

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, May 13, 2025
@ 4:00 PM
McAllen, Texas

"At any time 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 any time 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. Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Business and Science Building G Engineering Labs Renovation 1 - 11
- II. Review and Recommend Action on Substantial Completion of the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales..... 12 - 17
- III. Review and Recommend Action on Substantial and Final Completion of the District Wide Flooring Replacements Phase IV at Technology Campus Technical Careers Building B 18 - 24
- IV. Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C 25 - 30
- V. Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G 31 - 36
- VI. Review and Action as Necessary on the Round 3 Evaluation Process to Contract Architectural and Engineering Services 37 - 38
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- X. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects..... 59 - 74

ACTION ITEM I, Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Business and Science Building G Engineering Labs Renovation

Purpose To approve the schematic design and solicitation of construction services for the Pecan Campus Business and Science Building G Engineering Labs Renovation project.

Justification Schematic design is the first phase of basic design services provided by the project design team and establishes the basis on which the project design team proceeds with design development and construction documents.

On January 28, 2025, the Board of Trustees approved contracting architectural services with Sam Garcia Architect, LLC. The architect has worked with College staff to develop a schematic design to meet the needs of the program.

- Design and construction of the renovation to include:
 - **Instructional Spaces**
 - Three (3) Engineering Labs
 - Storage/Prep Area
- Square Feet: 3,616 sq. ft.

The estimated construction cost for the project is \$400,000.

Construction Budget

Enclosed Documents Appendix A – Schematic Design
Appendix B – Fact Sheet

Funding The total Pecan Campus Business and Science Building G Engineering Labs Renovation Project 2023-014C estimated cost, including construction, design, miscellaneous, and FFE, is \$500,000.

- | | |
|-----------------|------------------|
| • Construction | \$400,000 |
| • Design | 40,000 |
| • Miscellaneous | 10,000 |
| • FFE | 50,000 |
| Total | \$500,000 |

The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval of the schematic design and authorization to proceed with the solicitation of construction services for the Pecan Campus Business and Science Building G Engineering Labs Renovation project as presented.

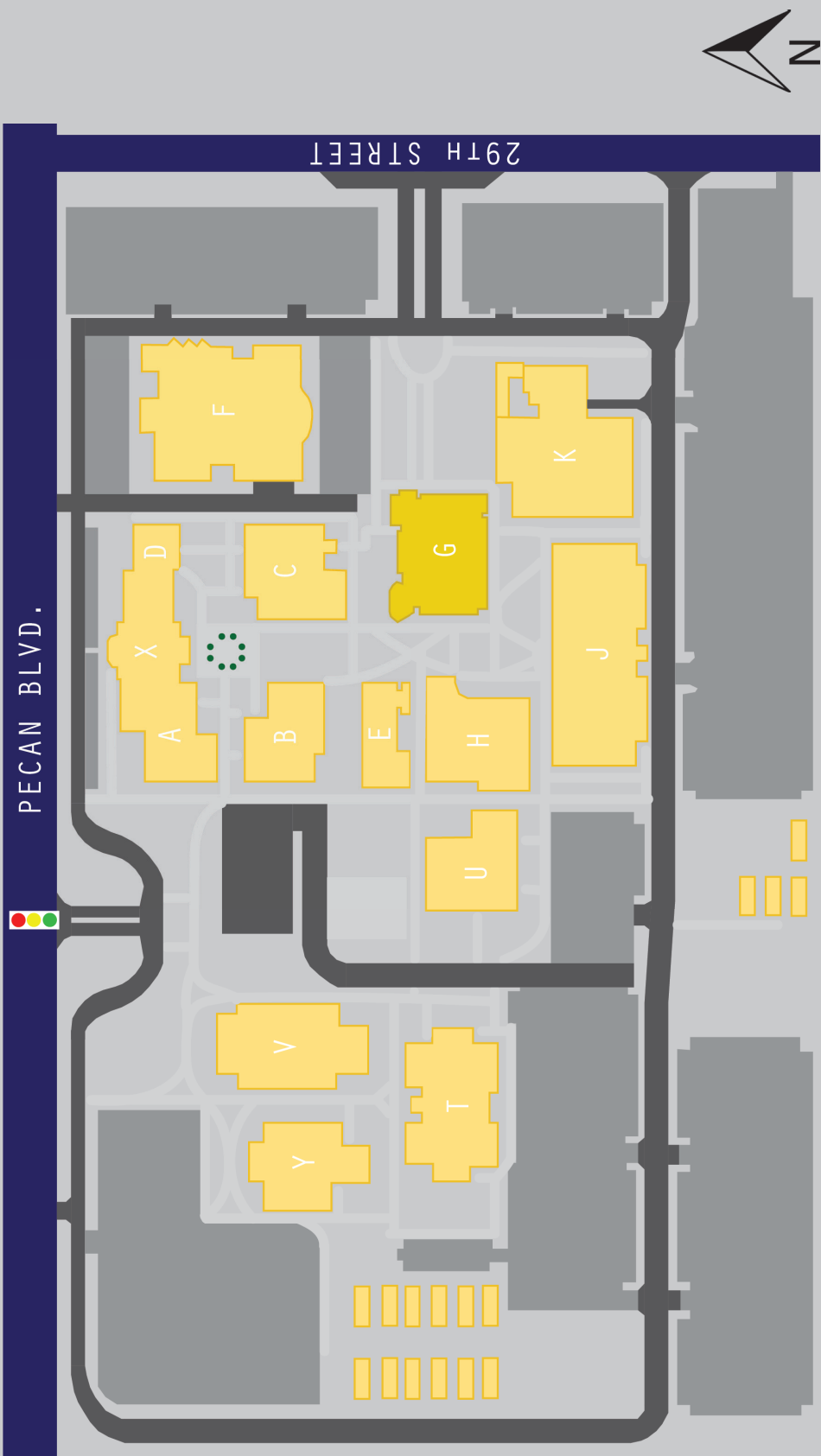
Appendix A

Schematic Design follows in the packet.

Appendix B

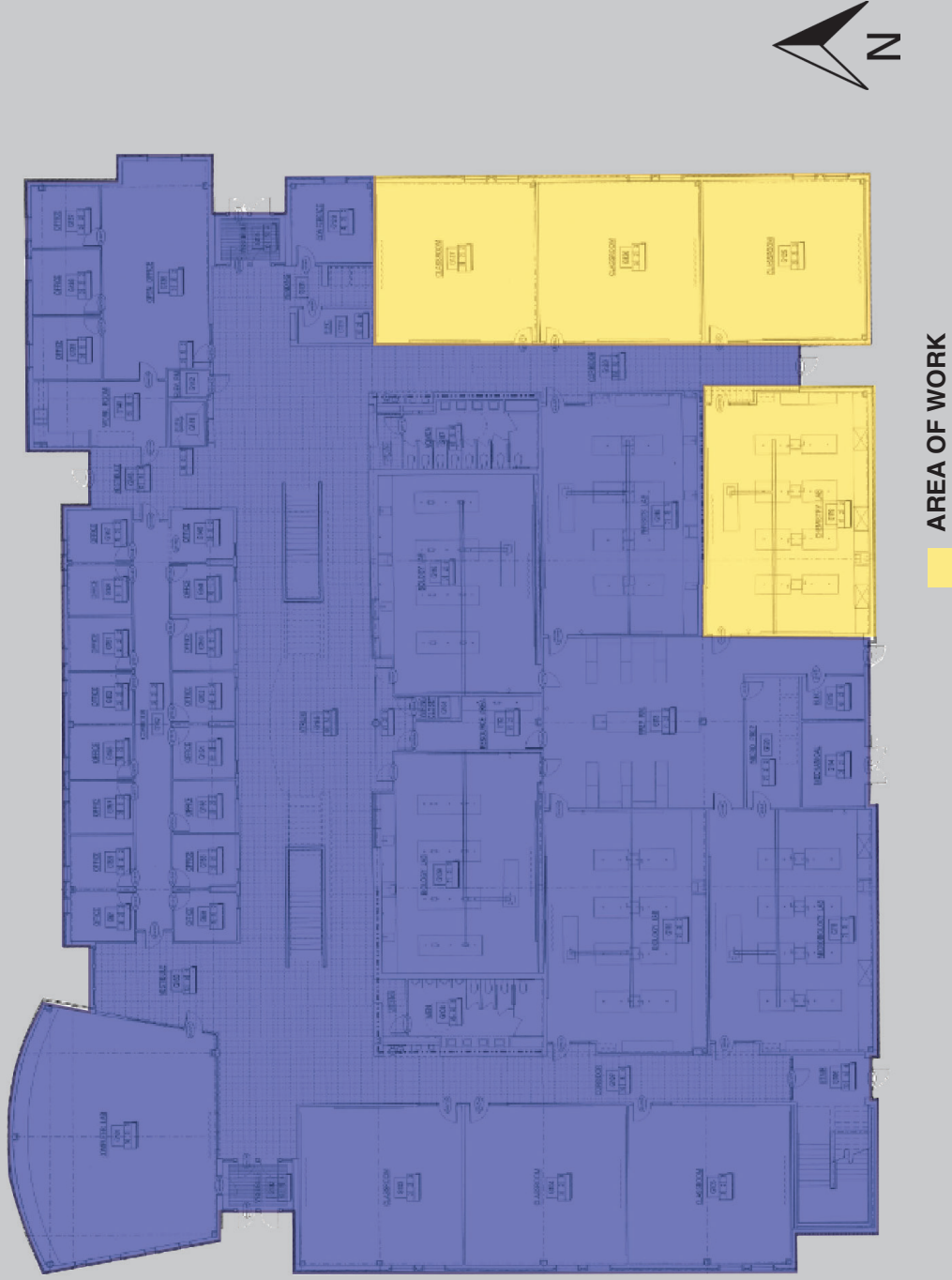
Fact Sheet follows in the packet.

PECAN CAMPUS BUSINESS AND SCIENCE BUILDING G - ENGINEERING LAB RENOVATION

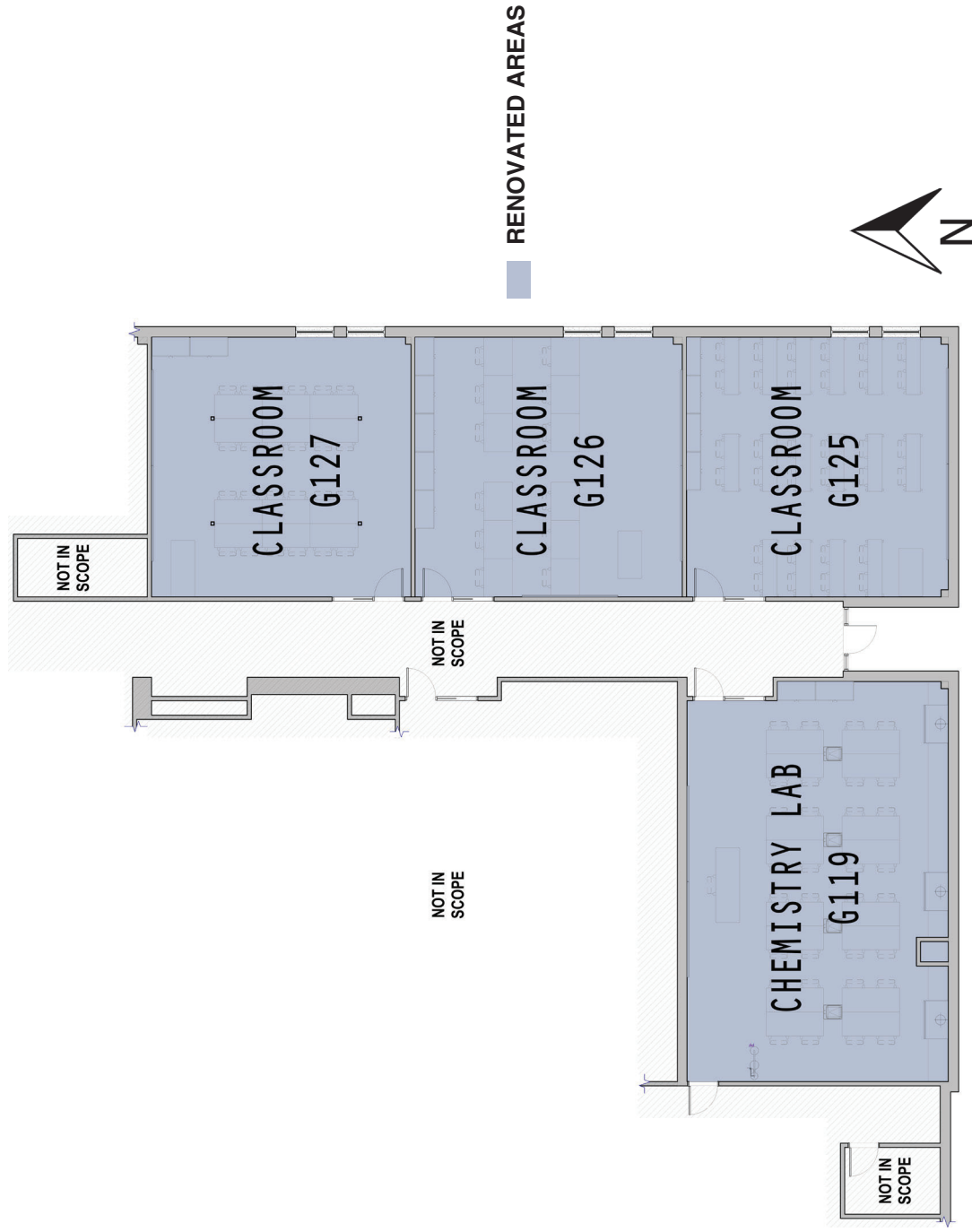


PECAN CAMPUS BUSINESS AND SCIENCE BUILDING G - ENGINEERING LAB RENOVATION

BUILDING PLAN



SCHEMATIC DESIGN - AREA OF WORK



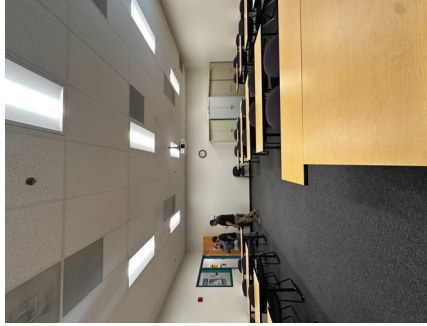
PECAN CAMPUS
BUSINESS AND
SCIENCE
BUILDING G -
ENGINEERING LAB
RENOVATION



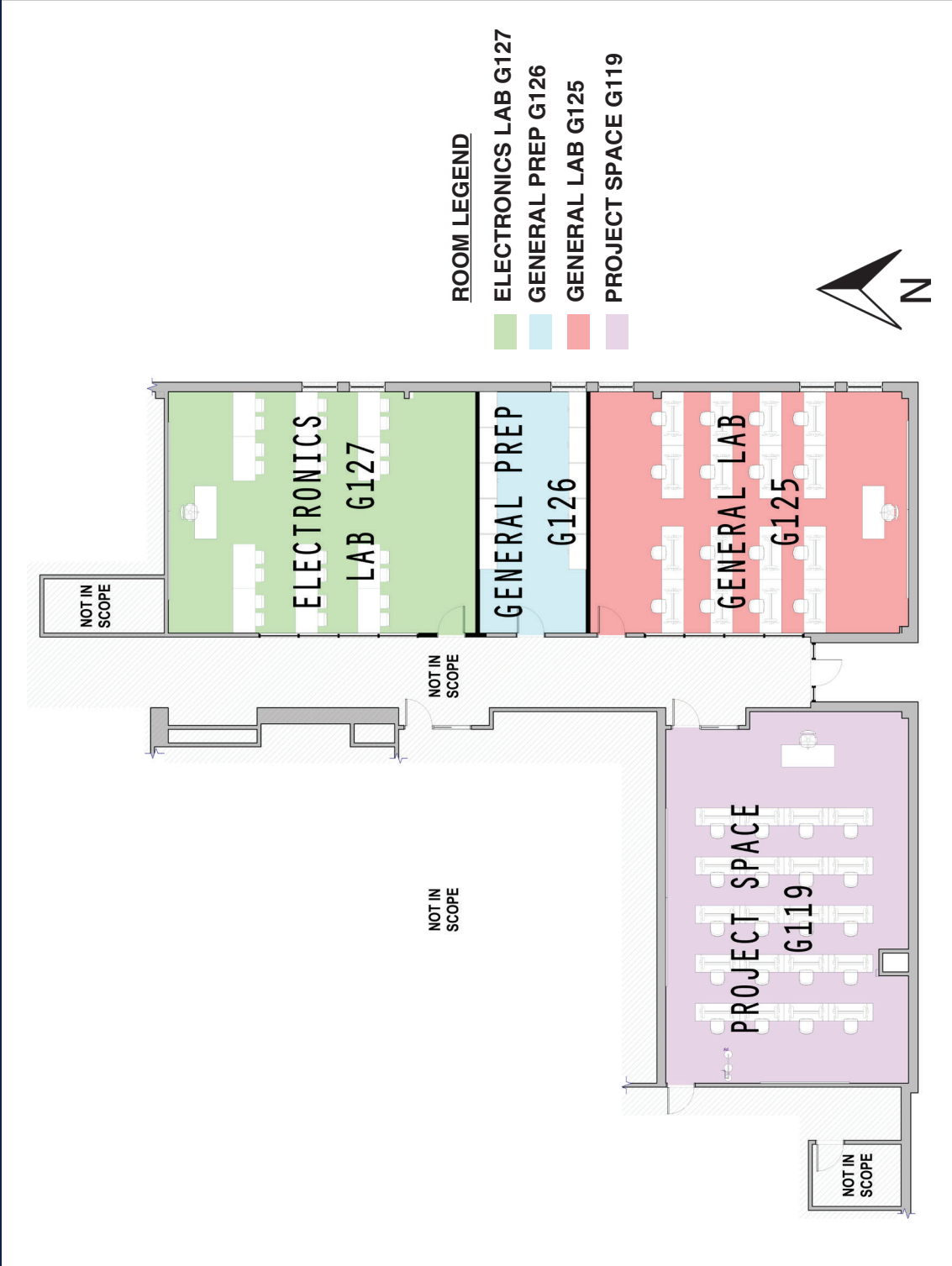
 SAM GARCIA ARCHITECT

EXISTING - AREA OF WORK

PECAN CAMPUS
BUSINESS AND
SCIENCE
BUILDING G -
ENGINEERING LAB
RENOVATION

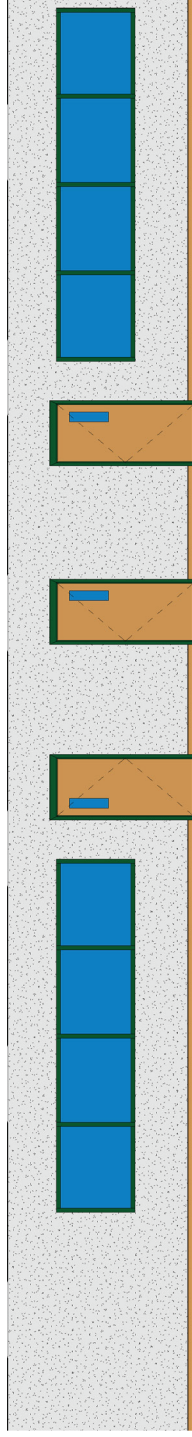


SCHEMATIC DESIGN - AREA OF WORK

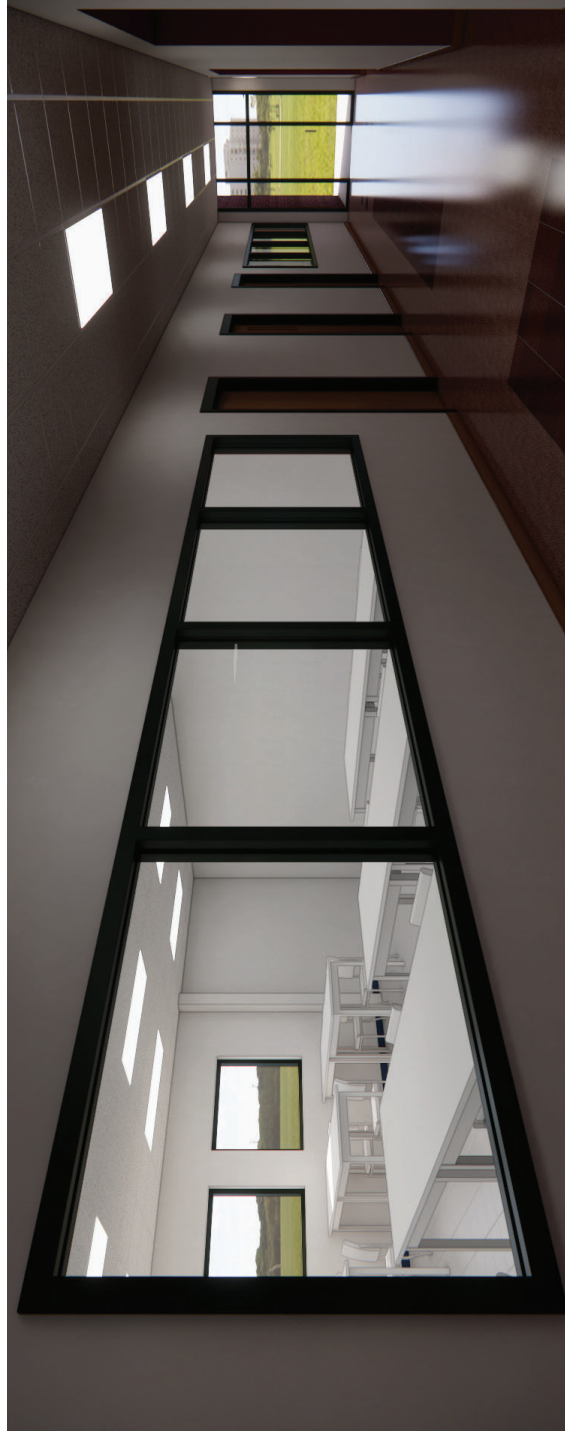


SCHEMATIC DESIGN - PROPOSED INTERIOR VIEW

HALLWAY ELEVATION



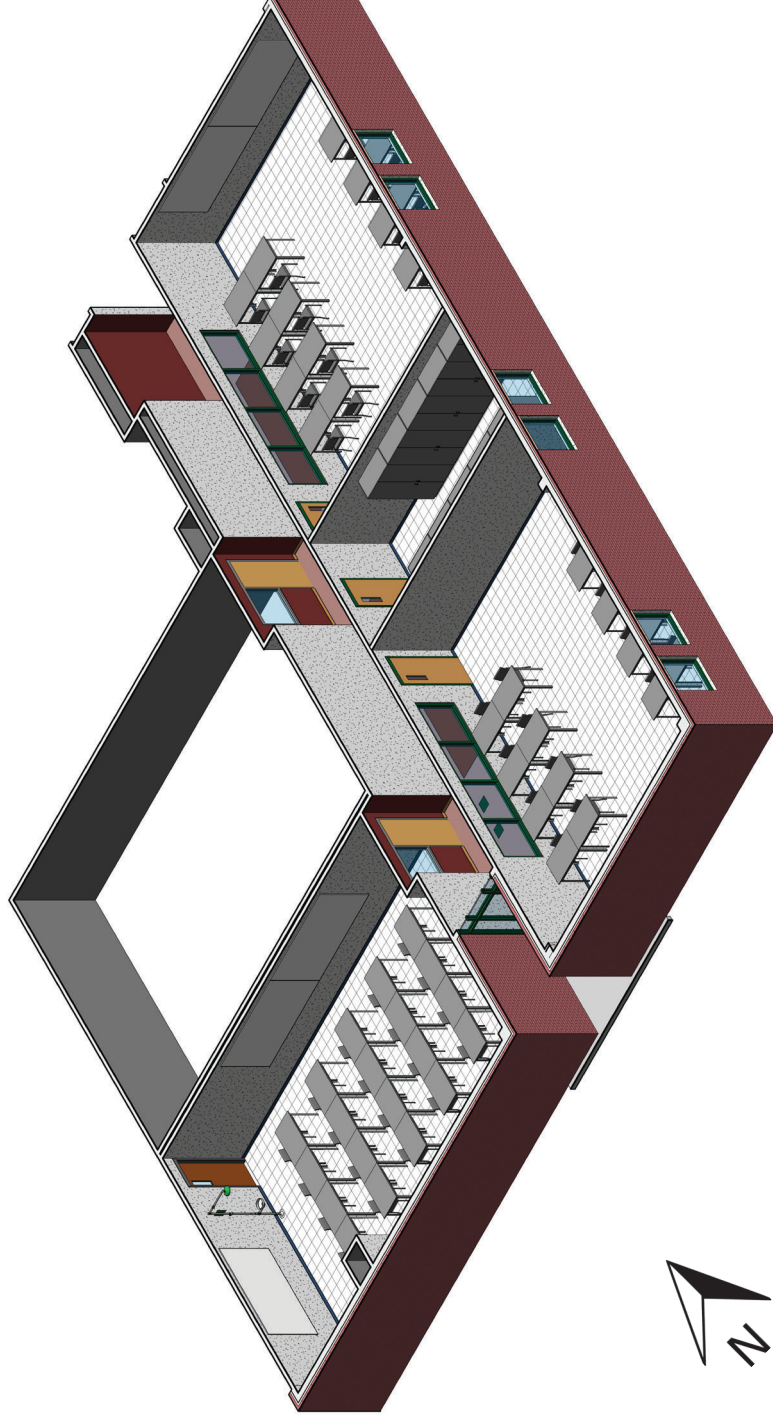
HALLWAY PERSPECTIVE



PECAN CAMPUS
BUSINESS AND
SCIENCE
BUILDING G -
ENGINEERING LAB
RENOVATION

SCHEMATIC DESIGN - AREA OF WORK

PECAN CAMPUS
BUSINESS AND
SCIENCE
BUILDING G -
ENGINEERING LAB
RENOVATION



PECAN CAMPUS
BUSINESS AND
SCIENCE
BUILDING G -
ENGINEERING LAB
RENOVATION

ESTIMATED COST OF CONSTRUCTION:

\$400,000

Project Fact Sheet
5/8/2025


Project Name: Pecan Campus - Business and Science Building G - Engineering Lab Renovation				Project No. 2023-014C	
Funding Source(s): Unexpended Plant Fund					
		FY 24-25			
	Original Project Budget	<u>Project Budget</u>	<u>FY 24-25 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>
Construction:	\$ 400,000.00	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -
Design:	40,000.00	40,000.00	-	40,000.00	-
Miscellaneous:	10,000.00	10,000.00	523.12	9,476.88	523.12
FFE:	50,000.00	50,000.00	-	50,000.00	-
Technology:	-	-	-	-	-
Total:	\$ 500,000.00	\$ 500,000.00	\$ 523.12	\$ 499,476.88	\$ 523.12

Project Team		Board Status					
Approval to Solicit Architect/Engineer:	10/22/2024 Sam Garcia Architects	Board Approval of Schematic Design TBD		Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD			Sam Garcia Architects	\$ 36,000.00	\$ -	\$ 36,000.00
Contractor:	TBD	Substantial Completion TBD		TBD	\$ -	\$ -	\$ -
STC FPC Project Manager:	David Valdez			Board Acceptance		TBD	TBD
Project Description		Project Scope					
Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department.		Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department. Rooms include Rm: 119,125, 126 and 127. Create two engineering labs with a Prep Room in the center and modify an existing Science Lab into a Physical Science classroom. Approx. 3,616 SF					


Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
10/22/2024	1/28/2025	5/25/2025	8/26/2025	9/15/2025	2/24/2026	03/24/2026	2/15/2026

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	-	-	523.12	-	-	\$ 523.12	
Project Total	\$ -	\$ -	\$ 523.12	\$ -	\$ -	\$ 523.12	

Current Agenda Item
05/13/25 Facilities Committee Meeting: Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Business and Science Building G Engineering Labs Renovation



Project Location



Project Location

Business and Science Building G

FPC Project Manager David A Valdez

FPC Director N/A

FPC Executive Director RHA

ACTION ITEM II, Review and Recommend Action on Substantial Completion of the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales

Purpose	To approve substantial completion of the project.
Justification	<p>College staff and the Architect visited the site and developed a construction punch list on April 28, 2025.</p> <ul style="list-style-type: none"> • Engineer: Perez Consulting Engineers, LLC • Contractor: D&J Site Construction <p>A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement. The original cost approved for this project was \$178,723.73.</p>
Enclosed Documents	<p>Appendix A – Current Budget Status</p> <p>Appendix B – Photos</p> <p>Appendix C – Substantial Completion Letter</p> <p>Appendix D – Fact Sheet</p>
Funding	The funds for the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales Project 2024-010R are available in the Renewals & Replacements Fund for use in FY 2024 – 2025.
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Committee recommend Board approval of substantial completion for the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales project as presented.

Appendix A
Current Budget Status

Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$350,000.00	\$178,723.73	\$0	\$178,723.73	\$33,130.30	\$145,593.43

Appendix B

Photos follow in the packet.

Appendix C

Substantial Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales



Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales



Substantial Completion Acceptance

Project Name: STC Technology Campus - Resurfacing of Parking Lot #2 & Regrading of Existing Swales

Project No.: 24-25-1013

Owner: South Texas College

Contractor: D&J Site Constuction, LLC

A/E Firm: Perez Consulting Engineers

Scope of Work Covered by This Acceptance:

Work consisted of the rehabilitation of parking lot #2 including regrading of adjacent drainage swales and new pavement markings and signage.

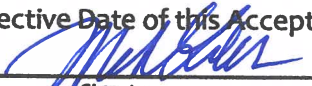
Effective Date of Acceptance: Monday, April 28, 2025


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

In accordance with plans and specifications 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 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 Contract, 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.

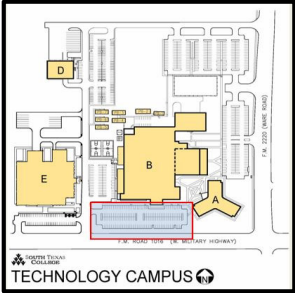
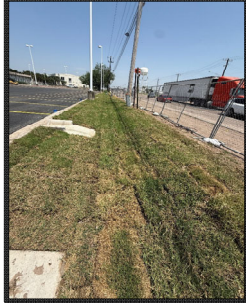
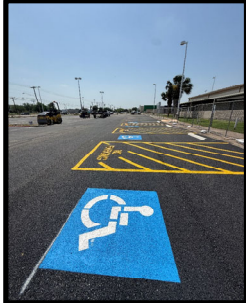

The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.

The Contractor shall complete/correct the items identified on the punch list(s) within		30
Calendar days from the Effective Date of this Acceptance.		
D&J Site Constuction, LLC		5-6-2025
Printed Name and Title	Signature	Date

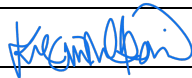
The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.		
Perez Consulting engineers		5/6/2025
Printed Name and Title	Signature	Date

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.		
South Texas College		
Printed Name and Title	Signature	Date

Project Fact Sheet
5/8/2025

Project Name: Technology Campus - Resurfacing of Parking Lot #2 and Regrading of Swale						Project No. 2024-010R	
Funding Source Renewal and Replacements Fund							
		FY 23-24			FY 24-25		
	<u>Original Project Budget</u>	<u>Project Budget</u>	<u>FY 23-24 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Project Budget</u>	<u>FY 24-25 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>
Construction:	\$ 350,000.00	\$ 350,000.00	\$ -	\$ 350,000.00	\$ 350,000.00	\$ 33,130.30	\$ 316,869.70
Design:	35,000.00	35,000.00	10,816.25	24,183.75	7,000.00	13,795.75	(6,795.75)
Miscellaneous:	10,000.00	10,000.00	521.40	9,478.60	5,000.00	331.72	4,668.28
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
Total:	\$ 395,000.00	\$ 395,000.00	\$ 11,337.65	\$ 383,662.35	\$ 362,000.00	\$ 47,257.77	\$ 314,742.23
Project Team				Board Status			
Approval to Solicit Architect/Engineer: 10/31/2023 Architect/Engineer: Perez Consulting Engineers Contractor: D&J Construction				Board Approval of Schematic Design N/A Substantial Completion 4/28/2025 Final Completion TBD			
STC FPC Project Manager: Kelly Nelson				Board Acceptance TBD Board Acceptance TBD			
Project Description				Project Scope			
Parking lot 2 on the South side of the Technology Campus will be resurfaced. The swale on the South side of parking lot # 2 and along Military Hwy will be regraded.				Design and Construction of parking lot #2 resurfacing and regrading of swale along Military Highway. Parking Lot # 2: 53,606 SF, Swale: 13.045 SF Parking Spaces: 142- HCP Parking: 5			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
10/31/2023	3/26/2024	N/A	11/28/2024	2/3/2024	5/27/2025	6/24/2025	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total	
2023-24	\$ -	\$ 10,816.25	\$ 521.40	\$ -		\$	11,337.65
2024-25	\$ 33,130.30	\$ 13,795.75	\$ 331.72	\$ -		\$	47,257.77
Project Total	\$ 33,130.30	\$ 24,612.00	\$ 853.12	\$ -		\$	58,595.42
Current Agenda Item							
05/13/25-Facilities Committee Meeting - Review and Recommend Action on Substantial Completion of Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales							
<div style="display: flex; justify-content: space-around;">     </div>							

FPC Project Manager



FPC Director N/A

FPC Executive Director



ACTION ITEM III, Review and Recommend Action on Substantial and Final Completion of the District Wide Flooring Replacements Phase IV at Technology Campus Technical Careers Building B

- Purpose** To approve substantial and final completion of the project.
- Justification** College staff and the Architect visited the site and developed a construction punch list on April 14, 2025.
- Contractor: Diaz Floors & Interiors, Inc.
- A Certificate of Substantial Completion has been issued. Substantial Completion and Final Completion, including punch list items, were accomplished within the time allowed in the Owner/Contractor agreement. The original cost approved for this project was \$63,403.37.
- Enclosed Documents** Appendix A – Current Budget Status
Appendix B – Photos
Appendix C – Substantial Completion Letter
Appendix D – Final Completion Letter
Appendix E – Fact Sheet
- Funding** The funds for the District Wide Flooring Replacements Phase IV Project 2025-014R are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Committee recommend Board approval of substantial completion, final completion, and release of final payment in the amount of \$53,488.37 Diaz Floors & Interiors, Inc. for the District Wide Flooring Replacements Phase IV at Technology Campus Technical Careers Building B project as presented.

Appendix A
Current Budget Status

District Wide Flooring Replacements Phase IV at Technology Campus Technical Careers Building B					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$75,770.00	\$63,403.37	(\$9,915.00)	\$53,488.37	\$0	\$53,488.37

Appendix B

Photos follow in the packet.

Appendix C

Substantial Completion Letter follows in the packet.

Appendix D

Final Completion Letter follows in the packet.

Appendix E

Fact Sheet follows in the packet.

District Wide Flooring Replacements Phase IV at Technology Campus Technical Careers Building B



District Wide Flooring Replacements Phase IV at Technology Campus Technical Careers Building B



Substantial Completion Acceptance

Project Name: District-Wide Flooring Replacement Technology Campus Advanced Technical Carrers Building B

Project No.: 24-25-1037

Owner: South Texas College

Contractor: Diaz Floors & Interiors Inc.

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

New Carpet installation and rubber base board at Technology Campus Building B Atirum area only.

Effective Date of Acceptance: 4/14/2025

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

In accordance with plans and specifications 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 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 Contract, 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). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.

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

ANDRES DIAZ

Andres Diaz

4/14/25

Printed Name and Title

Signature

Date

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

N/A

Printed Name and Title

Signature

Date

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.

RICARDO DELA GARZA EXEC. DIRECTOR of FPL

Rd

4-14-2025

Printed Name and Title

Signature

Date



P.O. BOX 9701
McAllen, TX 78502-9701

Facilities Planning & Construction
3200 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-3737
(956) 872-3747

May 05, 2025

South Texas College
3200 W. Pecan Blvd., Bldg N., Suite 179
McAllen, TX 78501

Re: RFP 24-25-1037 District Wide Flooring Replacement – Technology Campus Advanced
Technical Careers Building B

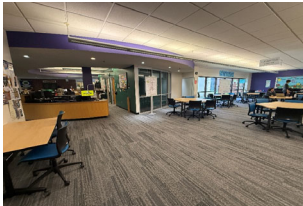



South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC
District Wide Flooring Replacement Technology Campus Advanced Technical Careers Building B as of
April 28, 2025 and recommends release of final payment to Diaz Floors & Interiors, LLC.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Executive Director
Facilities Planning & Construction
3200 W. Pecan Blvd., Bldg. N. Suite 179
McAllen, TX 78501
Phone: 956-872-3737
Fax: 956-872-3747

Project Fact Sheet
5/8/2025

Project Name				District Wide - Flooring Replacement Phase IV				Project No.		2025-014R							
Funding Source(s):				Renewals & Replacements Fund													
				FY 24-25		Variance of				Total Actual Expenditures To Date							
				FY 24-25		Project Budget											
				Total Project Budget	Actual Expenditures	vs. Actual Expenditures											
Construction:				\$ 500,000.00	\$ 2,424.44	\$ 497,575.56		\$ 2,424.44									
Design				\$ -	\$ -	\$ -		\$ -									
Miscellaneous:				\$ 4,000.00	\$ 294.00	\$ 3,706.00		\$ 294.00									
FFE:				\$ -	\$ -	\$ -		\$ -									
Technology:				\$ -	\$ -	\$ -		\$ -									
Total:				\$ 504,000.00	\$ 2,718.44	\$ 501,281.56		\$ 501,281.56									
Project Team				Board Status													
Approval to Solicit Architect/Engineer: N/A				Board Approval of Schematic Design		NA		Location		Vendor		Contract Amount		Actual Expenditures		Variance	
Architect/Engineer: N/A								PCN Bldg. M		Diaz Floors & Ints.		\$ 2,424.44		\$ 2,424.44		\$ -	
								MVC Bldg. G		Terra Fuerte		\$ 37,359.20		\$ -		\$ 37,359.20	
								PCN Bldg. C		Diaz Floors & Ints.		\$ 72,240.00		\$ -		\$ 72,240.00	
								PCN Bldg. H		5StarGC		\$ 124,830.00		\$ -		\$ 124,830.00	
								STARR Bldg. G		Diaz Floors & Ints.		\$ 20,912.00		\$ -		\$ 20,912.00	
								Tech Bldg. B		Diaz Floors & Ints.		\$ 63,403.37		\$ -		\$ 63,403.37	
Contractor: Diaz Floors & Interiors LLC				Substantial Completion		MVC G - 8/30/2024		PCN C -04/02/2025		STARR G -3/26/2025		MVC G: 09/24/2024		PCN C-4/22/2025		STARR G - 4/22/2025	
PCN Bldg. C Tech Bldg. B																	
STARR Bldg. G																	
5 Star GC Construction																	
STC FPC Project Manager: Kelly Nelson				Final Completion		MVC G - 10/25/2024		Board Acceptance				MVC G: 11/26/2024					
Project Description				Project Scope													
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.				Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.													
				Projected Timeline													
Board Approval to Solicit Architect/Engineer		Board Approval of Architect/Engineer		Board Approval of Schematic Design		Board Approval of Contractor		Construction Start Date		Board Approval of Substantial Completion Date		Board Approval of Final Completion Date		FFE Completion of Move In			
N/A		N/A		N/A		1/28/2025		3/4/2025		7/22/2025		8/26/2025		N/A			
				Project Calendar of Expenditures by Fiscal Year													
Fiscal Year		Construction		Design		Miscellaneous		FFE		Tech		Project Total					
2024-25		2,424.44		-		294.00		-		-		\$ 2,718.44					
Project Total		\$ 2,424.44		\$ -		\$ 294.00		\$ -		\$ -		\$ 2,718.44					
				Current Agenda Item													
05/13/25 Facilities Committee Meeting: Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C & Starr County Campus Student Services Building G. Also, Substantial Completion and Final Completion of the District Wide Flooring Replacements Phase IV Technology Campus Advanced Technical Careers Building B.																	
																	
Pecan Campus Sylvia Esterline Center for Learning Excellence				Pecan Campus Students Activities Center Building H				Starr County Campus Student Services Building G				Technology Campus Advanced Technical Careers Building B					

FPC Project Manager

FPC Director N/A

FPC Executive Director

ACTION ITEM IV, Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C

- Purpose** To approve final completion of the project.
- Justification** On April 22, 2025, the Board of Trustees approved Substantial Completion of this project.
- Contractor: Diaz Floors & Interiors, Inc.
- Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. The original cost approved for this project was \$72,240.
- Enclosed Documents** Appendix A – Current Budget Status
Appendix B – Photos
Appendix C – Final Completion Letter
Appendix D – Fact Sheet
- Funding** The funds for the District Wide Flooring Replacements Phase IV Project 2025-014R are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Committee recommend Board approval of final completion and release of final payment of \$3,612 to Diaz Floors & Interiors, Inc. for the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C project as presented.

Appendix A
Current Budget Status

District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C					
Estimated Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$108,927	\$72,240	\$0	\$72,240	\$68,628	\$3,612

Appendix B
Photos follow in the packet.

Appendix C

Final Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

District Wide Flooring Replacements Phase IV at
Pecan Campus Sylvia Esterline Center for Learning Excellence Building C



District Wide Flooring Replacements Phase IV at
Pecan Campus Sylvia Esterline Center for Learning Excellence Building C





**SOUTH TEXAS
COLLEGE**

P.O. BOX 9701
McAllen, TX 78502-9701

Facilities Planning & Construction
3200 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-3737
(956) 872-3747

May 05, 2025

South Texas College
3200 W. Pecan Blvd., Bldg N., Suite 179
McAllen, TX 78501

Re: RFP 24-25-1037 District Wide Flooring Replacement – Pecan Campus Sylvia Esterline Center
for Learning Excellence Building C

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC
**District Wide Flooring Replacement Pecan Campus Sylvia Esterline Center for Learning Excellence
Building C** as of **April 28, 2025** and recommends release of final payment to Diaz Floors & Interiors, LLC.





If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Executive Director
Facilities Planning & Construction
3200 W. Pecan Blvd., Bldg. N. Suite 179
McAllen, TX 78501
Phone: 956-872-3737
Fax: 956-872-3747

Project Fact Sheet

5/8/2025

Project Name		District Wide - Flooring Replacement Phase IV		Project No.		2025-014R	
Funding Source(s):		Renewals & Replacements Fund					
		FY 24-25		Variance of Project Budget vs. Actual			
		FY 24-25		FY 24-25		FY 24-25	
		Actual		Actual		Actual	
		Expenditures		Expenditures		Expenditures	
		Project Budget		Project Budget		Project Budget	
Construction:		\$ 500,000.00	\$ 2,424.44	\$ 497,575.56			\$ 2,424.44
Design		\$ -	\$ -	\$ -			\$ -
Miscellaneous:		\$ 4,000.00	\$ 294.00	\$ 3,706.00			\$ 294.00
FFE:		\$ -	\$ -	\$ -			\$ -
Technology:		\$ -	\$ -	\$ -			\$ -
Total:		\$ 504,000.00	\$ 2,718.44	\$ 501,281.56			\$ 501,281.56
Project Team		Board Status					
Approval to Solicit		Board Approval of Schematic		Location		Contract Amount	
Architect/Engineer: N/A		NA		Vendor		Actual Expenditures	
Architect/Engineer: N/A		Design		PCN Bldg. M		Diaz Floors & Ints. \$ 2,424.44 \$ 2,424.44 \$ -	
Contractor: Diaz Floors & Interiors LLC				MVC Bldg. G		Terra Fuerte \$ 37,359.20 \$ - \$ 37,359.20	
PCN Bldg. C Tech Bldg. B				PCN Bldg. C		Diaz Floors & Ints. \$ 72,240.00 \$ - \$ 72,240.00	
STARR Bldg. G				PCN Bldg. H		5StarGC \$ 124,830.00 \$ - \$ 124,830.00	
5 Star GC Construction				STARR Bldg. G		Diaz Floors & Ints. \$ 20,912.00 \$ - \$ 20,912.00	
				Tech Bldg. B		Diaz Floors & Ints. \$ 63,403.37 \$ - \$ 63,403.37	
PCN Bldg. H							
		Substantial Completion		PCN C -04/02/2025		MVC G: PCN C-4/22/2025	
		MVC G - 8/30/2024		STARR G -3/26/2025		09/24/2024 STARR G - 4/22/2025	
				TECH B -4/14/2025			
STC FPC Project Manager: Kelly Nelson		Final Completion		MVC G - 10/25/2024		Board Acceptance	
						MVC G: 11/26/2024	
Project Description		Project Scope					
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.					
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
N/A	N/A	N/A	1/28/2025	3/4/2025	7/22/2025	8/26/2025	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	2,424.44	-	294.00	-	-	2,718.44	
Project Total	\$ 2,424.44	\$ -	\$ 294.00	\$ -	\$ -	\$ 2,718.44	
Current Agenda Item							
05/13/25 Facilities Committee Meeting: Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C & Starr County Campus Student Services Building G. Also, Substantial Completion and Final Completion of the District Wide Flooring Replacements Phase IV Technology Campus Advanced Technical Careers Building B.							
							
Pecan Campus Sylvia Esterline Center for Learning Excellence		Pecan Campus Students Activities Center Building H		Starr County Campus Student Services Building G		Technology Campus Advanced Technical Careers Building B	

FPC Project Manager



FPC Director N/A

FPC Executive Director



ACTION ITEM V, Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G

- Purpose** To approve final completion of the project.
- Justification** On April 22, 2025, the Board of Trustees approved Substantial Completion of this project.
- Contractor: Diaz Floors & Interiors, Inc.
- Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. The original cost approved for this project was \$20,912.
- Enclosed Documents** Appendix A – Current Budget Status
Appendix B – Photos
Appendix C – Final Completion Letter
Appendix D – Fact Sheet
- Funding** The funds for the District Wide Flooring Replacements Phase IV Project 2025-014R are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Committee recommend Board approval of final completion and release of final payment of \$1,045.60 to Diaz Floors & Interiors, Inc. for the District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G project as presented.

Appendix A

Current Budget Status

District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G					
Estimated Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$23,422.00	\$20,912.00	\$0	\$20,912.00	\$19,866.40	\$1,045.60

Appendix B

Photos follow in the packet.

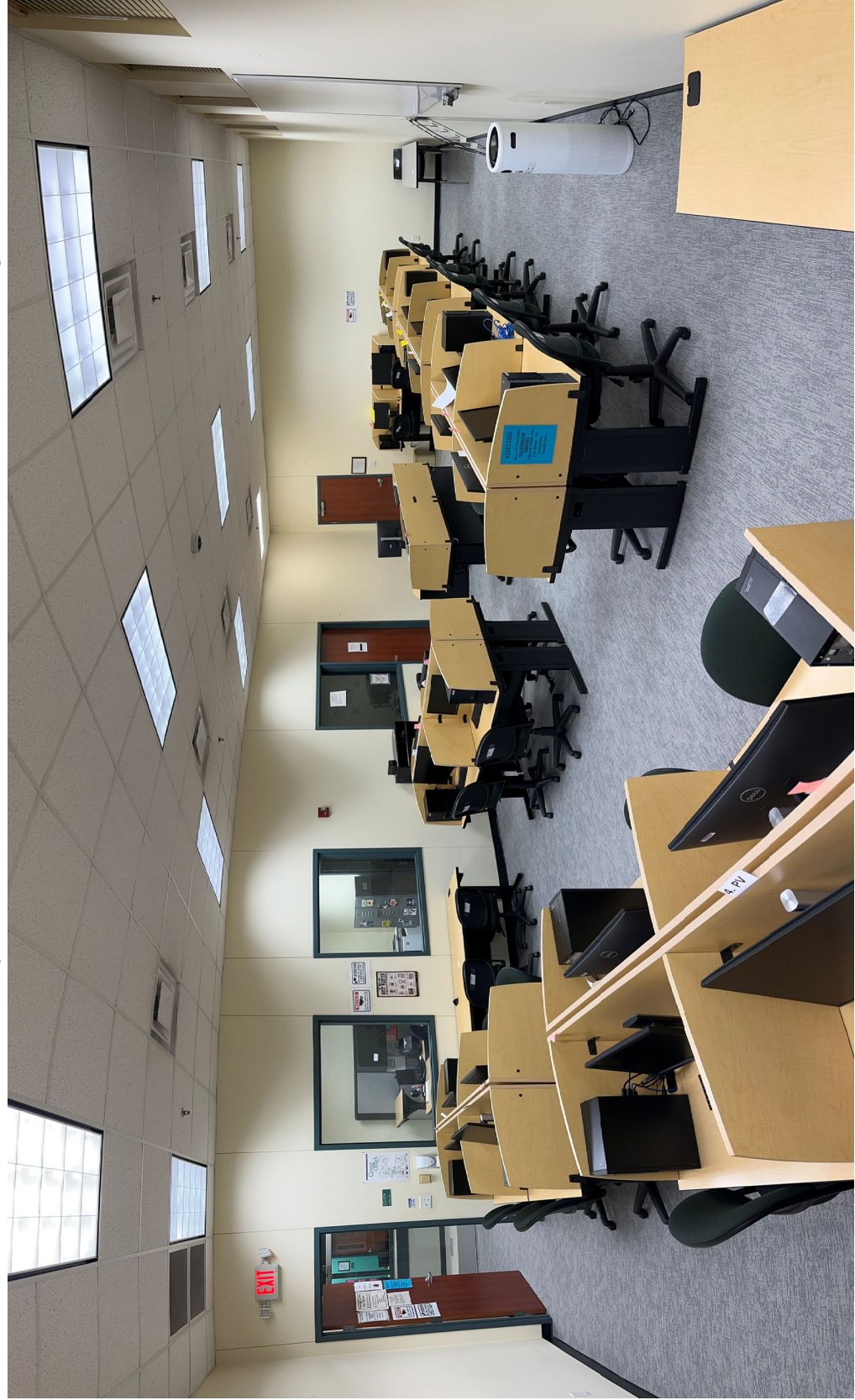
Appendix C

Final Completion Letter follows in the packet.

Appendix D

Fact Sheet follows in the packet.

District Wide Flooring Replacements Phase IV at Starr County Campus Student Services Building G



District Wide Flooring Replacements Phase IV at
Starr County Campus Student Services Building G





**SOUTH TEXAS
COLLEGE**

P.O. BOX 9701
McAllen, TX 78502-9701

Facilities Planning & Construction
3200 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-3737
(956) 872-3747

May 05, 2025

South Texas College
3200 W. Pecan Blvd., Bldg N., Suite 179
McAllen, TX 78501

Re: RFP 24-25-1037 District-Wide Flooring Replacement – Starr County Campus Student Services Building G

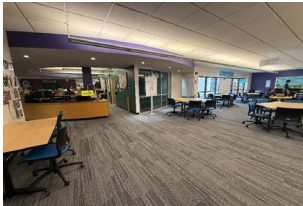



South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC **District Wide Flooring Replacement Starr County Campus Student Services Building G** as of **April 04, 2025** and recommends release of final payment to Diaz Floors and Interiors, LLC.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Executive Director
Facilities Planning & Construction
3200 W. Pecan Blvd., Bldg. N. Suite 179
McAllen, TX 78501
Phone: 956-872-3737
Fax: 956-872-3747

Project Fact Sheet
5/8/2025

Project Name				District Wide - Flooring Replacement Phase IV				Project No.		2025-014R											
Funding Source(s):				Renewals & Replacements Fund																	
				FY 24-25																	
				FY 24-25		Variance of Project Budget vs. Actual															
				Total Project Budget	Actual Expenditures					Total Actual Expenditures To Date											
Construction:				\$ 500,000.00	\$ 2,424.44	\$ 497,575.56				\$ 2,424.44											
Design				\$ -	\$ -	\$ -				\$ -											
Miscellaneous:				\$ 4,000.00	\$ 294.00	\$ 3,706.00				\$ 294.00											
FFE:				\$ -	\$ -	\$ -				\$ -											
Technology:				\$ -	\$ -	\$ -				\$ -											
Total:				\$ 504,000.00	\$ 2,718.44	\$ 501,281.56				\$ 501,281.56											
Project Team				Board Status																	
Approval to Solicit Architect/Engineer: N/A				Board Approval of Schematic Design		NA		Location		Vendor		Contract Amount		Actual Expenditures		Variance					
Architect/Engineer: N/A								PCN Bldg. M		Diaz Floors & Ints.		\$ 2,424.44		\$ 2,424.44		\$ -					
								MVC Bldg. G		Terra Fuerte		\$ 37,359.20		\$ -		\$ 37,359.20					
								PCN Bldg. C		Diaz Floors & Ints.		\$ 72,240.00		\$ -		\$ 72,240.00					
								PCN Bldg. H		5StarGC		\$ 124,830.00		\$ -		\$ 124,830.00					
								STARR Bldg. G		Diaz Floors & Ints.		\$ 20,912.00		\$ -		\$ 20,912.00					
Contractor: Diaz Floors & Interiors LLC								STARR Bldg. G		Diaz Floors & Ints.		\$ 63,403.37		\$ -		\$ 63,403.37					
PCN Bldg. C Tech Bldg. B																					
STARR Bldg. G																					
5 Star GC Construction																					
				Substantial Completion		MVC G - 8/30/2024		PCN C -04/02/2025		STARR G -3/26/2025		TECH B -4/14/2025		Board Acceptance		MVC G: 09/24/2024		PCN C-4/22/2025		STARR G - 4/22/2025	
STC FPC Project Manager: Kelly Nelson				Final Completion		MVC G - 10/25/2024				Board Acceptance						MVC G: 11/26/2024					
Project Description				Project Scope																	
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.				Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.																	
Projected Timeline																					
Board Approval to Solicit Architect/Engineer		Board Approval of Architect/Engineer		Board Approval of Schematic Design		Board Approval of Contractor		Construction Start Date		Board Approval of Substantial Completion Date		Board Approval of Final Completion Date		FFE Completion of Move In							
N/A		N/A		N/A		1/28/2025		3/4/2025		7/22/2025		8/26/2025		N/A							
Project Calendar of Expenditures by Fiscal Year																					
Fiscal Year		Construction		Design		Miscellaneous		FFE		Tech		Project Total									
2024-25		2,424.44		-		294.00		-		-		\$ 2,718.44									
Project Total		\$ 2,424.44		\$ -		\$ 294.00		\$ -		\$ -		\$ 2,718.44									
Current Agenda Item																					
05/13/25 Facilities Committee Meeting: Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Sylvia Esterline Center for Learning Excellence Building C & Starr County Campus Student Services Building G. Also, Substantial Completion and Final Completion of the District Wide Flooring Replacements Phase IV Technology Campus Advanced Technical Careers Building B.																					
																					
Pecan Campus Sylvia Esterline Center for Learning Excellence				Pecan Campus Students Activities Center Building H				Starr County Campus Student Services Building G				Technology Campus Advanced Technical Careers Building B									

FPC Project Manager

FPC Director N/A

FPC Executive Director

ACTION ITEM VI, Review and Action as Necessary on the Round 3 Evaluation Process to Contract Architectural and Engineering Services

Purpose	To review and approve Round 3 evaluation process for the design firm.
Justification	Architectural and engineering services are necessary for design and construction administration services for construction projects. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.
Background	<p>The Board of Trustees approved the evaluation and selection process for architectural and engineering services on July 20, 2023. College staff evaluates the submissions from the architectural and engineering firms in Rounds 1 and 2 of the evaluation process. The Board of Trustees may employ Round 3 of the evaluation process and take additional steps to evaluate the firms, including requesting a presentation and/or an interview.</p>

On April 22, 2025, the Board of Trustees approved to proceed with a Round 3 evaluation for the Pecan Campus Institutional Support Services Building N Expansion project. The top two (2) ranked architectural firms will be invited to make a presentation to the Board on the topics listed below.

Evaluation Questions

1. How will your design support the space programming needs to meet the usage of this space, including flow of traffic, furniture options, and storage? **(0 – 20 points)**
2. What considerations will you undertake to support the needs of the program? **(0 – 20 points)**
3. What design elements will ensure the space delivers a strong, positive impact for the College? **(0 – 20 points)**
4. What steps will your firm undertake to contain costs and deliver the project within the proposed budget? Provide details describing the team's knowledge and experience with the local construction market. **(0 – 20 points)**
5. What examples can you provide of comparable projects designed by your team? **(0 – 20 points)**

Scoring Rubric

- Each trustee will score the presentations according to the following rubric:
 - a. 20 points: Excellent
 - b. 15 points: Good
 - c. 10 points: Fair
 - d. 5 points: Poor
 - e. 0 points: Not addressed

Enclosed Documents

None.

Staff Resource

Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation

Administration requests the Committee recommend Board approval of the Round 3 evaluation process for evaluating and selecting architectural and engineering firms as presented.

ACTION ITEM VII, Review and Update on the Sustainability Programs

Purpose	Administration is providing information regarding the sustainability programs in place at South Texas College.
Justification	<p>The College's sustainability efforts are focused on reducing environmental damage in day-to-day operations by implementing activities that advance sustainable practices, such as initiatives in energy and water conservation by using Building Automation Systems (BAS) and waste minimization programs.</p> <p>The Environmental, Health, Safety & Risk (EHS&R) Department serves the college by collaborating with different departments to enhance sustainability efforts at South Texas College.</p> <p>The following sustainability programs will be presented:</p> <ul style="list-style-type: none">• Energy Conservation• Water Conservation• Waste Minimization (Recycling Program)
Enclosed Documents	Appendix A – Sustainability Programs Presentation
Staff Resource	Jorge L. Sanchez, Environmental, Health & Safety (EHS) Manager George McCaleb, Executive Director of Facilities Operations and Maintenance Mary Del Paz, Vice President for Finance and Administrative Services
Recommendation	No action is required from the Board. This item is presented for information purposes.

Appendix A

Sustainability Programs Presentation follows in the packet.

SUSTAINABILITY

By: Jorge L. Sanchez

Environmental, Health, and Safety Manager



Campus Operations

- Reduce Environmental Impact
- College Community Engagement
- Sustainable Practices
 - Energy Consumption
 - Water Conservation
 - Waste Management




College Community Engagement

- Departments Involved
 - Facilities Operations and Maintenance
 - Facilities Planning and Construction
 - Central Receiving
 - Business Office
 - Science Division



Sustainable Practices

- Energy Conservation
 - Siemens – Building Automation System
- Water Conservation
 - Alert Labs – Water Leak Detection Systems
- Waste Management
 - Recycling Program



SOUTH TEXAS COLLEGE

Environmental, Health, Safety and Risk
Facilities Operations and Maintenance Department
Metal Recycling Plan

I. Purpose and Scope

a. To establish a Metal Recycling Plan for the disposal of scrap metal generated by South Texas College.

II. Introduction

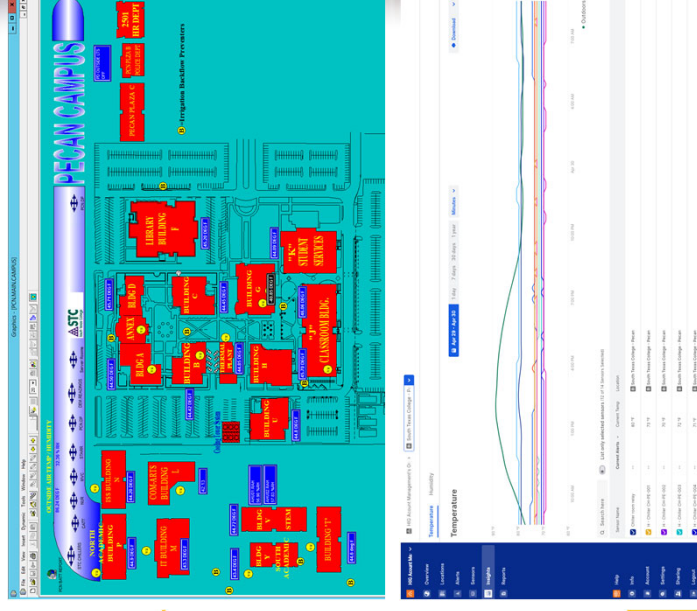
a. South Texas College is committed to proper collection, disposal and recycling of scrap metal. This plan is designed to ensure that all scrap metal generated by the college is properly disposed of or recycled. All scrap metal generated by the college shall be disposed of or recycled in accordance with this plan. All removal from the campus of any scrap metal or recycling is to be provided to the Business Office for deposit to the South Texas College general fund.

III. Procedure

a. **Definitions:**

- Recycling** – the process of collecting and processing materials that would otherwise be thrown away as trash and turning them into new products.
- Scrap metal** is any metal that is no longer useful for its original purpose, but is still usable in some form. It includes metal that is typically hard, shiny, malleable, fusible, and ductile, with good electrical and thermal conductivity (e.g., iron, steel, aluminum, and alloys such as brass and copper).
- The Environmental, Health and Safety (EHS) Program** is responsible for the Metal Recycling Plan for the disposed scrap metal generated by South Texas College.
- Each program or department generating metal waste is responsible for determining that any type of scrap metal generated has no commercial value and can be disposed.**
- The program or department that generated the scrap metal is responsible for its transportation and loading into the appropriate type of scrap metal dumpster/container.**
- All scrap metal will be loaded in an organized manner to maximize waste collection.**
- Once all containers are full or ready for pick up, it is the responsibility of each program or department to notify the Business Office for pickup by the Central Recycling and Fixed Assets staff to pick up.**

EHSR Office
Phone 956-872-3718
Email ehs@stcollege.edu
3201 W. Foothill Blvd. El Paso, TX 79901



Waste Minimization Programs

- Recycling Program
 - Tires
 - Toners
 - Metals
 - Cardboard
 - Paper
 - Refrigerants
 - Batteries
 - Electronics (E Waste)
 - Auction Surplus



Certification of Destruction

This certifies that the materials that were received February 6, 2025, from STC were destroyed by Tex-Mex Recycling authorized personnel, pursuant to our regular internal process.

Tex-Mex Recycling complied with the procedures listed below to ensure that the scrap plastic parts bought were properly handled and destroyed. (See attached list).

Destruction Procedure:

1. All parts were ultimately destroyed during the normal course of business procedures. Proper removal, storage and destruction process and procedures.
2. All parts were destroyed by shredding, grinding or crushing method, rendering them useless for their original intended application.
3. All parts were destroyed in a secure area, with no identification tags or any symbols identifying the unit to the original holder.
4. All parts were recycled in an environmentally sound manner.

DESCRIPTION	Amount
Toners HP/Xerox/Dell/West Point Products	110

Sign: Maritza Barrera Date: 2/9/25
 Name: Maritza Barrera

1318-F Certificate of Destruction Form Effective Date: 02-17-20 Rev. 4
 Tex-Mex Recycling, LLC
 2801 Calaveritas Avenue, MacAllen Texas 79651



SOUTH TEXAS
COLLEGE
ENVIRONMENTAL, HEALTH AND SAFETY
DEPARTMENT

Questions?

FOM Secretaries

Alondra Flores
Pecan E204

Victoria Montalvo
Pecan E204

Contact information
EHS: 956-872-3718

Maintenance Request
956-872-2107

Manages Sustainability Programs

- Energy Consumption
- Water Conservation
- Waste Minimization
- Recycling

Energy Specialist

- Building Automation System (BAS)
- Siemens Controls

Risk Management

- Insurance
- Risk Assessments
- Incident Reporting and Investigation (shared function with EHS)
- College Safety Committee
- Departmental Business Continuity

Jorge L. Sanchez

Environmental Hlth & Safety Mgr

Department	Call
Facilities Operations & Maintenance	956-872-2074
Location	Email
Pecan Campus - E 214	jsanchez_4605@southtexascollege.edu

Alejandro J. Olmeda

Energy Management Specialist

Department	Call
Facility Maintenance	956-872-3581
Location	Email
Pecan Campus - E126	olmeda@southtexascollege.edu

Ken Lyons

Risk Manager

Department	Call
Facilities Operations & Maintenance	956-872-6744
Location	Email
Pecan Campus - E206	klyons_0202@southtexascollege.edu



SOUTH TEXAS
COLLEGE
ENVIRONMENTAL HEALTH AND SAFETY
DEPARTMENT

ACTION ITEM VIII, Review and Recommend Action on the Negotiation and Execution of a Lease Agreement for Upper-Level Criminal Justice Course Offerings

Purpose	To recommend Board approval of the continued negotiation and execution of a lease agreement for offering upper-level Criminal Justice courses in McAllen, Texas.
Justification	<p>The College is working with Sam Houston State University (SHSU) to support SHSU in offering a bachelor's in Criminal Justice/Law Enforcement in McAllen, Texas. This program would increase the opportunities for South Texas College Law Enforcement and Criminal Justice graduates to earn a bachelor's degree from a premier institution in that field without leaving the region.</p> <p>The agreement would permit SHSU to use general classroom space for instruction, offering afternoon and evening courses. Currently, the Fall 2025 and Spring 2025 semesters are planned for this agreement.</p>
Enclosed Documents	Appendix A – Cost Calculation
Staff Resource	Dr. Anahid Petrosian, Vice President and Provost for Academic Affairs and Economic Development Dr. Brett J. Millan, Associate Vice President for Academic Success and Advancement Ms. Mary Del Paz, Vice President for Finance and Administrative Services
Recommendation	Administration requests the Committee recommend Board approval of proceeding with the negotiation and execution of a lease agreement with Sam Houston State University to offer upper-level Criminal Justice courses in McAllen, Texas as presented.

STC Facility Use Charges Schedule

Appendix A

2025 Fall Semester

Space	Size (sf)	Number of Classrooms/Offices	Weekly Sections	Weekly Sections per Utilization %	Average			Monthly Rental (\$/sq)	Monthly Rental Cost (\$)	Semester Rental Cost (\$)
					Weekly Utilization Factor (%)	Weekly Utilization Factor (%)	Weekly Utilization Factor (%)			
24-Seat Classroom *(Note 1)	616	1	40	6	15%			3.09	\$ 285.52	\$ 1,284.82
Total Utilized Space	616	1							\$ 285.52	\$ 1,284.82

2026 Spring Semester

Space	Size (sf)	Number of Classrooms/Offices	Weekly Sections	Weekly Sections per Utilization %	Average			Monthly Rental (\$/sq)	Monthly Rental Cost (\$)	Semester Rental Cost (\$)
					Weekly Utilization Factor (%)	Weekly Utilization Factor (%)	Weekly Utilization Factor (%)			
24-Seat Classroom *(Note 1)	616	1	40	6	15%			3.09	\$ 285.52	\$ 1,284.82
Total Utilized Space	616	1							\$ 285.52	\$ 1,284.82

\$ 285.52 \$ 2,569.64

*Notes:

- (1) The classroom availability at Pecan Campus South Academic Buidling J (616 sq. ft.): -
J1.206 - Classroom
Two class days per week 2pm to 8 pm
No Weekend Classes

ACTION ITEM IX, Review and Update on Five-Year Plan for the Unexpended Plant Fund Budget

Purpose	Update on the planned budget projections for five (5) years of the Unexpended Plant Fund budget.
Justification	Administration and College staff develop plans for funding future and ongoing projects beyond the current fiscal year. The budget includes proposed funding and budget transfers from other funds needed to meet the College's long-term construction plans.
Enclosed Documents	Appendix A – Five-Year Unexpended Plant Fund Budget Plan
Staff Resource	Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services
Recommendation	This item is presented for the Committee's information only. No action is requested.

Appendix A

Five-Year Unexpended Plant Fund Budget Plan follows in the packet.



SOUTH TEXAS COLLEGE

Capital Improvement Projects (CIP)

Unexpended Plant Fund
As of May 7, 2025

Mary Del Paz , MBA, CPA, CFE, CGMA
Vice President for Finance and Administrative Services



Proposed Projects FY 2026 - FY 2032

Pecan Campus

- Library Space Modifications
- Pecan West Continuing Education Building A and Protection Project
- Pecan West Parking and Site Improvements
- Kinesiology Building Q
- Cooper Center for Performing Arts Building L Music and Dance Expansion and Renovation
- Business and Science Building G Engineering Lab Renovation
- Student Services Building K Renovation
- North Academic Humanities Building P Renovations for Accounts Receivable, Grant Accounting and Faculty and Staff Offices
- Operations Support Center Building Z
- Administration Building
- Institution Support Services Building N
- Athletic Field Improvements
- Canopy for Basketball Court
- Athletic Field Building R
- Relocation of Portable Buildings
- Building P VPFAAS Renovation

Pecan Plaza

- Human Resources Building A Renovation
- Child Care Development Center – Remodel
- East Building B Renovation for Cosmetology
- Building C Folklorico Renovation
- East Building B Department of Public Safety Expansion
- Nursing & Allied Health
- East Building A Conversion of Radiology Lab to Multipurpose Skills Lab
- East Building A Breakroom and Offices Expansion
- Canopy for Basketball Court
- East Building A Community Pharmacy Lab & Pharmacy Technology Lecture Renovation
- Regional Workforce Development Healthcare Center Building E
- Starr County Campus
- Canopy for Basketball Court
- Physical Plant Building P Additional Pole Lights
- Mid Valley Campus
- Site Drainage Upgrades

Proposed Projects FY 2026 - FY 2032 - continued

Technology Campus

- Institute for Advanced Manufacturing Building E Collaboration Lab
- Automotive Lab Exhaust System
- Emerging Technologies Building A & Advanced Technical Careers B Renovations
- Athletic Field and Basketball Court Improvements
- Shipping and Receiving Building D Warehouse Expansion
- Truck Driving Range Canopy
- Canopy for Basketball Court

Regional Center for Public Safety Excellence

- Multi-Story Fire Training Structure Building
- Multi-purpose Public Safety Training Pavilion
- Confined Space / Trench Rescue Training Area
- Inventory and Logistics Facility
- F.L.A.G. Training Area Gas Supply Line
- Emergency Response Support Facility
- Obstacle Course and Fitness Trail
- Student Services Building

District Wide

- Land and Facility Purchases
- CIP Additional Projects
- **Renovations and Contingencies**
- Project Cost Control Reserve
- **Outdoor Furniture**
- **Entry Monument Signs**
- **Facility Signage**
- Digital Marquee Sign in Front of Cooper Center
- **Interior Facility Signage**
- Removal of Existing Trees
- Campus Master Plan

Unexpended Plant Fund Proposed Projects

Impact on Unrestricted Fund Balance

Fiscal Year	Unexpended Plant Fund				Unrestricted Fund	
	Unrestricted Transfer In	Interest Income	Project Costs	Ending Fund Balance	Number of Months in Reserve	
FY 2025				\$ 49,121,531.31		
FY 2026	\$ 17,000,000.00	\$ 1,597,790.89	\$ 57,949,066.63	\$ 9,770,255.57	6.1	
FY 2027	34,000,000.00	773,117.88	44,327,266.19	216,107.26	4.1	
FY 2028	31,500,000.00	702,735.22	32,199,538.00	219,304.48	2.6	
FY 2029	21,000,000.00	475,212.53	21,318,052.00	376,465.02	1.8	
FY 2030	9,000,000.00	217,890.68	9,068,900.00	525,455.69	1.5	
FY 2031	5,000,000.00	132,770.51	5,150,000.00	508,226.20	1.4	
FY 2032	5,500,000.00	135,370.18	6,000,000.00	143,596.38	0.4	
Total	\$ 123,000,000.00	\$ 4,034,887.89	\$ 176,012,822.82	\$ 143,596.38		

Reduced Proposed Projects FY 2026 - FY 2032

Pecan Campus

- Library Space Modifications
- Pecan West Continuing Education Building A
- Pecan West Parking and Site Improvements
- Kinesiology Building Q
- Cooper Center for Performing Arts Building L Music and Dance Expansion and Renovation
- Business and Science Building G Engineering Lab Renovation
- Student Services Building K Renovation
- North Academic Humanities Building P Renovations for Accounts Receivable, Grant Accounting and Faculty and Staff Offices
- ~~Operations Support Center Building Z~~
- ~~Administration Building~~
- Institution Support Services Building N
- Athletic Field Improvements
- ~~Canopy for Basketball Court~~
- Athletic Field Building R
- Relocation of Portable Buildings
- Building P VPFAAS Renovation

Pecan Plaza

- Human Resources Building A Renovation
- ~~Child Care Development Center Remodel~~
- East Building B Renovation for Cosmetology
- Building C Folklorico Renovation
- East Building B Department of Public Safety Expansion
- Nursing & Allied Health**
- East Building A Conversion of Radiology Lab to Multipurpose Skills Lab
- East Building A Breakroom and Offices Expansion
- ~~Canopy for Basketball Court~~
- East Building A Community Pharmacy Lab & Pharmacy Technology Lecture Renovation
- Regional Workforce Development Healthcare Center Building E

Starr County Campus

- ~~Canopy for Basketball Court~~

- Physical Plant Building P Additional Pole Lights

Mid Valley Campus

- Site Drainage Upgrades

Reduced Proposed Projects FY 2026 - FY 2032 - continued

Technology Campus

- ~~• Institute for Advanced Manufacturing Building E Collaboration Lab~~
- Automotive Lab Exhaust System
- ~~• Emerging Technologies Building A & Advanced Technical Careers B Renovations~~
- Athletic Field and Basketball Court Improvements
- ~~• Shipping and Receiving Building D Warehouse Expansion~~
- Truck Driving Range Canopy
- ~~• Canopy for Basketball Court~~

Regional Center for Public Safety Excellence

- ~~• Multi-Story Fire Training Structure Building~~
- ~~• Multi-purpose Public Safety Training Pavilion~~
- ~~• Confined Space / Trench Rescue Training Area~~
- ~~• Inventory and Logistics Facility~~
- F.L.A.G. Training Area Gas Supply Line
- Emergency Response Support Facility
- Obstacle Course and Fitness Trail
- ~~• Student Services Building~~

District Wide

- Land and Facility Purchases
- CIP Additional Projects
- Renovations and Contingencies
- Project Cost Control Reserve
- Outdoor Furniture
- Entry Monument Signs
- Facility Signage
- Digital Marquee Sign in Front of Cooper Center
- Interior Facility Signage
- Removal of Existing Trees
- Campus Master Plan

Reduced Unexpended Plant Fund Proposed Projects

Impact on Unrestricted Fund Balance

Fiscal Year	Unexpended Plant Fund			Unrestricted Fund
	Unrestricted Transfer In	Interest Income	Project Costs	Ending Fund Balance
FY 2025				
FY 2026	\$ 10,000,000.00	\$ 1,767,854.64	\$ 51,531,566.63	\$ 49,121,531.31
FY 2027	12,000,000.00	517,745.94	21,142,891.19	\$ 9,357,819.32
FY 2028	7,000,000.00	212,190.03	6,034,680.00	732,674.07
FY 2029	5,000,000.00	184,797.41	5,607,150.00	1,910,184.11
FY 2030	4,000,000.00	127,119.67	5,325,900.00	1,487,831.52
FY 2031	2,000,000.00	58,007.30	2,000,000.00	289,051.18
FY 2032	2,000,000.00	60,617.63	2,000,000.00	347,058.49
Total	\$ 42,000,000.00	\$ 2,928,332.63	\$ 93,642,187.82	\$ 407,676.12
				6.4
				5.2
				4.6
				4.3
				4.0
				3.8
				3.0

Total Unexpended Plant Fund Proposed Projects Not Funded

Fiscal Year	Project Costs	Reduced Project Costs	Not Funded Project Cost
FY 2026	\$ 57,949,066.63	\$ 51,531,566.63	\$ 6,417,500.00
FY 2027	44,327,266.19	21,142,891.19	23,184,375.00
FY 2028	32,199,538.00	6,034,680.00	26,164,858.00
FY 2029	21,318,052.00	5,607,150.00	15,710,902.00
FY 2030	9,068,900.00	5,325,900.00	3,743,000.00
FY 2031	5,150,000.00	2,000,000.00	3,150,000.00
FY 2032	6,000,000.00	2,000,000.00	4,000,000.00
Total	\$ 176,012,822.82	\$ 93,642,187.82	\$ 82,370,635.00

Unexpended Plant Fund Proposed Projects

Not Funded

Pecan Campus

- Operations Support Center Building Z
- Administration Building
- Canopy for Basketball Court

Pecan Plaza

- Child Care Development Center – Remodel

Nursing & Allied Health

- Canopy for Basketball Court

Starr County Campus

- Canopy for Basketball Court

Technology Campus

- Institute for Advanced Manufacturing Building E Collaboration Lab
- Emerging Technologies Building A & Advanced Technical Careers B Renovations
- Shipping and Receiving Building D Warehouse Expansion
- Canopy for Basketball Court

Regional Center for Public Safety Excellence

- Multi-Story Fire Training Structure Building
- Multi-purpose Public Safety Training Pavilion
- Confined Space / Trench Rescue Training Area
- Inventory and Logistics Facility
- Student Services Building



Thank you
Questions?

ACTION ITEM X, Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects

Purpose	The Facilities Planning and Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement and renewals & replacements project currently in progress, including a categorization based on priority.
Enclosed Documents	Appendix A – Capital Improvement Projects Milestones Appendix B – Budget Report Appendix C – Capital Improvement Projects Overview Appendix D – Renewals & Replacements Projects Overview Appendix E – Outstanding Issues
Staff Resource	Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services
Recommendation	This item is presented for the Committee’s information only. No action is requested.

Appendix A

Capital Improvement Projects Milestones follows in the packet.

Appendix B

Budget Report follows in the packet.

Appendix C

Capital Improvement Projects Overview follows in the packet.

Appendix D

Renewals & Replacements Projects Overview follows in the packet.

Appendix E

Outstanding Issues follows in the packet.

Status of Unexpended Plant Fund Construction Projects in Progress - FY 25 May 2025

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Library Bldg. F Space Renovation	1. Space Modification Projects	-	-	\$ 240,000.00	\$ 231,666.82	\$ 8,333.18
Kinesiology Bldg. Q	1. Construction Phase 2. Contract Negotiations	95%	May 2025	\$ 5,579,120.00	\$ 397,245.76	\$ 5,181,874.24
Cooper Ctr. for Performing Arts Bldg. L Music and Dance Expansion & Renovations	1. Construction Phase 2. Construction in Progress	7%	January 2026	\$ 10,606,225.00	\$ 961,340.21	\$ 9,644,884.79
Business & Science Bldg. G Engineering Lab Renovation	1. Design Phase 2. Schematic Design	90%	May 2025	\$ 500,000.00	\$ -	\$ 500,000.00
Student Services Building K Renovation	1. Design Phase 2. Schematic Design	5%	August 2025	\$ 2,119,556.00	\$ -	\$ 2,119,556.00
North Academic Humanities Building P Renovation for the Accounts Receivable and Grant Accounting Departments	1. Design Phase	50%	May 2025	\$ 94,500.00	\$ -	\$ 94,500.00
Operations Support Center Building Z	1. Not Started	0%	TBD	\$ 780,000.00	\$ -	\$ 780,000.00
Athletic Field Improvements	1. Construction Phase 2. Contract Negotiations	50%	May 2025	\$ 50,740.00	\$ -	\$ 50,740.00
Institutional Support Services Building N Expansion	1. Project Development 2. Solicitation of Architectural Services	50%	June 2025	\$ 317,152.00	\$ -	\$ 317,152.00
Administration Building S	1. Not Started	0%	TBD	\$ 3,000,000.00	\$ -	\$ 3,000,000.00
Athletic Field Building R	1. Design Phase 2. Contract Negotiations	50%	May 2025	\$ 564,000.00	\$ -	\$ 564,000.00
Pecan Campus Total				\$ 32,291,293.00	\$ 1,590,252.79	\$ 22,261,040.21
Pecan West						
Continuing Education Building & Testing Center Bldg. A	1. Construction Phase 2. Construction in Progress	45%	May 2026	\$ 4,932,329.00	\$ 422,529.17	\$ 4,509,799.83
Pecan West Continuing Education Parking & Site Improvements	1. Subdivision Plat	90%	May 2025	\$ 1,702,186.00	\$ 155,551.33	\$ 1,546,634.67
	1. Construction Phase 2. Construction in Progress	75%	May 2026			
Pecan West Total				\$ 6,634,515.00	\$ 578,080.50	\$ 6,056,434.50
Pecan Plaza						
Human Resources Bldg. A Renovation	Not Started	0%	TBD	\$ 545,400.00	\$ -	\$ 545,400.00
East Building B Renovation for Cosmetology	Not Started	0%	TBD	\$ 990,615.00	\$ -	\$ 990,615.00
Pecan Plaza Total				\$ 1,536,015.00	\$ -	\$ 1,536,015.00

Status of Unexpended Plant Fund Construction Projects in Progress - FY 25 May 2025

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
Mid Valley Campus						
Student Union Building F Financial Aid Renovation	1. Construction Phase	90%	May 2025	\$ 22,000.00	\$ -	\$ 22,000.00
Child Development Center Portable PB-L2 Canopy Expansion	1. Construction Phase 2. Construction in Progress	10%	May 2025	\$ 65,000.00	\$ 502.12	\$ 64,497.88
Workforce Center Bldg. D Welding Expansion	1. Project Complete	100%	January 2025	\$ -	\$ 1,232,702.03	\$ (1,232,702.03)
Workforce Center Bldg. M Automotive Lab Expansion	1. Project Complete	100%	January 2025	\$ -	\$ 2,270,986.68	\$ (2,270,986.68)
Workforce Center Bldg. D HVAC-R Classroom and Outdoor Covered Area	1. Project Complete	100%	January 2025	\$ -	\$ 1,037,397.35	\$ (1,037,397.35)
Mid Valley Campus Total				\$ 87,000.00	\$ 4,541,588.18	\$ (4,454,588.18)
Technology Campus						
Welding Lab Expansion Building F	1. Construction Phase 2. Final Completion	90%	June 2025	\$ 2,694,087.00	\$ 3,832,101.72	\$ (1,138,014.72)
Institute for Advanced Manufacturing Bldg. E Collaboration Lab Renovation	1. Not Started	0%	TBD	\$ 285,000.00	\$ -	\$ 285,000.00
Athletic Field and Basketball Court	1. Not Started	0%	TBD	\$ 144,600.00	\$ -	\$ 144,600.00
Technology Campus Total				\$ 3,123,687.00	\$ 3,832,101.72	\$ (708,414.72)
Nursing and Allied Health Campus						
East Bldg. A Renovation of Radiology Lab to Multipurpose Skills Lab	1. Design Phase 2. Construction Documents	90%	May 2025	\$ 161,640.00	\$ -	\$ 161,640.00
East Bldg. A Breakroom and Offices Expansion Renovation	1. Not Started	TBD	TBD	\$ 142,450.00	\$ -	\$ 142,450.00
Regional Workforce Development Healthcare Center Building E Renovation	1. Design Phase 2. Construction Documents	30%	July 2025	\$ 5,561,500.00	\$ 6,162.08	\$ 5,555,337.92
East Building A Community Pharmacy Lab	1. Design Phase 2. Construction Documents	90%	May 2025	\$ 165,514.00	\$ 4,850.50	\$ 160,663.50
Nursing and Allied Health Campus Total				\$ 6,031,104.00	\$ 11,012.58	\$ 6,020,091.42

Status of Unexpended Plant Fund Construction Projects in Progress - FY 25 May 2025

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
Starr County Campus						
Workforce Center Bldg. Q Automotive Expansion	1. Construction Phase 2. Final Completion	90%	June 2025	\$ 765,800.00	\$ 2,012,249.31	\$ (1,246,449.31)
North Academic Bldg. C HVAC-R Outdoor Covered Area	1. Construction Phase 2. Final Completion	90%	June 2025	\$ 159,389.00	\$ 330,379.69	\$ (170,990.69)
Cultural Arts Center Building F Renovation	1. Not Started	0%	TBD	\$ 155,000.00	\$ -	\$ 155,000.00
Starr County Campus Total				\$ 1,080,189.00	\$ 2,342,629.00	\$ (1,262,440.00)
Regional Center for Public Safety Excellence						
Perimeter Fencing	1. Construction Phase 2. Contract Negotiations	50%	May 2025	\$ 192,500.00	\$ 502.12	\$ 191,997.88
Parking Lot #1 for Additional Spaces	1. Construction Phase 2. Construction in Progress	90%	May 2025	\$ 329,170.00	\$ 79,438.98	\$ 249,731.02
Regional Center for Public Safety Excellence Total				\$ 521,670.00	\$ 79,941.10	\$ 441,728.90
District Wide						
Fence Enclosures	Not Started	Not Started	Not Started	\$ 35,000.00	\$ -	\$ 35,000.00
Outdoor Furniture	Not Started	Not Started	Not Started	\$ 25,000.00	\$ 5,275.00	\$ 19,725.00
Land and Facility Purchasing	Not Started	Not Started	Not Started	\$ 3,000,000.00	\$ -	\$ 3,000,000.00
Renovations and Contingencies	Not Started	Not Started	Not Started	\$ 948,750.00	\$ 11,390.18	\$ 937,359.82
Campus Master Plan	Not Started	Not Started	Not Started	\$ 375,000.00	\$ -	\$ 375,000.00
Facility Signage	1. Design Phase	5%	June 2025	\$ 500,000.00	\$ -	\$ 500,000.00
Removal of Existing Trees	Not Started	Not Started	Not Started	\$ 25,900.00	\$ -	\$ 25,900.00
Entry Monument Signs	1. Design Phase	5%	August 2025	\$ 1,040,000.00	\$ -	\$ 1,040,000.00
Interior Facility Signage	1. Design Phase	5%	June 2025	\$ 250,000.00	\$ -	\$ 250,000.00
Project Cost Control Reserve	Not Started	Not Started	Not Started	\$ 9,947,295.00	\$ -	\$ 9,947,295.00
District Wide Total				\$ 16,146,945.00	\$ 16,665.18	\$ 16,130,279.82
Unexpended Plant Fund Construction Project Total				\$ 67,452,418.00	\$ 12,992,271.05	\$ 46,020,146.95

Note: These expenditures reflect total project costs, including previous fiscal years

South Texas College
Construction Projects Presented to Board of Trustees Report
Fiscal Year 2024-2025
As of April 30, 2025

Total Project Budget Summary	FY25 Unexpended Plant Fund	FY25 Renewal & Replacement Plant Fund
FY 2025 Total Construction Project Budget	\$ 58,383,418.00	\$ 13,440,885.00
Budget Amendment		
Prior to FY 2025 Approved Projects	\$ 36,755,968.17	\$ 5,975,899.30
FY 2025 Proposed and Approved Projects	\$ 13,812,897.00	\$ 5,007,961.20
FY 2025 Proposed Projects for the Month of April 2025	\$ -	\$ -
FY 2025 Total Project Estimated Budget Balance	\$ 7,814,552.83	\$ 2,457,024.50

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 24, 2024			
2025-025C	Pecan Campus: Solicitation of Consulting Services for an Assessment of Administrative and Non-Instructional Facilities Space	\$ 250,000.00	
2025-026C	Pecan Campus: Mechanical Engineering Services for Physical Plant Building E Cooling Tower Above Ground Piping System	\$ 731,250.00	
Taken in November 2024	NAH Campus: Solicitation of Architectural Services for Pharmacy Lab Renovation Building A	\$ -	
Taken in November 2024	NAH Campus: Solicitation of Architectural Services for Renovation of Radiology Lab to Multipurpose Skills Lab Building A	\$ -	
*2022-023R	NAH Campus: Final Completion Generator Replacement Building A		\$ 10,070.15
*2022-019R	Pecan Campus: Final Completion Generator Replacement Building J		\$ 18,733.55
Total Board Approval on September 2024		\$ 981,250.00	\$ 28,803.70
Board Approved on October 29, 2024			
Approved in January 2025	Pecan Campus: Solicitation Architectural Services for Engineering Lab Building G	\$ -	
Approved in January 2025	Pecan Campus: Engineering Services for HVAC Replacement Phase II District Wide	\$ -	
	Mid Valley Campus: Construction Services for Child Development Center Canopy Portable Building L2A	\$ -	
*2024-12R	Mid Valley Campus: Substantial Completion district wide Flooring replacement Phase III North Academic Building G		\$ 360,800.00
	Pecan Campus, MV Campus, & Starr Campus: Construction Services for Stucco Repainting District Wide		\$ 950,000.00
Total Board Approval on October 2024		\$ -	\$ 1,310,800.00
Board Approved on November 19, 2024			
	Pecan Campus: Design Services status update Kinesiology Building Q	\$ -	
2025-004C	Pecan Campus: Architectural Services for Expansion Institutional Support Services Building N	\$ 4,991,220.00	
	Pecan Campus: Architectural Services for Administration Building	\$ -	
*2024-010R	Pecan Campus: Engineering Services for Cooling tower above ground piping system Physical Plant Building E		\$ 731,250.00

Total Project Budget Summary		FY25 Unexpended Plant Fund	FY25 Renewal & Replacement Plant Fund
*2023-003C	NAH Campus: Contracting Architectural Services for renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab Building A	\$ 517,247.00	
*2022-043C	Pecan Campus: Contracting Construction Services for Expansion and Renovation for Music and Dance Programs Cooper Center for Performing Arts Building A	\$ 10,766,375.00	
*2024-010R	Technology Campus: Contracting Construction Services for Resurface and Regrading of Existing Swales Parking Lot #2		\$ 395,000.00
*2024-008C	RCPSE: Contracting Construction Services for Additional parking spaces Parking Lot #1	\$ 330,700.00	
*2024-012R	Mid Valley Campus: Final Completion for District wide Flooring replacement Phase II North Academic Building G		\$ 37,359.20
Total Board Approval on November 2024		\$ 16,605,542.00	\$ 1,163,609.20
Board Approved on December 2024			
No projects were presented			
Total Board Approval on December 2024		\$ -	\$ 1,163,609.20
Board Approved on January 28, 2025			
2025-001C	Pecan Campus: Solicitation of Architectural Services for Athletic Field	\$ 569,300.00	
*2023-014C	Pecan Campus: Solicitation Architectural Services for Engineering Lab Building G	\$ 500,000.00	
*2021-001C	Pecan Campus: Contracting Architectural Services for Renovation Student Services (Cashiers) Building K	\$ 2,419,584.00	
2025-015R	Pecan Campus: Engineering Services for HVAC Replacement Phase II District Wide		\$ 1,986,000.00
2025-027R	Technology Campus: Solicitation Construction Services for Atrium Ceiling Repairs Advanced Technical Careers Building B		\$ 61,200.00
*2022-009C	RCPSE: Solicit Construction Services for Perimeter Fence RCPSE Building	\$ 193,000.00	
*2020-037R	Pecan Campus: Contracting Construction Services for Reseeding and Regrading Athletic Fields		\$ 111,000.00
*2021-002C	Pecan West: Contracting Construction Services Continuing Education and Testing Center Building A	\$ 10,651,375.00	
*2023-018C	Pecan West: Contracting Construction Services for Parking and Site Improvement	\$ 1,875,000.00	
*2023-013R	Mid Valley Campus: Contracting Construction Services for HVAC Replacement District Wide		\$ 2,530,000.00
2025-014R	District Wide: Contracting Construction Services for Flooring Replacements Phase IV		\$ 504,000.00
*2022-012C	Mid Valley Campus: Change Order for Automotive Lab Expansion Building M	\$ 49,928.75	
*2022-014C	Mid Valley Campus: Final Completion for HVAC-R Classroom and Covered Area Building D	\$ 55,056.30	
*2022-013C	Mid Valley Campus: Final Completion for Welding Expansion and Renovation Workforce Center Building D	\$ 78,230.99	
*2022-012C	Mid Valley Campus: Final Completion for Automotive Lab Expansion Workforce Center Building M	\$ 120,974.95	
Total Board Approval on January 2025		\$ 16,512,449.99	\$ 5,192,200.00

Total Project Budget Summary		FY25 Unexpended Plant Fund	FY25 Renewal & Replacement Plant Fund
Board Approved on February 25, 2025			
2025-008C	District Wide: Directional Wayfinding Signage with New College Logo and Authorization to Solicit Construction Services	\$ 250,000.00	
2025-028R	District Wide: Directional Wayfinding Signage Replacement with New College Logo and Authorization to Solicit Construction Services		\$ 250,000.00
2025-007C	District Wide: Entry Monument Signage with New College Logo and Authorization to Solicit Construction Services	\$ 1,040,000.00	
*2023-020C	NAH Campus-Regional Workforce Development Healthcare Center - Schematic Design, Budget Increase, and authorization to Proceed with Solicitation of Construction Services for Building E	\$ 1,736,052.50	
2025-004C	Mid Valley Campus: Contracting Construction Services - Child Development Center Canopy for Portable Building L2. (CCAMPIS grant contribution of \$62,944.22 Plus \$65,000.00 Total cost \$127,944.22)	\$ 65,000.00	
*2022-036C	Technology Campus: Substantial Completion of the Welding Lab Expansion for Building F	\$ 561,559.16	
Total Board Approval on February 25, 2025		\$ 3,652,611.66	\$ 250,000.00
Board Approved on March 25, 2025			
2025-001C	Pecan Campus: Contracting Architectural Services for Athletic Field for Building R	\$ 569,300.00	
*2024-010R	Pecan Campus: Schematic Design and Authorization to proceed with Solicitation of Construction Services for Cooling Tower Above Ground Piping System for Building E		\$ 731,250.00
2025-027R	Technology Campus: Contracting Construction Services for Atrium Ceiling Repairs for Advanced Technical Careers Building B		\$ 61,200.00
Total Board Approval on March 25, 2025		\$ 569,300.00	\$ 731,250.00
Board Approved on April 22, 2025			
2025-002C	Pecan Campus: Contracting Architectural Services for Institutional Support Services Expansion for Building N	\$ 4,991,220.00	
*2023-003C	NAH Campus: Schematic Design and Authorization to proceed with Solicitation of Construction Services for Renovation of Radiology Lab to Multipurpose Skills Lab Renovation for East Building A	\$ 161,640.00	
2025-005C	NAH Campus: Schematic Design and Authorization to proceed with Solicitation of Construction Services for Renovation of Community Pharmacy Lab for East Building A	\$ 355,607.00	
*2022-042C	Pecan Campus: Contracting Construction Services for Kinesiology Building Q	\$ 5,666,426.96	
*2022-009C	RCPE: Contracting Construction Services for Perimeter Fence	\$ 192,706.00	
*2022-038R	Mid Valley Campus: Contracting Construction Services for Repair & Renovation of Damaged Roof and Interior Areas Phase II for South Academic Building H	\$ 680,979.66	
*2022-005R	Starr County Campus: Substantial Completion for Automotive Lab Expansion Building Q		\$ 1,050,436.40
*2022-007C	Starr County Campus: Substantial Completion for HVAC-R Outdoor Covered Area Expansion for North Academic Building C	\$ 199,131.90	
2025-014R	Pecan Campus: Substantial Completion of District Wide Flooring Replacements Phase IV for Sylvia Esterline Center for Learning Excellence Building C		\$ 72,240.00
2025-014R	Starr County Campus: Substantial Completion of District Wide Flooring Replacements Phase IV for Student Services Building G		\$ 20,912.00
Total Board Approval on April 22, 2025		\$ 12,247,711.52	\$ 1,143,588.40
Total FY25 Board Approved Projects		\$ 50,568,865.17	\$ 10,983,860.50

* The Projects were presented to the Board of Trustees in prior months. The first four digits identify the budgeted fiscal year.

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2024 - 2025																		
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Pecan Campus																		
1	Library Building F Space Modifications	DV					●					\$ 1,135,000	\$ 231,667	\$ 903,333	\$ 240,000	Low	N/A	O&M
2	Pecan Campus Kinesiology Building Phase I	MV				●						\$ 6,177,150	\$ 397,246	\$ 5,779,904	\$ 5,579,120	High	Boultinghouse Simpson Gates Architects	TBD
3	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV					●					\$ 10,224,375	\$ 961,340	\$ 9,263,035	\$ 10,606,225	High	BRW Architects	Peacock Construction
4	Business and Science Building G Engineering Lab Renovation	DV			●							\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	Sam Garcia Architects	TBD
5	Student Services Building K Renovations	DV			●							\$ 2,615,760	\$ -	\$ 2,615,760	\$ 2,119,556	Low	Sam Garcia Architects	TBD
6	North Academic Humanities Building P Renovations for Accounts Receivable and Grant	TBD			●							\$ 94,500	\$ -	\$ 94,500	\$ 94,500	Low	TBD	TBD
7	Operations Support Center Building Z	MV	●									\$ 5,000,000	\$ -	\$ 5,000,000	\$ 780,000	Low	TBD	TBD
8	Athletic Field Improvements	KN				●						\$ 50,740	\$ -	\$ 50,740	\$ 50,740	Low	TBD	TBD
9	Athletic Field Building R	KN				●						\$ 564,000	\$ -	\$ 564,000	\$ 50,740	Low	TBD	TBD
10	Institutional Support Services Building N Expansion	MV		●								\$ 5,759,100	\$ -	\$ 5,759,100	\$ 317,152	Low	TBD	TBD
11	Administration Building S	KN	●									\$ 31,200,000	\$ -	\$ 31,200,000	\$ 3,000,000	Low	TBD	TBD
Pecan Campus Subtotal												\$ 63,320,625	\$ 1,590,253	\$ 61,730,372	\$ 23,338,033			
Pecan West																		
12	Pecan West Continuing Education Building A & Testing Center Addition	DV					●					\$ 9,087,683	\$ 422,529	\$ 8,665,154	\$ 4,932,329	High	ERO Architects	ECON
13	Pecan West Continuing Education Parking & Site Improvements	DV					●					\$ 2,794,942	\$ 155,551	\$ 2,639,391	\$ 1,702,186	High	Perez Consulting Engineers	GST Construction, Inc.
Pecan West Subtotal												\$ 11,882,625	\$ 578,081	\$ 11,304,545	\$ 6,634,515			
Pecan Plaza																		
14	Human Resources Building A Renovation	KN	●									\$ 550,000	\$ -	\$ 550,000	\$ 545,400	Low	TBD	TBD
15	East Building B Renovation for Cosmetology	KN	●									\$ 6,664,135	\$ -	\$ 6,664,135	\$ 990,615	Low	TBD	TBD
Pecan Plaza Subtotal												\$ 7,214,135	\$ -	\$ 7,214,135	\$ 1,536,015			

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2024 - 2025																		
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Mid-Valley Campus																		
16	Student Union Building F Financial Aid Renovation	MV					●					\$ 89,000	\$ -	\$ 89,000	\$ 22,000	Low	N/A	O&M
17	Child Development Center Canopy Expansion	MV					●					\$ 65,000	\$ 502	\$ 64,498	\$ 65,000	High	TBD	Calidad Construction, LLC
18	Workforce Center Building D Welding Expansion	MV									●	\$ 1,539,755	\$ 1,232,702	\$ 307,053	\$ -	High	PBK Architects	Holchemont
19	Workforce Center Building M Automotive Lab Expansion	MV									●	\$ 2,648,275	\$ 2,270,987	\$ 377,288	\$ -	High	PBK Architects	Holchemont
20	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV									●	\$ 1,235,430	\$ 1,037,397	\$ 198,033	\$ -	High	PBK Architects	Holchemont
Mid-Valley Subtotal												\$ 5,577,460	\$ 4,541,588	\$ 1,035,872	\$ 87,000			
Technology Campus																		
21	Welding Lab Expansion Building F	MV						●				\$ 3,108,000	\$ 3,832,102	\$ (724,102)	\$ 2,694,087	High	EGV Architects	Kimber 1985
22	Institute for Advanced Manufacturing Building E Collaboration Lab Renovation	TBD	●									\$ 285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD
23	Athletic Field and Basketball Court	TBD	●									\$ 282,000	\$ -	\$ 282,000	\$ 144,600	Low	TBD	TBD
Technology Campus Subtotal												\$ 3,675,000	\$ 3,832,102	\$ (157,102)	\$ 3,123,687			
Dr. Ramiro R. Casso Nursing & Allied Health Campus																		
24	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	MV			●							\$ 163,296	\$ -	\$ 163,296	\$ 161,640	Low	Boultinghouse Simpson Gates Architects	TBD
25	East Building A Breakroom and Offices Expansion Renovation	TBD	●									\$ 147,950	\$ -	\$ 147,950	\$ 142,450	Low	TBD	O&M
26	Regional Workforce Development Healthcare Center Building E Renovation	DV			●							\$ 5,561,500	\$ 6,162	\$ 5,555,338	\$ 5,561,500	High	ERO Architects	TBD
27	East Building A Community Pharmacy Lab	MV			●							\$ 369,337	\$ 4,851	\$ 364,487	\$ 165,514	High	Boultinghouse Simpson Gates Architects	TBD
Nursing and Allied Health Campus Subtotal												\$ 6,242,083	\$ 11,013	\$ 6,231,070	\$ 6,031,104			
Starr County Campus																		
28	Workforce Building Q Automotive Expansion	MV						●				\$ 2,551,300	\$ 2,012,249	\$ 539,051	\$ 765,800	High	Able City, LLC	Triun Construction
29	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV						●				\$ 514,628	\$ 330,380	\$ 184,248	\$ 159,389	High	Able City, LLC	Triun Construction
30	Cultural Arts Center Building F Renovation	MV	●									\$ 352,500		\$ 352,500	\$ 155,000	Low	TBD	TBD
Starr County Campus Subtotal												\$ 3,418,428	\$ 2,342,629	\$ 1,075,799	\$ 1,080,189			

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2024 - 2025																		
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Regional Center for Public Safety Excellence																		
31	Perimeter Fencing	DV					●					\$ 193,000	\$ 502	\$ 192,498	\$ 192,500	Low	TBD	TBD
32	Parking Lot #1 for Additional Spaces	DV					●					\$ 330,700	\$ 79,439	\$ 251,261	\$ 329,170	High	Perez Consulting Engineers	Earthworks, LLC
Regional Center for Public Safety Excellence Subtotal												\$ 523,700	\$ 79,941	\$ 443,759	\$ 521,670			
District Wide																		
33	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Low	N/A	TBD
34	Outdoor Furniture	OS		●								\$ 25,000	\$ 5,275	\$ 19,725	\$ 25,000	Low	N/A	TBD
35	Land	N/A										\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A
36	Renovation and Contingencies	N/A										\$ 948,750	\$ 11,390	\$ 937,360	\$ 948,750	N/A	N/A	TBD
37	Campus Master Plan	N/A	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	Low	N/A	TBD
38	Facility Signage	DV			●							\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	N/A	TBD
39	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A	TBD
40	Entry Monument Signs	KN			●							\$ 1,040,000	\$ -	\$ 1,040,000	\$ 1,040,000	High	N/A	TBD
41	Interior Facility Signage	KN			●							\$ 250,000	\$ -	\$ 250,000	\$ 250,000	High	N/A	N/A
42	Project Cost Control Reserve	N/A	●									\$ 9,947,295	\$ -	\$ 9,947,295	\$ 9,947,295	High	N/A	N/A
District Wide Subtotal												\$ 16,146,945	\$ 16,665	\$ 16,130,280	\$ 16,146,945			
Totals			12	3	6	0	8	1	0	0	3	\$ 118,001,001	\$ 12,992,271	\$ 105,008,730	\$ 58,499,158			

South Texas College Renewal and Replacement Projects Project Status FY 2024 - 2025																		
#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Pecan Campus																		
1	Reseeding and Regrading of Athletic Fields	DV					●					\$ 111,000	\$ -	\$ 111,000	\$ 111,000	Low	N/A	GST Construction, Inc.
2	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD
3	Stucco Repainting Phase II	KN					●					\$ 503,000	\$ 137	\$ 502,863	\$ 503,000	Low	N/A	Terra Fuerte
4	Institutional Support Services Building N Training Room Upgrade	TBD									●	\$ 61,000	\$ -	\$ 61,000	\$ 61,000	Low	N/A	TBD
5	Ann Richards Administration Building D Auditorium Upgrade	TBD					●					\$ 70,000		\$ 70,000	\$ 70,000	Low	N/A	TBD
6	HVAC Replacements Phase II - PCN Bldg. G	MV			●							\$ 529,000	\$ 174	\$ 528,826	\$ 529,000	Low	TBD	TBD
7	HVAC Replacements Phase II - PCN Bldg. H	MV			●							\$ 529,000	\$ 174	\$ 528,826	\$ 529,000	Low	TBD	TBD
8	HVAC Replacements Phase II - PCN Bldg. X	MV			●							\$ 133,000	\$ 173	\$ 132,827	\$ 133,000	Low	TBD	TBD
9	HVAC Replacements Phase II - PCN Bldg. K	MV	●									\$ 133,000	\$ -	\$ 133,000	\$ 133,000	Low	TBD	TBD
10	HVAC Replacements Phase II - PCN Bldg. C	MV	●									\$ 397,000	\$ -	\$ 397,000	\$ 397,000	Low	TBD	TBD
11	HVAC Replacements Phase II - PCN Bldg. F	MV	●									\$ 265,000	\$ -	\$ 265,000	\$ 265,000	Low	TBD	TBD
12	South Academic Building J Generator Replacement	DV							●			\$ 344,100	\$ 358,715	\$ (14,615)	\$ -	High	DBR	Metro Electric
13	Physical Plant Building E Cooling Tower Above Ground Piping System	MV			●							\$ 820,000		\$ 820,000	\$ -	High	DBR	TBD
Pecan Campus Subtotal												\$ 4,020,100	\$ 359,375	\$ 3,660,725	\$ 2,856,000			
Mid Valley Campus																		
14	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas (Phase II)	DV				●						\$ 1,730,000	\$ 76,868	\$ 1,653,132	\$ 1,448,246	Low	Milnet Architectural Services	TBD
15	HVAC Replacements Phase I - MVC Bldg. E	MV					●					\$ 778,780	\$ 34,743	\$ 744,037	\$ 755,064	Low	Ethos	JCI
16	HVAC Replacements Phase I - MVC Bldg. F	MV					●					\$ 389,330	\$ 17,491	\$ 371,839	\$ 377,482	Low	Ethos	JCI
17	HVAC Replacements Phase I - MVC Bldg G	MV					●					\$ 1,362,890	\$ 60,620	\$ 1,302,270	\$ 1,321,387	Low	Ethos	JCI
18	Stucco Repainting Phase II	KN					●					\$ 303,000	\$ 137	\$ 302,863	\$ 303,000	Low	N/A	Terra Fuerte
19	Student Union Building F Multipurpose Room Upgrade	TBD			●							\$ 69,000	\$ -	\$ 69,000	\$ 69,000	Low	N/A	TBD
Mid Valley Campus Subtotal												\$ 4,633,000	\$ 189,860	\$ 4,443,140	\$ 4,274,179			

South Texas College Renewal and Replacement Projects Project Status FY 2024 - 2025																		
#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Dr. Ramiro R. Casso Nursing & Allied Health Campus																		
20	NAH East Building A Westside Window Waterproofing Repairs	TBD	●									\$ 80,000	\$ -	\$ 80,000	\$ 90,000	Low	TBD	TBD
21	NAH East Building A Westside Elevators Repairs	O&M		●								\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Medium	N/A	TBD
22	NAH East Building A Generator Replacements	DV									●	\$ 422,000	\$ 225,181	\$ 196,819	\$ -	Low	DBR	Metro Electric
Nursing and Allied Health Campus Subtotal												\$ 752,000	\$ 225,181	\$ 526,819	\$ 340,000			
Technology Campus																		
23	Advanced Technical Careers Bldg. B Atrium Ceiling Reparis	KN					●					\$ 61,200	\$ -	\$ 61,200	\$ 75,000	Low	TBD	CCL Contracting
24	Resurfacing of Parking Lot #2 & Regrading of Existing Swales	KN						●				\$ 362,000	\$ -	\$ 362,000	\$ 395,000	Low	Perez Consulting Engineers	D&J Construction
Technology Campus Subtotal												\$ 423,200	\$ -	\$ 423,200	\$ 470,000			
Starr County Campus																		
25	Stucco Repainting Phase II	KN					●					\$ 253,000	\$ 125	\$ 252,875	\$ 253,000	Low	N/A	Terra Fuerte
26	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	TBD		●								\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD
27	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RDLG		●								\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD
28	North Academic Building C Data Cabling Infrastructure Replacement	RDLG		●								\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD
29	Manuel Benavides, Jr. Rural Technology Center Building J Analog to Digital Replacement	RDLG				●						\$ 298,000	\$ -	\$ 298,000	\$ 298,000	Low	TBD	TBD
Starr County Campus Subtotal												\$ 731,000	\$ 125	\$ 730,875	\$ 731,000			

South Texas College Renewal and Replacement Projects Project Status FY 2024 - 2025																		
#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Architect/ Engineering Firm	Contractor
District Wide																		
30	Renewals & Replacements	N/A										\$ 151,000	\$ -	\$ 151,000	\$ 151,000	N/A	N/A	N/A
31	Marker Boards Replacement	TBD		●								\$ 301,500	\$ -	\$ 301,500	\$ 301,500	Low	N/A	TBD
32	Fire Alarm Panel Replacement/Upgrade	O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500	Low	N/A	TBD
33	Interior LED Lighting Replacements	O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A	TBD
34	Ext. Walkway LED Lighting Replacements	O&M		●								\$ 50,000	\$ 38,782	\$ 11,218	\$ 50,000	Low	N/A	TBD
35	Building Automation Systems Replacements	O&M		●								\$ 76,500	\$ -	\$ 76,500	\$ 76,500	Low	N/A	TBD
36	Flooring Replacements	KN					●					\$ 504,000	\$ 2,949	\$ 501,051	\$ 504,000	Medium	N/A	Diaz Flooring / 5 Star GC Construction
37	HVAC Replacements	O&M	●									\$ 527,000	\$ 38,512	\$ 488,488	\$ 527,000	Low	N/A	TBD
38	Exterior Lighting Replacements	O&M		●								\$ 279,000	\$ 106,403	\$ 172,597	\$ 279,000	Low	N/A	TBD
39	Signage Replacement	DV			●							\$ 250,000	\$ -	\$ 250,000	\$ 250,000	N/A	N/A	TBD
40	Water Tower Logo Replacements	DV		●								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	N/A	TBD
41	Outdoor Furniture Replacements	KN				●						\$ 154,000	\$ -	\$ 154,000	\$ 154,000	N/A	N/A	TBD
42	AV Equipment Replacements	N/A	●									\$ 130,000	\$ -	\$ 130,000	\$ 130,000	N/A	N/A	TBD
43	Project Cost Control Reserve	N/A	●									\$ 1,300,087	\$ -	\$ 1,300,087	\$ 1,300,087	N/A	N/A	TBD
District Wide Subtotal												\$ 4,015,587	\$ 186,646	\$ 3,828,941	\$ 4,015,587			
Totals		0	2	10	1	1	3	1	0	0	1	\$ 14,574,887	\$ 961,188	\$ 13,613,700	\$ 12,686,766			

Outstanding Issues - Action Plan
May 13, 2025 Facilities Committee Meeting
as of May 8, 2025

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pecan Campus						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 See notes in bold. 2/13/2025 5/8/2025	<p>2/28/2018: First warranty request was issued to Contractor.</p> <p>5/8/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, and College staff to discuss the status of the water infiltration issues and request a Plan of Action from D. Wilson on how they plan to remediate the issues.</p> <p>5/15/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, Old Castle, and College staff to follow up with the status of Plan of Action from D. Wilson and path forward. D. Wilson stated that Plan of Action would be forwarded to College by 5/16/2023 but was not received by the College.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>9/4/2024: Administration authorized meeting with the Contractor at the Contractor's request. College staff, architect, and consultants met with Contractor and their team to review status of the issues. Owner forwarded photos of water infiltration into the building as Contractor requested.</p> <p>2/13/2025: On 1/2/25, D. Wilson provided an updated report on the status of several items they are working on: 1)Foggy Glass Replacement was completed, 2)Requested a Test and Balance Report of the building and STC provided it to them on January 8, 2025,3) Window Leaks-D. Wilson has engaged with RabaKistner, Inc, to assist in finding the root cause of the issue, 4) Shelf Angle review- D. Wilson is pending comments from PBK, 5)Window sills-work by D. Wilson will need to be verified , 6) Weep installation-work by D. Wilson will need to be verified</p> <p>5/8/2025:D. Wilson is pending to provide status of the updated report on pending items they are working on: 1)Status of window leaks and response from RabaKistner on root cause of window leak issue, 2)Shelf Angle review-D. Wilson is pending comments from PBK, 3) Window Sills-work performed by D. Wilson will need to be verified if performance is successful, 6) Weep installation-work performed by D. Wilson will need to be verified if performance is successful</p>	<p>5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>9/4/2024:Architect to work with Contractor on latest solution for brick weep issue. Contractor to work on latest water infiltrations based on field photographs provided to Contractor.</p> <p>2/13/2025: Contractor is still working on remaining unresolved items.</p>
2	Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim)	Hartford Insurance, Public Adjuster	Pending	5/31/2023 See notes in bold. 2/13/2025 5/8/2025	<p>5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks.</p> <p>5/17 /2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>7/29/2024 - 2/13/2025:No Change from 7/10/2024-still pending letter from City of Weslaco stating the required code requirements to be followed by the project team.</p> <p>5-7-2025:Letter from Weslaco was receieved with code requirements. Architect finalized plans, Construction services awarded for Phase II and contract is pending,Public Adjuster has recieved bid register of bids submitted as requested.</p>	<p>5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>7/10/2024 - 2/13/2025:Pending letter from the City of Weslaco stating the required code requirements that are to be followed by the project team.</p>

<i>Mid Valley Campus</i>						
3	Mid Valley Campus Workforce Center Building D - Automotive, Welding, and HVAC-R Labs	Holchemont, Ltd.	Complete	2/6//2024 5/9/2024 6/3/2024 7/10/2024 7/29/2024 9/4/2024 2/13/2025	<p>2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided Change Proposals for Contractor's General Conditions and are currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor coordination and delays in material. The project team is working to resolve the change order to benefit both parties.</p> <p>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>4/2/2024 - 6/3/2024: The project team is continuing to resolve the change order fairly.</p> <p>7/10/2024: The Architect, Contractor, and Owner met on June 27, 2024 and are waiting for a response from the Contractor regarding an updated change proposal.</p> <p>7/29/2024: Waiting on response from Contractor regarding an updated change proposal.</p> <p>9/4/2024: Waiting on response from Contractor regarding an updated change proposal.</p> <p>2/23/2025: Project Team came to an agreement with the change proposal and the Board approved the change order and final completions of the projects on January 28, 2025. Item Complete.</p>	<p>2/6/2024: The construction of the project is nearing Substantial Completion in possibly March with the exception of material delays. The Project Team is working on a change order that is fair to the Contractor and Owner.</p> <p>2/28/2024 - 4/2/24: The Project Team is working on the change order.</p> <p>5/9/2024 - 6/3/24: The Architect and Owner are pending to meet with the Contractor to discuss a change order.</p> <p>7/10/2024: The Architect, Contractor, and Owner met to review the change order request on June 27, 2024 and awaiting response from the Contractor.</p> <p>7/29/24 - 9/4/24: Pending response from Contractor for revised change proposal that is fair to all parties.</p> <p>2/13/2025: Item Complete-Board approved final change order and Final Completion of the projects on January 28, 2025. Item Complete.</p>
<i>Nursing and Allied Health Campus</i>						
4	Nursing and Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration	D. Wilson Construction	Pending	5/31/2023 See notes in bold. 2/13/2025 5/8/2025	<p>Up to 5/2/2023: College staff has been meeting with D. Wilson and ERO Architects to investigate the wall/ floor cracks on the 1st floor and water infiltration on the 3rd floor that have showed up in the last couple of years. Some repairs have been done but additional cracks have arisen. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>7/29/24 - 9/4/24: Contractor to repair floor and wall tile in kitchen area and assist with repairs to interior corridor drywall cracks. Architect to provide details for interior wall repairs. Grading on exterior of kitchen is needed to provide proper drainage away from building. College staff to meet to review timeline regarding water infiltration versus first occurrence of wall crack issues.</p> <p>2/13/2025: Additional gypsum board wall cracks are still occurring. D. Wilson has in building has provided an update stating what they believe the cause of the cracks and have stated that ERO is in agreement. The College will request a meeting with the project team to discuss the timeline and review of the previous issues and new issues.</p> <p>5/8/2025: Architect and Contractor are reviewing cause of crack issues. Pending meeting with Architect and Contractor to review new responses and their findings.</p>	<p>5/18/2023: Awaiting results from investigative moisture study and site observations. Pending direction from Architect to Contractor for resolving cracks and water infiltration. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>9/4/2024: Contractor, Architect, and College will work together to make the necessary repairs and modifications as per the Architect's recommendations. Owner to meet to discuss wall crack timeline.</p> <p>2/13/2025: The College will request a meeting with the project team to discuss the status of the issues.</p> <p>5/8/2025: Construction to begin when contracts finalized. Pending insurance adjustment recommendation from Public Adjuster.</p>

Starr County Campus						
5	Starr County Campus Workforce Center Building D - Automotive Lab and HVAC-R Lab	Triun	Pending	<p>2/6/2024</p> <p>2/28/2024</p> <p>4/2/2024</p> <p>5/9/2024</p> <p>2/13/2025</p> <p>5/8/2025</p>	<p>2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided a Change Proposal for Contractor's General Conditions and is currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor's coordination of product submittals and installation of construction materials. The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>2/28/24 - 4/2/24: The project team has worked together to provide a change order that is fair to the Contractor and Owner. It will be presented to the Facilities Committee at the April committee meeting.</p> <p>5/9/2024: The change order was approved by the Board on April 23, 2024 .</p> <p>2/13/2025: The contractor is late in completing this project. Per the approved change order on April 23, 2025, the contractor substantial completion date was established as August 9, 2024. As of February 13, 2025, the contractor has not completed the work. The Contractor's latest schedule provided to the College states that they will be complete by February 28, 2025 which will make them 162 days late by contract.</p> <p>5/8/2025: Contractor achieved Substantial Completion on April 2,2025. College will need to discuss how to proceed with closing out the project due to the delay in construction time.by the contractor.</p>	<p>2/6/2024: The construction of the project is in progress and the Contractor's revised schedule has Substantial Completion scheduled for August. The Project Team is working on a change order that is fair to the Contractor and Owner.</p> <p>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>4/2/2024: The project team has developed a change order that is fair to the Contractor and Owner and will be presented at the April Facilities Committee Meeting.</p> <p>5/9/2024:Item has been resolved.</p> <p>2/13/2025: Contractor should have been completed with construction by August 9, 2024. Time delays will need to be reviewed with Administration on how to proceed with closing out this project.</p> <p>5/8/2025: College needs to review how to proceed with closing out the project due to the contractor's delay in construction.</p>