of a permanent brick and mortar type structure be developed for review by the Board before the electrical improvements are requested.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board to reject the proposals for the Electrical Improvements for the Pecan Campus Information Booth as presented. The motion carried.
Review and Recommend Action on Substantial Completion for Technology Campus Welding Lab Expansion Phase II

Approval of substantial completion for the Technology Campus Welding Lab Expansion Phase II project will be requested at the February 20, 2014 Board meeting.

Architects with EGV Architects and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on January 8, 2014. A copy of the Substantial Completion Certificate was provided in the Committee packet.

All Pro Contractors, Inc. would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the March 2014 Board meeting.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the substantial completion for the Technology Campus Welding Lab Expansion Phase II project as presented. The motion carried.

Review and Recommend Action on Final Completion for Mid Valley Campus Resurfacing Parking Lot No. 4

Approval of final completion and release of final payment for the Mid Valley Campus Resurfacing Parking Lot No. 4 project will be requested at the February 20, 2014 Board meeting.

It was recommended that final completion and release of final payment for this project with Foremost Paving be approved. The original cost approved for this project was in the amount of $144,997.85. Change Orders resulting in a credit of $6,397.62 were previously approved and the total contract amount was reduced to $138,600.23.

The following chart summarizes the above information:

<table>
<thead>
<tr>
<th>Construction Budget</th>
<th>Approved Proposal Amount</th>
<th>Net Total Change Orders</th>
<th>Final Project Cost</th>
<th>Previous Amount Paid</th>
<th>Remaining Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>$300,000</td>
<td>$144,997.85</td>
<td>($6,397.62)</td>
<td>$138,600.23</td>
<td>$129,081.47</td>
<td>$9,518.76</td>
</tr>
</tbody>
</table>

On January 13, 2014, STC Planning & Construction Department staff along with Melden & Hunt inspected the site to confirm that all punch list items were completed. A letter
from Melden & Hunt acknowledging all work is complete and recommending release of final payment was included in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the final completion and release of final payment in the amount of $9,518.76 for the Mid Valley Campus Resurfacing Parking Lot No. 4 project with Foremost Paving as presented.

**Review and Recommend Action on Liquidated Damages Change Order for the Pecan Plaza Parking Lot Resurfacing and Lighting Improvements Project**

Approval of proposed deductive Change Order No. 4 with SDM Construction and Development, LLC. (SDM) for the Pecan Plaza Parking Lot Resurfacing and Lighting Improvements project will be requested at the February 20, 2014 Board meeting.

The following item for Change Order No. 4 was recommended as a result of contractor’s delay in meeting the contracted substantial completion date. SDM’s contractual completion date was December 26, 2013 and actual certification of completion occurred on January 5, 2014. Total amount of additional days resulting from the completion delay was ten. Liquidated damages were calculated at $500 per day as provided in the Owner/Contractor agreement.

The proposed change order for liquidated damages had been reviewed and confirmed by STC legal counsel, STC Planning & Construction staff and the project design team at R. Gutierrez Engineering.

<table>
<thead>
<tr>
<th>Pecan Plaza Parking Lot Resurfacing and Lighting Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Change Order No.</strong></td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td><strong>Total Change Order No. 4</strong></td>
</tr>
</tbody>
</table>

Due to delays during the project, STC project manager previously advised the contractor regarding possible enforcement of the liquidated damages penalty. A representative from R. Gutierrez Engineers and STC staff attended the February 17, 2014 Facilities Committee meeting to respond to questions from the Committee members.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of a deductive change order in the amount of
$5,000 for the Pecan Plaza Parking Lot Resurfacing and Lighting Improvements project as presented. The motion carried.

**Update and Discussion on Status of Solicitation of Bond 2013 Construction Program Management Services**

Responses to the Request for Qualification for Bond 2013 Construction Program Management Services were received on February 6, 2014. A total of five (5) responses were submitted by interested firms. Below is a list of the prime firms and those who they have partnered with:

<table>
<thead>
<tr>
<th>Prime Firm</th>
<th>Joint Venture Team</th>
<th>Other Consultants</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG/CM, Inc.</td>
<td>• Dykema Architects</td>
<td>• None identified</td>
</tr>
<tr>
<td></td>
<td>• Prodigy Construction Management, LLC</td>
<td></td>
</tr>
<tr>
<td>Broaddus &amp; Associates</td>
<td>• None identified</td>
<td>• HPG Design Group – Interior Design</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• HMG &amp; Associates - MEP</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• WJHW Consultants – Data, Voice &amp; Acoustical</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Maritech Engineering - Structural</td>
</tr>
<tr>
<td>Hill International</td>
<td>• None identified</td>
<td>• Square One Consultants</td>
</tr>
<tr>
<td>South Texas Collaborative</td>
<td>• Dannenbaum Engineering</td>
<td>• None identified</td>
</tr>
<tr>
<td>(Consists of joint venture team)</td>
<td>• Prodigy Construction Management, LLC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• GGC Engineers</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Munoz &amp; Company</td>
<td></td>
</tr>
<tr>
<td>STV/Gallagher</td>
<td>• Prodigy Construction Management, LLC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Garza Program Management, LLC</td>
<td>• None identified</td>
</tr>
</tbody>
</table>

The evaluation team was in the process of evaluating the responses received to prepare a summary of qualifications and identify the firms who meet the minimum qualifications. Once the evaluations were complete, staff would submit a list of qualified firms to the Board Facilities Committee for review and selection of a “short list” of firms who would be invited to present and interview with the Board of Trustees.

The Committee asked for clarification of what constituted a “joint venture team” as opposed to “other consultants.” Legal Counsel advised that the responding firms may have each followed different criteria in identifying firms that they proposed as “joint venture” or “other consultants,” and suggested that the evaluation team be given time to
finish reviewing the responses before the Committee or Board make any decisions on how to proceed.

This item was for the Committee’s information and feedback to staff, and no action was requested or taken.

**Update on Status of Construction Projects**

The Facilities Planning & Construction staff prepared a design and construction update, which was included in the Committee packet. This update summarized the status of each capital improvement project currently in progress. Gerry Rodriguez was present to respond to questions and address concerns of the Committee.

This item was for the Committee’s information and feedback to staff, and no action was requested or taken.

**Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:45 p.m.

I certify that the foregoing are the true and correct minutes of the February 17th, 2014 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chairman
Update on Hail Damage Repairs

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, will provide an update on status of hail damage repairs during the March 3, 2014 Facilities Committee meeting.

The following table provides status of each phase of hail damage repairs:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Description</th>
<th>Design</th>
<th>Proposal</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tech Campus Shipping &amp; Receiving</td>
<td>N/A</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>I</td>
<td>HVAC chilled water lines</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>II</td>
<td>HVAC cooling towers</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>III</td>
<td>Administration Building A</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>IV</td>
<td>Administration Building X</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>V</td>
<td>Administration Building D</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>VI</td>
<td>Library Building F</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>VII</td>
<td>Center for Learning Excellence Building C</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>VIII</td>
<td>North Academic Building G</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>IX</td>
<td>Portable Buildings and Casso’s Residence</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>X</td>
<td>South Academic Building J</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XI</td>
<td>Student Services Building K</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XII</td>
<td>Student Activities Building H</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XIII</td>
<td>Thermal Plant Building E</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XIV</td>
<td>Art Building B</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XV</td>
<td>Cooper Center Building L</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td>XVI</td>
<td>IT Building M</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XVII</td>
<td>Administrative Services Building N</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
<tr>
<td>XVIII</td>
<td>West Academic Building T</td>
<td>No Repairs Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>XIX</td>
<td>Chilled water piping insulation</td>
<td>Complete</td>
<td>Approved*</td>
<td>Complete</td>
</tr>
<tr>
<td></td>
<td>Pecan Plaza Human Resources</td>
<td>Complete</td>
<td>Approved</td>
<td>Complete</td>
</tr>
</tbody>
</table>

* Proposal amount exceeded $500,000 and required Board approval

Chubb representative has informed staff that an updated response related to this claim will be provided upon receipt of all final payment applications from STC’s contractor. Chubb representative Rodger Blackburn has confirmed with STC’s legal counsel that the statute of limitation for this claim will not take effect until a final settlement offer is provided from Chubb or at the point Chubb denies the claim.
As part of the final inspections which are currently being performed by STC staff and project architects, additional damage has been identified on some aluminum covers over roof top exhaust fan units and as well as metal jackets for one back flow preventer. The project architect has prepared a list and description for these repairs and a mechanical sub-contractor was asked to provide a proposal. The sub-contractor’s proposal will be submitted for Board approval in March 2014. The proposal amount will be forwarded to Chubb insurance so the cost can be included in the hail damage claim. Approval of this mechanical sub-contractor is presented as a separate item.

Attached are tables outlining current repair costs, balances to be paid, and projected final costs. This item is for the Committee’s information only. No action is requested.
### Job Order Project

<table>
<thead>
<tr>
<th>Job Order</th>
<th>Project Description</th>
<th>Original Contract Amount</th>
<th>Cost Adjustments</th>
<th>Current Contract Amount</th>
<th>Amount Paid as Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Technology Campus Shipping &amp; Receiving Building D Roof Repair</td>
<td>$17,409.00</td>
<td>$</td>
<td>$17,409.00</td>
<td>$17,409.00</td>
</tr>
<tr>
<td>2</td>
<td>Pecan Phase I Chiller Water Piping HVAC Repair</td>
<td>227,248.00 (93,543.15)</td>
<td></td>
<td>133,704.85</td>
<td>133,704.85</td>
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<tr>
<td>3</td>
<td>Pecan Phase II HVAC Cooling Towers</td>
<td>357,793.00 (36,163.60)</td>
<td></td>
<td>321,629.40</td>
<td>321,629.40</td>
</tr>
<tr>
<td>4</td>
<td>Pecan Phase III Building A</td>
<td>442,045.00 (95,531.43)</td>
<td></td>
<td>346,513.57</td>
<td>346,513.57</td>
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<tr>
<td>5</td>
<td>Pecan Phase IV Building X</td>
<td>299,183.00 (26,883.48)</td>
<td></td>
<td>272,299.52</td>
<td>272,299.52</td>
</tr>
<tr>
<td>6</td>
<td>Pecan Phase V Building D</td>
<td>355,862.00 (72,801.03)</td>
<td></td>
<td>283,060.97</td>
<td>283,060.97</td>
</tr>
<tr>
<td>7</td>
<td>Pecan Phase VI Building F</td>
<td>1,018,308.00 (68,796.14)</td>
<td></td>
<td>949,511.86</td>
<td>949,511.86</td>
</tr>
<tr>
<td>8</td>
<td>Pecan Phase VII Building C</td>
<td>414,294.00 (70,310.16)</td>
<td></td>
<td>343,983.84</td>
<td>343,983.84</td>
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<tr>
<td>9</td>
<td>Pecan Phase VIII Building G</td>
<td>583,072.00 954.00</td>
<td></td>
<td>584,026.00</td>
<td>477,052.95 106,973.05</td>
</tr>
<tr>
<td>10</td>
<td>Pecan Phase IX Building J</td>
<td>694,400.00 92,812.10</td>
<td></td>
<td>601,587.90</td>
<td>601,587.90 92,812.10</td>
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<tr>
<td>11</td>
<td>Pecan Phase XI Building K</td>
<td>788,443.00 118,318.72</td>
<td></td>
<td>770,124.28</td>
<td>770,124.28 118,318.72</td>
</tr>
<tr>
<td>12</td>
<td>Pecan Phase XII Building H</td>
<td>583,438.00 107,501.84</td>
<td></td>
<td>475,936.16</td>
<td>475,936.16 107,501.84</td>
</tr>
<tr>
<td>13</td>
<td>Pecan Phase XIII Building E</td>
<td>180,037.00 (14,165.24)</td>
<td></td>
<td>165,871.76</td>
<td>165,871.76 39,990.87</td>
</tr>
<tr>
<td>14</td>
<td>Pecan Phase XIV Building B</td>
<td>346,505.00 (38,324.17)</td>
<td></td>
<td>308,180.83</td>
<td>308,180.83</td>
</tr>
<tr>
<td>15</td>
<td>Pecan Phase XV Building L</td>
<td>535,557.00 55,946.37</td>
<td></td>
<td>479,610.63</td>
<td>479,610.63 55,946.37</td>
</tr>
<tr>
<td>16</td>
<td>Pecan Phase XVI Building M</td>
<td>370,911.00 47,792.04</td>
<td></td>
<td>323,118.96</td>
<td>323,118.96 47,792.04</td>
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<tr>
<td>17</td>
<td>Pecan Phase XVII Building N</td>
<td>337,486.00 53,549.62</td>
<td></td>
<td>283,936.38</td>
<td>283,936.38 53,549.62</td>
</tr>
<tr>
<td>18</td>
<td>Pecan Phase XVIII Building T</td>
<td>No Repairs Required</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Pecan Phase XIX Chilled Water Piping Insulation</td>
<td>578,509.00 458,481.79</td>
<td></td>
<td>578,509.00</td>
<td>578,509.00 458,481.79</td>
</tr>
<tr>
<td>20</td>
<td>Pecan Plaza 2501</td>
<td>72,814.00 9,111.42</td>
<td></td>
<td>72,814.00</td>
<td>72,814.00 9,111.42</td>
</tr>
<tr>
<td>21</td>
<td>Current Subtotal Status - As of 1/31/14</td>
<td>$8,411,854.00 (571,676.18)</td>
<td></td>
<td>$7,800,177.82</td>
<td>$7,800,177.82 571,676.18</td>
</tr>
<tr>
<td></td>
<td>Projected Additional Reductions</td>
<td>(413,885.00)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Total Projected Contract Amount</td>
<td>$8,411,854.00 (985,561.18)</td>
<td></td>
<td>$7,426,292.82</td>
<td>$7,426,292.82 985,561.18</td>
</tr>
</tbody>
</table>

### South Texas College

**Status of Hail Damage Repairs**

**SpawGlass Contractors**

### Amtech Building Sciences

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Contract Amount</th>
<th>Amount Paid to Date</th>
<th>Amount as Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Services</td>
<td>$447,426.64</td>
<td>$419,698.22</td>
<td>$27,728.42</td>
</tr>
</tbody>
</table>

**TOTAL PROJECTED AMOUNT**

$7,873,719.46

**Final Cost**
Review and Recommend Action on Approval of Job Order Contractor Proposal for Hail Damage Repair of Roof Top Mechanical Equipment

Approval of the Job Order proposal from CAS Companies for the Pecan Campus Hail Damage Repair of roof top mechanical equipment will be requested at the March 25, 2014 Board meeting.

As part of the final inspections which are currently being performed by STC staff, additional damage has been identified on some aluminum covers over roof top exhaust fan units and as well as metal jackets for one back flow preventer. Initially these repair items were included on the architect’s list of damaged items but were subsequently omitted and therefore not included in the plan and specs. The architect has since prepared a list and description for these repairs and mechanical sub-contractor CAS Companies was asked to provide a proposal.

CAS Companies is available to STC for Job Order Contracting services through the Tips/Taps Cooperative Purchasing System. CAS Companies has submitted the attached proposals in the amount of $83,086.00 for these repairs. A general contractor is not needed for these repairs since they are specific to mechanical equipment. If approved, the proposal amount will be forwarded to Chubb insurance so the cost can be included in the hail damage claim.

CAS Companies is currently under contract with STC and has completed other construction projects for STC in the past. CAS Companies is currently providing mechanical sub-contractor services for SpawGlass Contractors on STC’s hail damage repairs and is familiar with the scope of work required.

It is requested that the Facilities Committee recommend for Board approval at the March 25, 2014 Board meeting, Job Order proposal in the amount of $83,086 as submitted by CAS Companies for the hail damage repair of roof top mechanical equipment at the Pecan Campus as presented.
South Texas College  
3200 W, Pecan Blvd  
McAllen, Texas 78501  

Attn: Gerardo M Rodriguez  

Subject: STC Pecan Campus Building J Exhaust Fan Replacement Proposal.  

We propose to furnish the services specified herein at the prices stated and in accordance with C.A.S Companies Terms and Conditions. C.A.S. Companies would like to submit the following proposal for your review and approval. C.A.S Companies will provide the following Labor and Material to perform scope of the following work identified by the customer. All work will be performed in accordance with the job specifications as provided by the client to C.A.S Companies. **Tips/Taps Interlocal Contract number 2032212**  

**Scope of Work:**  
- Provide Labor and Material to Remove and replace with New Exhaust Fan, Disconnect and reconnect Electrical, New Fan, New Back draft damper, Curb adapter as required, Seal fan flange at Curb.  
- Equipment: EF-1 thru EF-20  

Excludes: Applicable Taxes, Electrical Modifications to Breaker Panel, Roofing, DDC Controls, Shop Drawing/Coordination Drawings, Duct work/replacement.  

The total project price is $37,121.00. Pricing is valid for 30 days and based on standard working hours (Monday thru Friday anytime between the hours of 8:00 AM-5:00 PM). In closing thank you for the opportunity to bid this project.  

Option Add: $1,113.00 for P & P Bond.  

Best regards,  

**Raymond Moses JR**  
Raymond Moses Jr  
rmoses@caslp.com  
Office Ph 956-216-8200  
Cell Ph 956-346-9600  
Fax: 956-350-2420  

**Hub Certified State of Texas**
South Texas College
3200 W, Pecan Blvd
McAllen, Texas 78501

Attn: Gerardo M Rodriguez


We propose to furnish the services specified herein at the prices stated and in accordance with C.A.S Companies Terms and Conditions. C.A.S. Companies would like to submit the following proposal for your review and approval. C.A.S Companies will provide the following Labor and Material to perform scope of the following work identified by the customer. All work will be performed in accordance with the job specifications as provided by the client to C.A.S Companies. Tips/Taps Interlocal Contract number 2032212

Scope of Work:

- Provide Labor and Material to replace Exhaust Fans on Building B, G, H, K and L replace Existing fans with New Exhaust Fans, disconnect and reconnect electrical and caulk and seal fan curb.
- Bldg B New fans number EFPH001, EFPH002, EFPH003, EFPH004, EFPH005, New EF for EFPH006 and EFPH007. $8,400.00
- Building H fan number Replace with New Fans EFPH001, EFPH002, EFPH004, EFPH005, EFPH006, EFPH007,EFPH008, EFPH009 and RTU-PHOO3 Copper Drain Line. $14,500.00
- Building G New Fans, EF-PG001 and EF-PG002. $2,600.00
- Bldg K New fans number EF-PK001 and EF-PK002. $6,200.00
- Building L New fans, EF-1, EF-2, EF-3. $3,840.00

Excludes: Applicable Taxes, Roofing/Curbs, Electrical Modifications, Duct Work Replacement, P & P Bond

The total project price is $35,540.00. Pricing is valid for 30 days and based on standard working hours (Monday thru Friday anytime between the hours of 8:00 AM-5:00 PM). In closing thank you for the opportunity to bid this project.

Option Add: $1,068.00 Dollars for P & P Bond.

Best regards,

Raymond Moses Jr

Raymond Moses Jr
rmoses@caslp.com
Office Ph 956-216-8200
Cell Ph 956-346-9600
Fax: 956-350-2420

Hub Certified State of Texas
February 25, 2014  Quote number: 2014-066-00

South Texas College  
3200 W, Pecan Blvd  
McAllen, Texas 78501

Attn: Gerardo M Rodriguez

Subject: STC Pecan Campus Hail Damage Buildings M and N Exhaust Fan Replacement.

We propose to furnish the services specified herein at the prices stated and in accordance with C.A.S Companies Terms and Conditions. C.A.S. Companies would like to submit the following proposal for your review and approval. C.A.S Companies will provide the following Labor and Material to perform scope of the following work identified by the customer. All work will be performed in accordance with the job specifications as provided by the client to C.A.S Companies. **Tips/Taps Interlocal Contract number 2032212**

**Scope of Work:**

- **Provide Labor and Material to install new Exhaust fans on Building M and N.**
- **Building M Exhaust Fan 2 and 3 disconnect and reconnect Electrical, Curb adapter, seal around curb flange, fan start up.**
- **Building N Exhaust fans 1, 3, 4 disconnect and reconnect Electrical, Curb adapter, seal around curb flange, fan start up.**

**Excludes:** Applicable Taxes, Electrical Modification to Electrical service, Roofing, Painting, Dampers, Duct and P & P Bond.

**The total project price is $ 7,590.00.** Pricing is valid for 30 days and based on standard working hours (Monday thru Friday anytime between the hours of 8:00 AM-5:00 PM). In closing thank you for the opportunity to bid this project.

**Option Add:** $ 228.00 Dollars for P & P Bond.

Best regards,

**Raymond Moses JR**

Raymond Moses Jr  
rmoses@caslp.com
Office Ph 956-216-8200  
Cell Ph 956-346-9600  
Fax: 956-350-2420

**Hub Certified State of Texas**
February 25, 2014  Quote number: 2012-308-00 CO

South Texas College  
Facilities Planning & Construction  
3200 W. Pecan Blvd.  
Bldg. N Suite 179  
McAllen Tx. 78501

Attn: Gerardo M. Rodriguez, Jr.

Subject: STC Pecan Campus Building F Exhaust Fan Replacement Proposal.

We propose to furnish the services specified herein at the prices stated and in accordance with C.A.S Companies Terms and Conditions. C.A.S Companies would like to submit the following proposal for your review and approval. C.A.S Companies will provide the following Labor and Material to perform scope of the following work identified by the customer. All work will be performed in accordance with the job specifications as provided by the client to C.A.S Companies.

Scope of Work:

- Provide Labor and Material to replace Exhaust Fans on Building F, Disconnect and reconnect Electrical and seal fan to Curb.
- Bldg F fan number EF-# 14 & EF-PF001.

Excludes: Applicable Taxes, Roofing/Curbs, Electrical Modifications, Duct Work Replacement, P & P Bond

The total project price is $2,835.00. Pricing is valid for 30 days and based on standard working hours (Monday thru Friday anytime between the hours of 8:00 AM-5:00 PM). In closing thank you for the opportunity to bid this project.

Option Add : $85.00 Dollars for P & P Bond.

Best regards,

Raymond Moses JR

Raymond Moses Jr
rmoses@caslp.com
Office Ph 956-216-8200
Cell Ph 956-346-0600
Fax: 956-350-2420
Hub Certified State of Texas

1306 FM 1092, Ste. 304  4402 Congressional  5402 S. Expressway 63
Missouri City, TX 77459  Corpus Christi, TX 78413  Harlingen, TX 78552
Phone: 281.469.4747  361-298-0227  956.216.8200
Fax: 281.469.6655  956.216.8069  www.caslp.com
Review and Recommend Action on Contracting Construction Services for Technology Campus Detention Pond

Approval to select a contractor for the Technology Campus Detention Pond project will be requested at the March 25, 2014 Board meeting.

For fiscal year 2013-2014 construction funds have been budgeted for cleaning of the existing detention pond and drainage outlet (ditch). This detention pond existed on the property on the west side of the Technology Campus when STC purchased the property in 2010. It was evident at the time of purchase that the detention pond and the drainage outlet had not been properly maintained and various types of vegetation has grown in the area reducing the volume of storm water that can be detained. The vegetation has also reduced the ability of the drainage outlet to allow water to exit from the detention pond causing it to backup and overflow.

STC staff and Halff Associates have issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began February 3, 2014. Six (6) proposals were issued and a total of three (3) were received on February 19, 2014.

<table>
<thead>
<tr>
<th>Timeline for Solicitation of Competitive Sealed Proposals</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 3, 2014</td>
</tr>
<tr>
<td>February 19, 2014</td>
</tr>
</tbody>
</table>

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. Funds have been budgeted in the FY 2013-2014 Construction budget for this project.

It is requested that the Facilities Committee recommend for Board approval at the March 25, 2014 Board meeting, to contract construction services with Roth Excavating, Inc. in the amount of $25,000.00 for the Technology Campus Detention Pond project as presented.
# Description Proposed Proposed Proposed

1. **Base Bid:**
   - Technology Campus Detention Pond Improvements
     - Base Bid: $29,950.00
     - Proposed: $35,000.00
     - Proposed: $25,000.00

2. **Begin Work**
   - 3 days
   - 10 days
   - 10 days

3. **Completion of Work**
   - 30 days
   - 30 days
   - 10 days

**TOTAL PROPOSAL AMOUNT**
- $29,950.00
- $35,000.00
- $25,000.00

**TOTAL RANKING POINTS**
- 68.75
- 73
- 92.25

**RANKING**
- 3
- 2
- 1
<table>
<thead>
<tr>
<th>VENDOR</th>
<th>Fresno Construction</th>
<th>Holchemont, Ltd.</th>
<th>Roth Excavating, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>724 W Monte Cristo</td>
<td>900 N Main St</td>
<td>5820 N Cage Ste 1</td>
</tr>
<tr>
<td>CITY/STATE</td>
<td>Edinburg, TX 78541</td>
<td>McAllen, TX 78501</td>
<td>Pharr, TX 78577</td>
</tr>
<tr>
<td>PHONE/FAX</td>
<td>956-381-8875</td>
<td>956-686-2901</td>
<td>956-787-0845</td>
</tr>
<tr>
<td>FAX</td>
<td>956-287-0559</td>
<td>956-686-2925</td>
<td>956-787-5152</td>
</tr>
<tr>
<td>CONTACT</td>
<td>Rick Pacheco</td>
<td>Michael C. Montalvo</td>
<td>Tyler Wulf</td>
</tr>
<tr>
<td>1 The Respondent's price proposal. (up to 45 points)</td>
<td>38</td>
<td>32</td>
<td>45</td>
</tr>
<tr>
<td>2 The Respondent's experience and reputation. (up to 10 points)</td>
<td>5</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>3 The quality of the Respondent's goods or services. (up to 10 points)</td>
<td>5</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>4 The Respondent's safety record. (up to 5 points)</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>5 The Respondent's proposed personnel. (up to 8 points)</td>
<td>3</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>6 The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)</td>
<td>5</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>7 The Respondent's organization and approach to the project. (up to 6 points)</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>8 The Respondent's time frame for completing the project. (up to 7 points)</td>
<td>2</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>TOTAL EVALUATION POINTS</td>
<td>68.75</td>
<td>73</td>
<td>92.25</td>
</tr>
<tr>
<td>RANKING</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

SOUTH TEXAS COLLEGE
TECH CAMPUS DETENTION POND IMPROVEMENTS
PROJECT NO. 13-14-1041
EVALUATION FORM
Review and Recommend Action on Selection of Short List of 2013 Bond Construction Program Management Services Firms for Interviews

Approval and selection of a short list of Construction Program Management (CPM) services firms to be interviewed for Bond 2013 services will be requested at the March 25, 2014 Board meeting.

Responses to the Request for Qualifications for Bond 2013 Construction Program Management Services were received on February 6, 2014. A total of five (5) responses were submitted by interested firms. The evaluation team has completed evaluations and prepared the attached summary of qualifications.

The evaluation team considered the following as critical evaluation factors:
   a. Number of licensed professionals including architects and engineers proposed as part of the team’s top management
   b. Previous experience managing similar Bond programs including design, bidding and construction phases
   c. Responses from previous project references

Based on the qualifications submitted by the CPM services firms, with emphasis on the critical evaluation factors, and the overall evaluations by the evaluation committee, the following recommendations have been developed.

As shown below, the evaluation committee recommends three of the five firms for Facilities Committee consideration as part of a short list. All five firms are listed in alphabetical, unranked order.

<table>
<thead>
<tr>
<th>Prime Firm</th>
<th>Joint Venture or Partnership with</th>
<th>Sub-consultants</th>
<th>Recommended for Short List</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG/CM, Inc.**</td>
<td>Dykema Architects and</td>
<td>None</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Prodigy Construction Management, LLC.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Broaddus &amp; Associates</td>
<td>None</td>
<td>HPG Design Group – Interior Design</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HMG &amp; Associates - MEP</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>WJHW Consultants – Data, Voice &amp; Acoustical</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maritech Engineering - Structural</td>
<td></td>
</tr>
</tbody>
</table>
The evaluation committee identified significant differences between qualifications submitted by the recommended firms. The most significant difference is the inclusion or absence of licensed engineers and architects as part of the team’s top management. The evaluation team identified this as one of the critical evaluation factors. Members of the evaluation team will be present at the March 3, 2014 Facilities Committee meeting to discuss these differences and address questions as appropriate.

It is recommended that the Facilities Committee recommend for Board approval at the March 25, 2014 Board meeting a short list of Construction Program Management (CPM) services firms to be interviewed for Bond 2013 Construction Program Management services, on a date to be determined.

* South Texas Collaborative does not currently exist. It will be formed as a consortium of the identified Joint Venture firms if awarded this contract by the Board.

** AG|CM, Inc, partnership with Dykema Architects and Prodigy Construction Management, LLC. does not currently exist. It will be formed as a consortium of the identified firms if awarded this contract by the Board.
### Construction Program

<table>
<thead>
<tr>
<th>Firm</th>
<th>Project Management</th>
<th>Cost Management</th>
<th>Quality Assurance</th>
<th>Scheduling</th>
<th>Communication</th>
<th>Leadership</th>
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</thead>
<tbody>
<tr>
<td>Gallagher Construction Company</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Broaddus &amp; Associates</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Hill International</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>CM, Inc.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Hill International</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Gallagher Construction Company</td>
<td>Yes</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Broaddus &amp; Associates</td>
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<td>Yes</td>
<td>Yes</td>
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<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Hill International</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>CM, Inc.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**3.2.1 Resume of Key Team Members**

- **John Dykema, AIA** - Design Plan Review Manager
- **Marty Schmitt, CCM** - Field Operations Manager
- **Michael B. Burch** - Cost Estimator/Plan Reviewer
- **Jerry Groff** - Assistant Program Manager
- **Ruben Gonzalez** - Assistant Program Manager/Plan Reviewer
- **James D. Deslatte** - Assistant Program Manager/Plan Reviewer
- **Thomas L. Ross** - Program Manager
- **Charley Conway** - Construction Lead Manager/Plan Reviewer
- **Christopher Bailey** - Pre-Construction Manager
- **A. J. Duffey** - Code Specialist
- **Florin Popa, AIA** - BIM Programming Manager
- **Michael Donoghue, P.E.** - Structural Engineer
- **Jesus “Jesse” L. Rodriguez** - Project Committee Administrative Support Manager
- **Jesse Villegas** - Project Manager
- **Jesus “Jesse” L. Rodriguez** - Project Manager
- **Aaron S Sarfati, LEED, AP** - Program Technology Oversight Manager
- **Richard D. Seitz, P.E.** - Deputy Program Manager
- **Alex Palacios** - Executive Committee Member

**3.2.2 Project Program Phases**

- **Pre-Project:**
  - Planning and Scheduling
  - Initial Project Team Selection
  - Developing Project Plan
  - Setting up Project Team
  - Establishing Project Goals
  - Project Team Training

- **Project Execution:**
  - Phase 1: Design Phase
  - Phase 2: Construction Phase
  - Phase 3: Commissioning Phase

- **Project Closeout:**
  - Final Inspection
  - Project Closeout Meeting
  - Project Closeout Report

**3.2.3 Years Prime Firm Experience**

- Gallagher Construction Company has provided construction management services for over 30 years.
- Broaddus & Associates has been providing program management services for 45 years.
- Hill International has been providing construction management services for over 100 years.

**3.2.4 Prime Firm Projects**

- South Texas College, Starr County Campus
- South Texas College, Valley Campus
- South Texas College, Nursing & Allied Health Campus
- South Texas College, Texas Southmost College

**3.2.5 Commitment to STC**

- Each firm has a commitment to providing the best possible service to South Texas College.
- Gallagher Construction Company has a history of working with STC for over 30 years.
- Broaddus & Associates has a history of working with STC for over 45 years.
- Hill International has a history of working with STC for over 100 years.

**3.2.6 Project Team**

- The project team consists of key personnel from each firm.
- Each team member has expertise in their respective field.
- Gallagher Construction Company: John Dykema, AIA - Design Plan Review Manager; Marty Schmitt, CCM - Field Operations Manager.
- Broaddus & Associates: Michael B. Burch - Cost Estimator/Plan Reviewer; Jerry Groff - Assistant Program Manager; Ruben Gonzalez - Assistant Program Manager/Plan Reviewer; James D. Deslatte - Assistant Program Manager/Plan Reviewer; Thomas L. Ross - Program Manager; Charley Conway - Construction Lead Manager/Plan Reviewer; Christopher Bailey - Pre-Construction Manager.
- Hill International: A. J. Duffey - Code Specialist; Florin Popa, AIA - BIM Programming Manager; Michael Donoghue, P.E. - Structural Engineer; Jesus “Jesse” L. Rodriguez - Project Committee Administrative Support Manager; Jesse Villegas - Project Manager; Aaron S Sarfati, LEED, AP - Program Technology Oversight Manager; Richard D. Seitz, P.E. - Deputy Program Manager; Alex Palacios - Executive Committee Member.

**3.2.7 Project Scheduling**

- Each firm has provided detailed project schedules for the project.
- Gallagher Construction Company: Project Schedule
- Broaddus & Associates: Project Schedule
- Hill International: Project Schedule

**3.2.8 Project Budget**

- Each firm has provided detailed project budget breakdowns.
- Gallagher Construction Company: Project Budget
- Broaddus & Associates: Project Budget
- Hill International: Project Budget

**3.2.9 Project Closeout**

- Each firm has provided detailed project closeout reports.
- Gallagher Construction Company: Project Closeout Report
- Broaddus & Associates: Project Closeout Report
- Hill International: Project Closeout Report
3.2.5 Location of Primary Firm and Team Members When Providing Services to STC

Firm provided a corporate address of
Corpus Christi, Texas, but indicated that project office in McAllen, Texas
provided the following information:
- General Liability - $1 million per occurrence
- Professional Liability - $1 million per occurrence

3.2.6 Types of Insurance and Limits Prime Firm Carries

Firms provided the following as the coverage and limits:
- General Liability - $1 million per occurrence
- Professional Liability - $1 million per occurrence

3.3 Project Team

Organizational chart was included that showed the roles of SMF firms that are teaming up for the project.

3.3.1 Organization Chart with Roles of Prime Firm and Subgroups

Organization chart was included that showed the roles of prime firm staff. It included consultants and their specialties.

3.3.2 Subgroups and/or Individual Information

Listed prime firm and four subcontractors that they propose to include in the project. These are:
- CH2M Engineering - mechanical and electrical engineering firm (established 1983)
- EDP Design - architectural and interior design (9 years in business)
- Marinch Engineering - Multidisciplinary engineering company (established 1995)

3.4 Representative Projects

Firm listed the following projects:
- Texas A&M Corpus Christi Medical and Research Center (Dannenbaum)
- South Texas College - Multiple projects (Edmunds/BS&H)
- Texas A&M University System - Multiple projects

3.5 References

The following references were provided:
- Texas A&M Corpus Christi Medical and Research Center
- South Texas College - Multiple projects
- Texas A&M University System - Multiple projects

3.6 Additional Information on Qualifications

The firms submitted a statement on claims/risks/management for each firm. The statement included the following:
- General Liability - $1 million per occurrence
- Professional Liability - $1 million per occurrence
- Umbrella - $3 million/3 million

3.6.1 Additional Information

The firm provided a statement on claims/risks/management for each firm. The statement included the following:
- General Liability - $1 million per occurrence
- Professional Liability - $1 million per occurrence
- Umbrella - $3 million

3.6.2 Types of Qualifications

The following qualifications were included:
- General Liability - $1 million each occurrence
- Auto Liability - $1 million
- Umbrella - $3 million/$3 million

Included certificates of insurance that contained the following:
- General Liability - $1 million each occurrence
- Auto Liability - $1 million
- Umbrella - $3 million

The following references were provided:
- Hall and Weslaco Citrus Center
- Anderson Cancer Center - Cancer Consultant (Ongoing)
- The University of Texas MD Anderson Cancer Center - Cancer Consultant projects.

4.4 List of Education Projects

Firm listed the following projects:
- Texas A&M University System
- University of Pennsylvania - Ceddi PLS
- Columbia University
- The Texas State University System

5.5 References

The following references were provided:
- Texas A&M Corpus Christi Medical and Research Center
- South Texas College - Multiple projects
- Texas A&M University System - Multiple projects
- Texas A&M Corpus Christi Medical and Research Center (Dannenbaum)
- South Texas College - Multiple projects
- Texas A&M University System - Multiple projects
- Texas A&M Corpus Christi Medical and Research Center (Dannenbaum)
- South Texas College - Multiple projects
- Texas A&M University System - Multiple projects

The firm indicated that they maintain a $500,000 per occurrence/ $1 million aggregate
- Professional Liability - $5 million each occurrence/aggregate
- Umbrella - $20 million

The project team included letters of reference, value engineering and real-time controls, scheduling, constructability reviews, value engineering and quality control.

3.4.1 List of Education Projects

Firm listed the following projects:
- Texas A&M University System - Multiple projects
- University of Pennsylvania - Ceddi PLS
- Columbia University
- The Texas State University System

3.5.1 Reference for Projects Listed

The following references were provided:
- Texas A&M University System
- University of Pennsylvania - Ceddi PLS
- Columbia University
- The Texas State University System

The following references were provided:
- Texas A&M Corpus Christi Medical and Research Center
- South Texas College - Multiple projects
- Texas A&M University System - Multiple projects
- Texas A&M Corpus Christi Medical and Research Center (Dannenbaum)
- South Texas College - Multiple projects
- Texas A&M University System - Multiple projects

The firm included letters of recommendation from clients and information on additional projects in which it has provided program management services for some school districts.

The firm submitted a statement on claims/risks/management for each firm. The statement included the following:
- General Liability - $1 million each occurrence
- Professional Liability - $1 million each occurrence
- Umbrella - $3 million

The firm provided summaries of several projects that are teaming up for the project.

The firm included summaries of several projects that are teaming up for the project.
Review and Recommend Action on Interview Topics/Questions for 2013 Bond Construction Program Management Services Firms Interviews

Approval of topics/questions to be included in interview presentations by the Construction Program Management (CPM) services firms on the short list will be requested at the March 25, 2014 Board meeting.

Once a short list of CPM services firms has been approved for interviews with the Board of Trustees, each firm will receive an invitation and instructions for the interview presentation. The CPM services firms included in the short list will be asked to present on predetermined topics as approved by the Board. The Board will ask questions from a prepared list and may also pursue additional lines of inquiry prompted by each presentation or interview.

Staff has prepared the following list of recommended and optional topics which could be required for presentation by each CPM services firm on the short list.

**Recommended Topics:**
1. Provide details about on site day to day management team personnel and communication protocol
2. Provide details about method for periodic reporting to the College including executive and staff level reporting
3. Provide details about previous projects where the proposed team has provided similar scope of services for bond construction program management
4. Provide details about team’s knowledge and experience with local construction market
5. Provide details about two unique qualifications your team poses comparable to the Bond program as being undertaken by STC.
6. Provide details about the certifications and credentials for the lead program manager and day to day support staff

**Optional Topics:**
1. Provide details about how the CPM team will help promote participation by local design firms and contractors during the different phases of the program
2. Provide details about how the CPM team dealt with unanticipated problems or changes from the original program while managing previous bond programs

It is recommended that the Facilities Committee select the top four to five topics of most interest to be included in each presentation by the CPM services firms on the short list. Staff will be present at the March 3, 2014 Facilities Committee meeting to discuss these presentation topics and address questions from the Committee.

It is recommended that the Facilities Committee recommend for Board approval at the March 25, 2014 Board meeting a list of presentation topics/questions to be used by each CPM services firm on the short list during Board interviews for selection of Bond 2013 Construction Program Management services.
Update on Status of Construction Projects

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement project currently in progress. Gerry Rodriguez will be present to respond to questions and address concerns of the Committee.
## CONSTRUCTION PROJECTS PROGRESS REPORT 03/03/14

### PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project number</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-004</td>
<td>Pecan Plaza - Police Department Space Renovation</td>
</tr>
<tr>
<td>1-005</td>
<td>Pecan - Cooper Center Conf Rm Acoustic Upgrades</td>
</tr>
<tr>
<td>1-009</td>
<td>Pecan - M, N &amp; L Repaint Purple Areas (RR)</td>
</tr>
<tr>
<td>1-010</td>
<td>Plaza - Resurface Parking Lot/Replace Area Lighting (RR)</td>
</tr>
<tr>
<td>1-011</td>
<td>Pecan - Hail Damage Repairs (RR)</td>
</tr>
<tr>
<td>1-012</td>
<td>Pecan - Annex Grant/Accountability Office Improvements</td>
</tr>
<tr>
<td>1-013</td>
<td>Pecan - NAB G226 Astronomy Computer Lab</td>
</tr>
<tr>
<td>1-014</td>
<td>Pecan - Art Building Ceramics Studio Improvements</td>
</tr>
<tr>
<td>1-015</td>
<td>Pecan - Stud Serv Bldg Admissions Office Modifications</td>
</tr>
<tr>
<td>1-016</td>
<td>Plaza - Continuing Education Space Renovation</td>
</tr>
<tr>
<td>1-021</td>
<td>Pecan - Building G, H &amp; X Electrical Disconnects</td>
</tr>
<tr>
<td>2-002</td>
<td>MV - SAB Art Lab Improvements</td>
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<tr>
<td>2-003</td>
<td>MV - Resurface Parking Lot 4 (RR)</td>
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<tr>
<td>3-001</td>
<td>TC - Welding Lab Expansion Ph II</td>
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<tr>
<td>3-003</td>
<td>TC - Modifications for Career Planning Services Center</td>
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<tr>
<td>3-005</td>
<td>TC - Detention Pond Improvements (RR)</td>
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<td>3-006</td>
<td>TC - HVAC Cooling Tower Replacement</td>
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<tr>
<td>4-001</td>
<td>NAH - Parking Lot Expansion</td>
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<td>4-001</td>
<td>NAH - Subdivision Plat</td>
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<tr>
<td>5-001</td>
<td>Starr - HVAC Chiller Replacement (RR)</td>
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<td>5-002</td>
<td>Starr - Stucco Painting for Buildings (RR)</td>
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<tr>
<td>5-003</td>
<td>Starr - Parking Lot 5 Lighting</td>
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<tr>
<td>5-004</td>
<td>Starr - South Drive Lighting</td>
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<tr>
<td>6-002</td>
<td>DW - Secured Storage Areas</td>
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<td>6-003</td>
<td>DW - ADA Automatic Door Openers</td>
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<tr>
<td>6-004</td>
<td>DW - Building to Building ADA Accessibility</td>
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<tr>
<td>6-006</td>
<td>DW - Directional Signage</td>
</tr>
<tr>
<td>6-007</td>
<td>DW - Classroom Remote Door Lock System and Hardware</td>
</tr>
</tbody>
</table>

For FY 2013-2014, 28 projects are currently in progress, 9 have been completed and 14 pending start up in phases later in the fiscal year.
# Status of Construction Projects
## March 2014

<table>
<thead>
<tr>
<th>Project</th>
<th>% Complete</th>
<th>Date to Complete</th>
<th>Current Activity</th>
<th>Budget</th>
<th>Contract Amount</th>
<th>Amount Paid</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pecan Campus</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Pecan Plaza Renovations for Police Department | 55% | May, 2014 | 1. Construction Phase  
2. Construction in progress | $1,200,000 | $864,000 | $256,025 | $607,975 |
| Acoustical Panels for Cooper Center Conference Rooms | 90% | March, 2014 | 1. Construction Phase  
2. Construction in progress | $18,000 | $14,920.96 | $0 | $14,920.96 |
| Stucco Painting for Buildings M, N & L | 10% | April, 2014 | 1. Construction phase  
2. Contract has been finalized  
3. Work in progress | $210,000 | $61,067 | $0 | $61,067 |
| Pecan Plaza Parking Lot Resurfacing and Area Lighting | 99% | January, 2014 | 1. Construction phase  
2. Substantial Completion was certified on January 5, 2014  
3. Contractor working on punch list  
4. Board approved enforcement of liquidated damages in the amount of $5,000 | $200,000 | $220,045.93 | $201,772.47 | $18,273.46 |
| Hail Damage Repairs Design | 100% | August, 2013 | 1. Design Phase  
2. Amtech has completed design of all design phases  
3. They will continue with construction administration until punch list is completed by contractor | Design $550,000 | Design $447,426.64 | Design $419,698.22 | Design $27,728.42 |
| Hail Damage Repairs Construction | 95% | March, 2014 | 1. Construction Phase  
2. All phases of repairs are substantially complete but one  
3. One final proposal will be presented for Board approval in March 2014 for some roof top exhaust fan units  
4. Contractor is working on punch list items and is expected to be completed in March 2014 | Const. $5,500,000 | Const. $7,840,177.82 | Const. $7,088,154.58 | Const. $752,023.24 |
<table>
<thead>
<tr>
<th>Project</th>
<th>% Complete</th>
<th>Date to Complete</th>
<th>Current Activity</th>
<th>Budget</th>
<th>Contract Amount</th>
<th>Amount Paid</th>
<th>Balance</th>
</tr>
</thead>
</table>
| Grant/Accountability Office Improvements     | 55%        | March, 2014     | 1. Design Phase  
2. Staff is working with architect to complete plans and specifications     | $4,000 | $9,000          | $0          | $9,000  |
| North Academic Building G226 Astronomy       | 75%        | February, 2014  | 1. Design Phase  
2. Staff has finalized scope of improvement and concluded that an electrical engineer will not be required  
3. Improvements will be made in house by Maintenance and IT staff | $3,700 | TBD             | $0          | TBD     |
| Computer Lab                                |            |                 |                                                                                |        |                 |            |         |
| Art Building Ceramics Studio Improvements    | 5%         | February, 2014  | 1. Design Phase  
2. Staff is considering a new location for the proposed improvements  
3. Additional investigation is in progress to determine possible change in project scope and cost | $3,000 | TBD             | $0          | TBD     |
| Student Services Building Offices Modifications | 50%        | March, 2014     | 1. Design Phase  
2. Staff is working with architect on design development | $23,108 | $20,700         | $0          | $20,700 |
| Pecan Plaza Continuing Education Classrooms Improvements | 75%        | February, 2014  | 1. Design Phase  
2. Working with staff and architect to finalize plans and specifications | $25,500 | $24,000         | $0          | $24,000 |
| Pecan Campus Buildings G, H & X Electrical Disconnects | 5%         | April, 2014     | 1. Design Phase  
2. Request Board approved contracting of electrical engineer in January, 2014  
3. Staff is working with engineer to finalize scope of work and contract | $7,500 | TBD             | $0          | $7,500  |
| South Academic Building Art Lab Improvements | 95%        | March, 2014     | 1. Construction Phase  
2. Construction work is substantially complete  
3. Punch list work is in progress | $40,000 | $42,500         | $32,623     | $9,877  |

<p>| Mid Valley Campus                           |            |                 |                                                                                |        |                 |            |         |
| South Academic Building Art Lab Improvements |            |                 |                                                                                |        |                 |            |         |</p>
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| Resurfacing Parking Lot 4       | 100%       | August, 2013     | 1. Construction Phase  
2. Engineer has certified Substantial Completion  
3. Punch list work is complete  
4. Acceptance of final completion was Board approved at the February, 2014 Board meeting | $300,000 | $149,933.65     | $138,600.23 | $11,333.42 |
| Technology Campus               |            |                  |                                                                                  |         |                |             |            |
| Welding Lab Expansion           | 95%        | March, 2014      | 1. Construction Phase  
2. Architect has certified substantial completion and punch list is in progress | $100,000 | $116,000        | $110,200   | $5,800     |
| Modifications for Career Planning Services Center | 60%        | March, 2014      | 1. Construction Phase  
2. Improvements are minor and are being done by STC Maintenance staff  
3. Work is in progress | $15,000 | TBD             | $0         | TBD        |
| Detention Pond Improvements     | 100%       | January, 2014    | 1. Design Phase is complete  
2. Solicitation of construction proposals was completed in February, 2014  
3. Board approval of contractor will requested in March, 2014 | $3,000   | $8,000          | $0         | $8,000     |
| HVAC Cooling Tower Replacement  | 5%         | August, 2014     | 1. Design Phase  
2. Board approved engineer in February, 2014  
3. Staff is working with engineer to finalize scope of services and develop contract | $12,000  | TBD             | $0         | TBD        |
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| Parking Expansion                            | 25%        | March, 2014      | 1. Design Phase  
2. Staff is working with engineer to develop schematic design                | $54,000 | $43,370         | $0          | $43,370   |
|                                              | 10%        | July, 2014       | 1. Design Phase,  
2. Staff is working with engineer to develop subdivision plat            | $0     | $16,930         | $0          | $16,930   |
|                                              |            |                  |                                                                                  |        |                 |             |           |
| Starr County Campus                          |            |                  |                                                                                  |        |                 |             |           |
| HVAC Chiller Replacement                     | 99%        | March, 2013      | 1. Construction Phase  
2. Substantial Completion approved in March, 2013 – chiller is in operation  
3. Pending resolution from chiller manufacture on improper performance by water pumps | $290,000 | $299,000        | $284,050   | $4,450    |
| Stucco Painting for Buildings E, G, & H     | 10%        | April, 2014      | 1. Construction phase  
2. Contract has been finalized  
3. Work in progress                                             | $60,000 | $84,408         | $0          | $84,408   |
| Parking Lot 5 and South Drive Lighting       | 45%        | February, 2014   | 1. Design Phase  
2. Staff is working with engineer on design development                      | $16,000 | $10,500         | $0          | $10,500   |
|                                              |            |                  |                                                                                  |        |                 |             |           |
| District Wide                                |            |                  |                                                                                  |        |                 |             |           |
| Secured Storage Rooms Hardware for Instructional Technologies | 30%        | March, 2014      | 1. Construction Phase  
2. Door hardware has been received  
3. Maintenance Department Staff will begin installation                        | $250,000 | $52,822.75      | $52,822.75 | $0        |
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| ADA Automatic Door Openers                   | 15%        | April, 2014      | 1. Construction Phase  
2. Construction in progress                                                      | $130,000| $96,500         | $0          | $96,500       |
| Building to Building Accessibility           | 90%        | March, 2014      | 1. Construction Phase  
2. Construction is in progress                                                    | $200,000| $216,535.81     | $65,991.72  | 150,544.09    |
| Directional Signage                          | 15%        | April, 2014      | 1. Design Phase  
2. Staff is working with Innerface Architectural Signage to define the scope of additional signage needed | $15,000 | TBD             | $0          | TBD           |
| Classroom Remote Door Lock System and Hardware | 10%        | March, 2014      | 1. Design Phase  
2. Staff is working on finalizing quantities and locations where hardware will be installed  
3. Staff will recommend contracting with an electrical engineer in April, 2014 | $50,000 | TBD             | $0          | TBD           |

For FY 2013-2014, 28 projects are currently in progress, 9 have been completed and 14 pending start up in phases later in the fiscal year