

South Texas College  
Board of Trustees  
Facilities Committee  
Pecan Campus, Ann Richards Administration Building X  
Board Room  
Tuesday, June 10, 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.”

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**ACTION ITEM I, Approval of Facilities Committee Meeting Minutes**

- 1. March 11, 2025 Facilities Committee Meeting**
- 2. May 13, 2025 Facilities Committee Meeting**

**Purpose** The Minutes for the Facilities Committee Meeting of March 11, 2025 and May 13, 2025, are presented for Committee approval.

**Enclosed Documents** Appendix A – March 11, 2025 Facilities Committee Meeting Minutes  
Appendix B – May 13, 2025 Facilities Committee Meeting Minutes

**Appendix A**

March 11, 2025 Facilities Committee Meeting Minutes follows in the packet.

**Appendix B**

May 13, 2025 Facilities Committee Meeting Minutes follows in the packet.

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, March 11, 2025 @ 3:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on February 18, 2025 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:37 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas, Jr. Mr. Paul Rodriguez, and Ms. Rose Benavidez via teleconference.

Other Trustees present: Mr. Danny Guzman, Ms. Dalinda Gonzalez-Alcantar via teleconference.

Members absent: None

Also present: Dr. Ricardo J. Solis Ms. Mary Del Paz, Mr. Rick De La Garza, Mr. Luis De La Garza, Dr. Rodney Rodriguez, Dr. Brett Millan, Dr. Anahid Petrosian, Dr. Margo Vargas-Ayala, Ms. Deyadira Leal, Chief Ruben Suarez, Mr. Danny Montez, Mr. George McCaleb, Mr. Jesus Cortez, Dr. Jesus Campos, Ms. Lynda Lopez, Mr. Luis Silva, Mr. Juan Miguel Galvan, Ms. Kelly Nelson, Mr. Javier Villalobos, Mr. Hugo Davila with DBR, Mr. Lucio Gonzalez, Dr. Carlos Margo, Ms. Claudia Olivares, Ms. Cynthia Blanco, Dr. Matt Hebbard, Ms. Olivia De La Rosa, Ms. Lorena Martinez, Mr. Martin Villarreal, Mr. Paul Hernandez, Mr. Andrew Fish , and Ms. Venisa Earhart.

**Approval of February 18, 2025 Facilities Committee Meeting Minutes**

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

1. February 18, 2025 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the February 18, 2025 Facilities Committee Meeting as presented.

**Appendix A**

February 18, 2025 Facilities Committee Meeting Minutes followed in the packet.

**ACTION ITEM II, Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Athletic Field Building R**

**Purpose** To contract architectural services for the Pecan Campus Athletic Field Building R project.

**Justification** Architectural services are necessary for design and construction administration services for this project. 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.

The project consists of constructing a building near the athletic fields.

The proposed scope of work is summarized as follows:

- Construction of a building adjacent to the athletic fields
- Building Spaces: Storage, Restrooms, Concession Area
- Total Square Feet: 1,560 sq. ft.

**Enclosed Documents** Appendix A – RFQ Solicitation Information  
 Appendix B – Project Presentation  
 Appendix C – Ranking and Evaluations of Respondents  
 Appendix D – Fact Sheet

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

**Recommendation** Administration requested the Facilities Committee recommend Board approval to contract architectural services with Negrete & Kolar Architects, LLP. for the Pecan Campus Athletic Field Building R project as presented.

**Appendix A**  
 RFQ Solicitation Information

Advertised on	February 5, 2025 and February 12, 2025
RFQ Responses Due	February 20, 2025
RFQ Issued To	Twenty -Seven Vendors
Responses Received From	Five Responses
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, Student Activities and Purchasing Departments

**Appendix B**

Project Presentation followed in the packet.

**Appendix C**

Ranking and Evaluations of Respondents followed in the packet.

**Appendix D**

Fact Sheet followed in the packet.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommended Board approval to contract architectural services with Negrete & Kolar Architects, LLP. for the Pecan Campus Athletic Field Building R project as presented.

The motion carried.

**ACTION ITEM III, Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System**

**Purpose** To approve the schematic design and authorize the solicitation of construction services for the 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 November 19, 2025, the Board of Trustees approved contracting engineering services with DBR Engineering Consultants, Inc. The engineer has worked with College staff to develop the schematic design.

Design and construction of the project to include:

- Disconnection and abandonment of existing underground piping system.
- Construction of an above-ground piping system.

Construction Budget	\$650,000
Engineer's Estimated Construction Cost	720,000
Variance from Construction Budget	(\$70,000)

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

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

**Recommendation** Administration requested the Facilities Committee recommend Board approval of the schematic design and authorization of solicitation of construction services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System project as presented.

**Appendix A**

Schematic Design followed in the packet.

**Appendix B**

Fact Sheet followed in the packet.

Mr. Hugo Davila with DBR gave a quick presentation about the project.

Upon a motion by Mr. Danny Guzman and a second by Dr. Alejo Salinas, the Committee recommended Board approval of the schematic design and authorization of solicitation of construction services for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System project as presented.

The motion carried.

**ACTION ITEM IV, Review and Recommend Action on Contracting Construction Services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs**

- Purpose** To contract construction services for the project.
- Justification** On January 28, 2025, the Board of Trustees approved the solicitation of construction services for this project.
- The project consists of repairing the ceiling in the atrium in Building B.
- The proposed scope of work is summarized as follows:
- Retrofitting the existing unpaintable insulation with a ceiling liner.
- Enclosed Documents** Appendix A – RFP Solicitation Information  
 Appendix B – Project Presentation  
 Appendix C – Ranking and Evaluations of Respondents  
 Appendix D – Fact Sheet
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction  
 Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with CCL Contracting, LLC. in the amount of \$42,800 for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project as presented.

**Appendix A**

RFP Solicitation Information

Advertised on	February 5, 2025 and February 12, 2025
RFP Responses Due	February 24, 2025
RFP Issued To	Forty-four (44) Vendors
Responses Received From	Four (4) Responses
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

**Appendix B**

Project Presentation followed in the packet.

**Appendix C**

Ranking and Evaluations of Respondents followed in the packet.

**Appendix D**

Fact Sheet followed in the packet.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval to authorize contracting construction services with CCL Contracting, LLC. in the amount of \$42,800 for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project as presented.

The motion carried.

**ACTION ITEM V, Review and Recommend Action on Interlocal Agreement between South Texas College and McAllen Public Utility for the Water Tower Logo Replacement**

- Purpose** To approve an interlocal agreement for the water tower logo replacement.
- Justification** The College intends to replace the South Texas College logo on the water tower at McColl Road and K Center Road in McAllen. The interlocal agreement would establish the division of responsibilities between the two entities to perform and fund the replacement.
- Enclosed Documents** Appendix A – Draft of the Interlocal Agreement
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
- Recommendation** Administration requested the Committee recommend Board approval of the interlocal agreement between South Texas College and McAllen Public Utility for the water tower logo replacement as presented.

**Appendix A**

Draft of the Interlocal Agreement followed in the packet.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of the interlocal agreement between South Texas College and McAllen Public Utility for the water tower logo replacement as presented.

The motion carried.

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

**MINUTES**

The Facilities Committee Meeting was held on May 13, 2025 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:04 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas, Jr. Mr. Paul Rodriguez, and Ms. Rose Benavidez via teleconference.

Other Trustees present: Dr. Alejo Salinas.

Members absent: None

Also present: Dr. Ricardo J. Solis Ms. Mary Del Paz, Mr. Rick De La Garza, Mr. Luis De La Garza, Dr. Brett Millan, Dr. Anahid Petrosian, Dr. Margo Vargas-Ayala, Ms. Deyadira Leal, Mr. Danny Montez, Mr. George McCaleb, Mr. Jorge Sanchez, Dr. Jesus Campos, Ms. Lynda Lopez, Mr. Luis Silva, Ms. Kelly Nelson, Mr. Lucio Gonzalez, Dr. Jayson Valerio, Dr. Esmaili, Ms. Monica Perez, Mr. David Valdez, Ms. Alicia Correa, Legal Counsel Ms. Alicia Aleman, Mr. David Perez, Mr. Martin Knecht, Mr. Sam Garcia, Dr. Ravi Nandigam, Mr. Martin Villarreal, Ms. Monica Benetiz, Mr. Joe Vela, Dr. Zachary Suarez, Ms. Olivia De La Rosa, Mr. Andrew Fish , and Ms. Venisa Earhart.

**The Facilities Committee did not meet in April 2025. The minutes for the March 11, 2025 Facilities Committee meeting will be brought to the June 2025 Facilities Committee Meeting for approval.**

**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
<b>Total</b>	<b>\$500,000</b>

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.

Mr. Paul Rodriguez asked if the cost would be less if windows were removed from the plan. He also asked how else we could cut down on the cost of this renovation. Dr. Salinas requested that an alternate for the windows be included when this goes out to bid to see how much adding windows will cost us.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Facilities Committee recommended 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 with alternate windows.

The motion carried.

**Appendix A**

Schematic Design followed in the packet.

**Appendix B**

Fact Sheet followed in the packet.

**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** College staff and the Architect visited the site and developed a construction punch list on April 28, 2025.
- Engineer: Perez Consulting Engineers, LLC
  - Contractor: D&J Site Construction
- 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.
- Enclosed Documents** Appendix A – Current Budget Status  
Appendix B – Photos  
Appendix C – Substantial Completion Letter  
Appendix D – Fact Sheet
- 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** 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 for the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of substantial completion for the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales project as presented.

The motion carried.

**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 followed in the packet.

**Appendix C**  
Substantial Completion Letter followed in the packet.

**Appendix D**  
Fact Sheet followed in the packet.

**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**

<b>Purpose</b>	To approve substantial and final completion of the project.
<b>Justification</b>	<p>College staff and the Architect visited the site and developed a construction punch list on April 14, 2025.</p> <ul style="list-style-type: none"><li>• Contractor: Diaz Floors &amp; Interiors, Inc.</li></ul> <p>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.</p>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Letter Appendix D – Final Completion Letter Appendix E – Fact Sheet</p>
<b>Funding</b>	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.
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	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.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended 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.

The motion carried.

**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 followed in the packet.

**Appendix C**  
 Substantial Completion Letter followed in the packet.

**Appendix D**  
 Final Completion Letter followed in the packet.

**Appendix E**  
 Fact Sheet followed in the packet.

**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.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended 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.

The motion carried.

**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 followed in the packet.

**Appendix C**  
Final Completion Letter followed in the packet.

**Appendix D**  
Fact Sheet followed in the packet.

**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.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended 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.

The motion carried.

**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 followed in the packet.

**Appendix C**  
Final Completion Letter followed in the packet.

**Appendix D**  
Fact Sheet followed in the packet.

## **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** 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.

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.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the Round 3 evaluation process for evaluating and selecting architectural and engineering firms as presented.

The motion carried.

The Committee requested that the top two architects be at the June Board Meeting or Facilities Committee Meeting to make their presentations.

## **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** 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.
- The Environmental, Health, Safety & Risk (EHS&R) Department serves the college by collaborating with different departments to enhance sustainability efforts at South Texas College.
- The following sustainability programs will be presented:
- 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.

No action was requested on this item. It was presented to the Committee for information purposes.

Mr. Paul Rodriguez asked if we have a “base line” in place to see how we are progressing in this program. He would like to see a report of how we are doing. Mr. McCaleb and Mr. Sanchez said they would prepare something for the Committee.

Dr. Salinas asked how we keep track of water usage. Mr. Sanchez said that we have software that allows us to run reports of how much water we are using by campus, building, and area.

### **Appendix A**

Sustainability Programs Presentation followed in the packet.

**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** 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.

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.

**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.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended 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.

The motion carried.

**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.

No action was required on this item. It was presented to the Committee for information purposes.

VP Del Paz gave a presentation on where the College stands on the Unexpended Plant Budget and her recommendation is that we pause building anything at this time.

**Appendix A**

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

**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.

No action was required on this item. It was presented to the Committee for information purposes.

**Appendix A**

Capital Improvement Projects Milestones followed in the packet.

**Appendix B**

Budget Report followed in the packet.

**Appendix C**

Capital Improvement Projects Overview followed in the packet.

**Appendix D**

Renewals & Replacements Projects Overview followed in the packet.

**Appendix E**

Outstanding Issues followed in the packet.

## **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:55 p.m.

I certify that the foregoing are the true and correct Minutes of the May 13, 2025 Facilities Committee Meeting of the South Texas College Board of Trustees.

---

Dr. Alejo Salinas, Jr., Presiding

**ACTION ITEM II, Review and Recommend Action on Approval of Proposed District Wide Facility Signage and Authorization to Proceed with Solicitation of Construction Services**

**Purpose** To approve the proposed directional wayfinding signage updates with the new College logo and solicitation of construction services for the District Wide Facility Signage and the District Wide Signage Replacement projects.

**Justification** The facility signage will be updated to reflect the current logo and visual identity of the College.

College staff have prepared presentations of the proposed facility signage and buildings for review.

Solicitation of Request for Proposals (RFP) for construction services is necessary to procure a project contractor(s).

The projects consist of installing updated facility signage district-wide.

The proposed scope of work is summarized as follows:

- Installation of new facility signage
- Installation of updated facility signage

**Enclosed Documents** Appendix A – Projects Presentation  
Appendix B – Fact Sheet

**Funding** The total estimated cost of the District Wide Facility Signage Project 2025-029C is \$500,000.

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

The total estimated cost of the District Wide Signage Replacement Project 2025-028R is \$250,000.

The funds are available in the Renewals and Replacements 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 proposed facility signage updates and to proceed with the solicitation of construction services for the District Wide Facility Signage and the District Wide Signage Replacement projects as presented.

**Appendix A**

Project presentation follows in the packet.

**Appendix B**

Fact Sheet follows in the packet.



# **DISTRICT WIDE** Proposed Facility Signage





# EXISTING CAMPUS FACILITY SIGNAGE

# EXISTING FACILITY SIGNAGE



Pecan Campus – Pecan Blvd.



Dr. Ramiro R. Casso Nursing and Allied Health Campus East Building A (North Side)



Dr. Ramiro R. Casso Nursing and Allied Health Campus West & Simulation Center Building B (East Side)



Dr. Ramiro R. Casso Nursing and Allied Health Campus West & Simulation Center Building B (West Side)



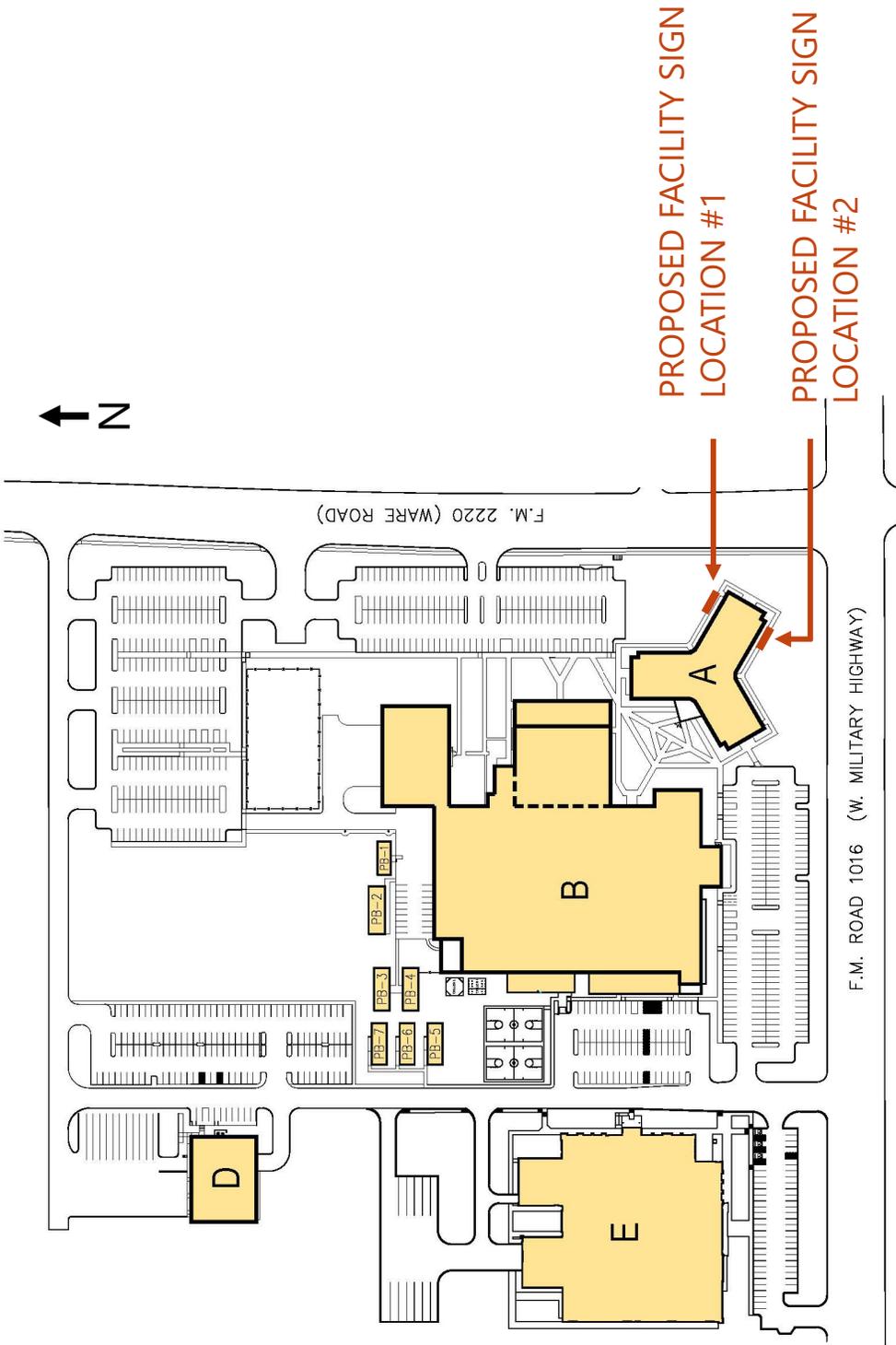
## EXISTING FACILITY SIGNAGE



Regional Center for Public Safety Excellence Building A



# PROPOSED CAMPUS FACILITY SIGNAGE



# PROPOSED TECHNOLOGY CAMPUS FACILITY SIGNAGE



# PROPOSED TECHNOLOGY CAMPUS FACILITY SIGNAGE

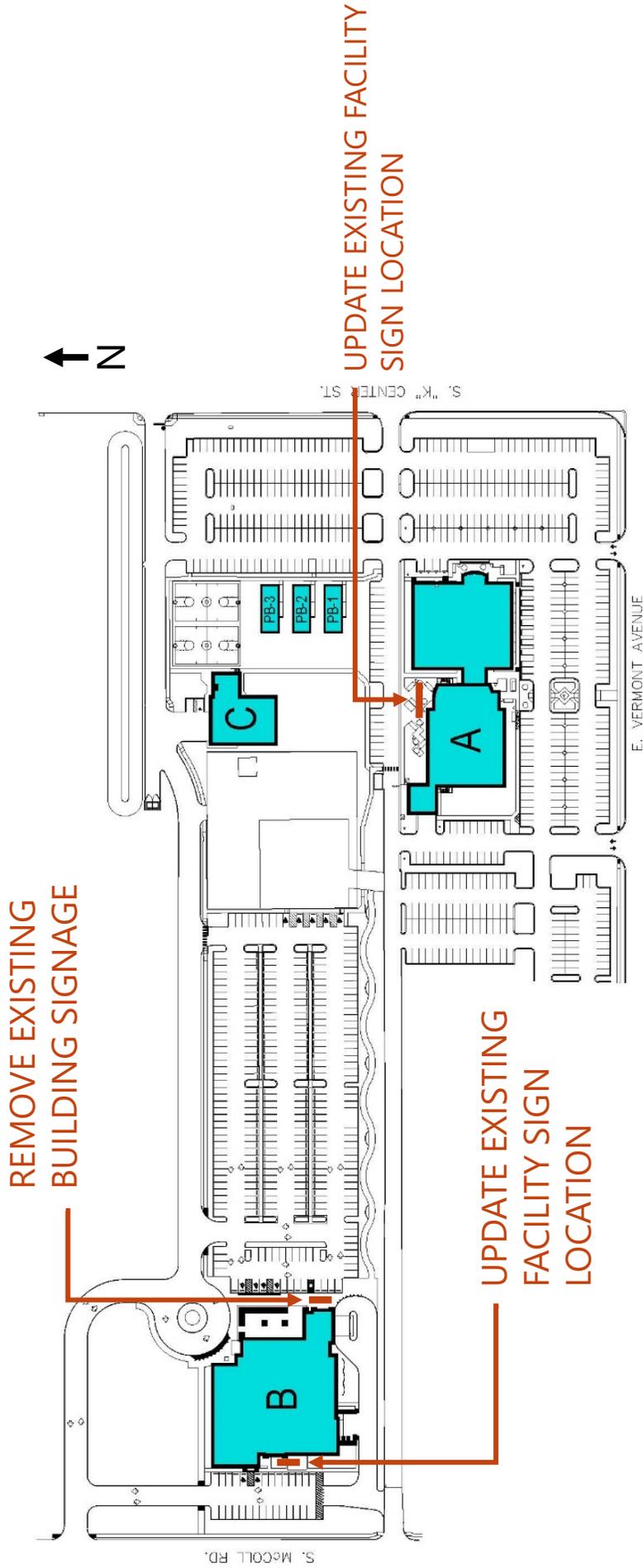


Location #1 – Emerging Technologies Building A  
(North East Side)

# PROPOSED TECHNOLOGY CAMPUS FACILITY SIGNAGE



Location #2 – Emerging Technologies Building A  
(South East Side)



# PROPOSED DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS FACILITY SIGNAGE



SOUTH TEXAS  
COLLEGE

# PROPOSED DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS FACILITY SIGNAGE

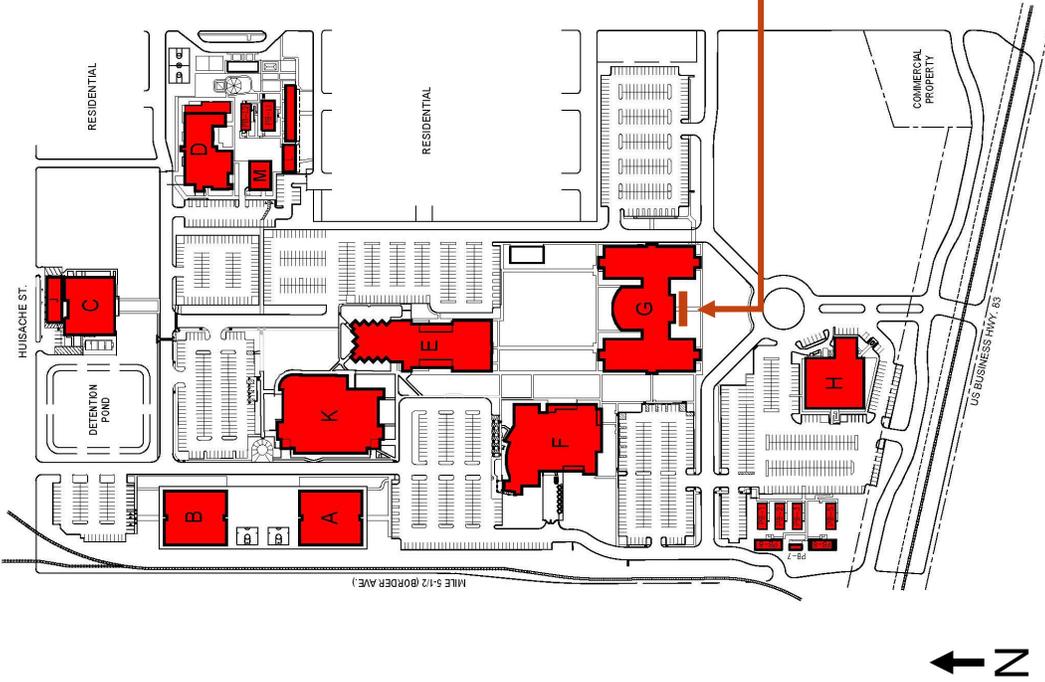


East Building A (North Side)

# PROPOSED DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS FACILITY SIGNAGE



West & Simulation Center Building B (West Side)



PROPOSED FACILITY SIGN  
LOCATION

# PROPOSED MID VALLEY CAMPUS FACILITY SIGNAGE



# PROPOSED MID VALLEY CAMPUS FACILITY SIGNAGE

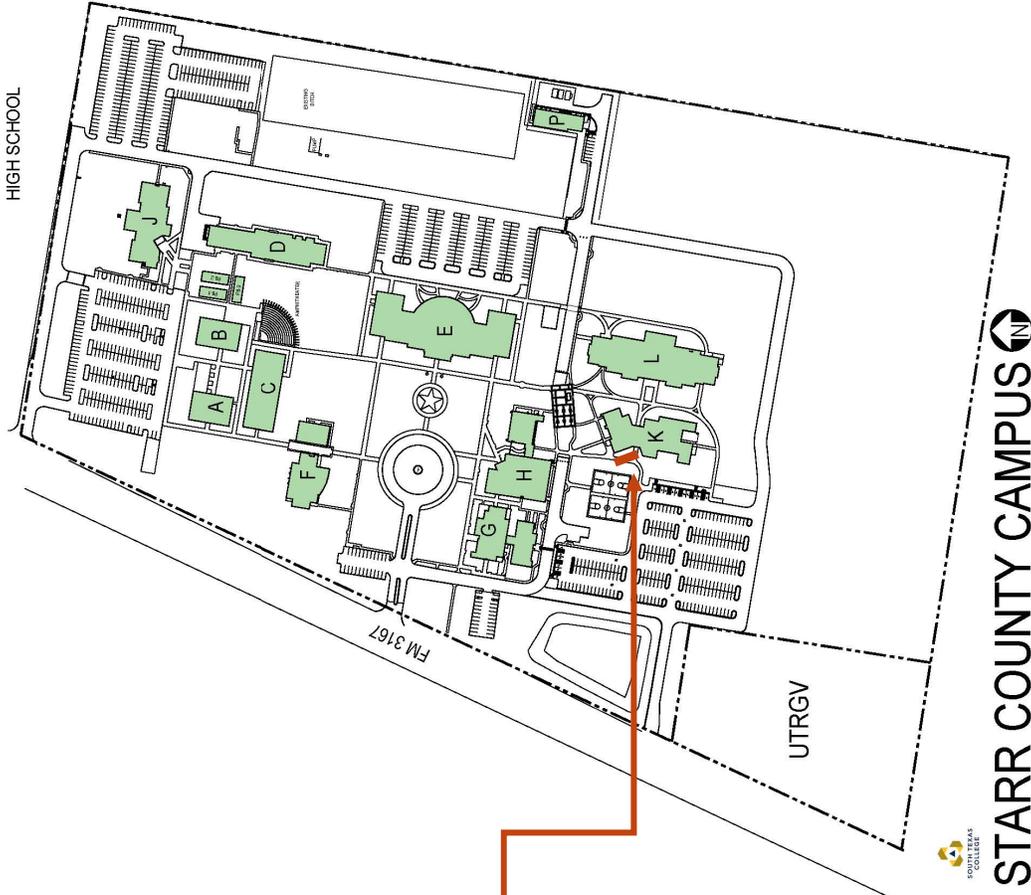


Option 1 - North Academic Building G (South Side) Embossed Star Located Below Proposed Location

# PROPOSED MID VALLEY CAMPUS FACILITY SIGNAGE



Option 2 - North Academic Building G (South Side) Proposed Location



**PROPOSED FACILITY SIGN  
LOCATION**



**STARR COUNTY CAMPUS** 

# PROPOSED STARR COUNTY CAMPUS FACILITY SIGNAGE



**SOUTH TEXAS  
COLLEGE**

# PROPOSED STARR COUNTY CAMPUS FACILITY SIGNAGE

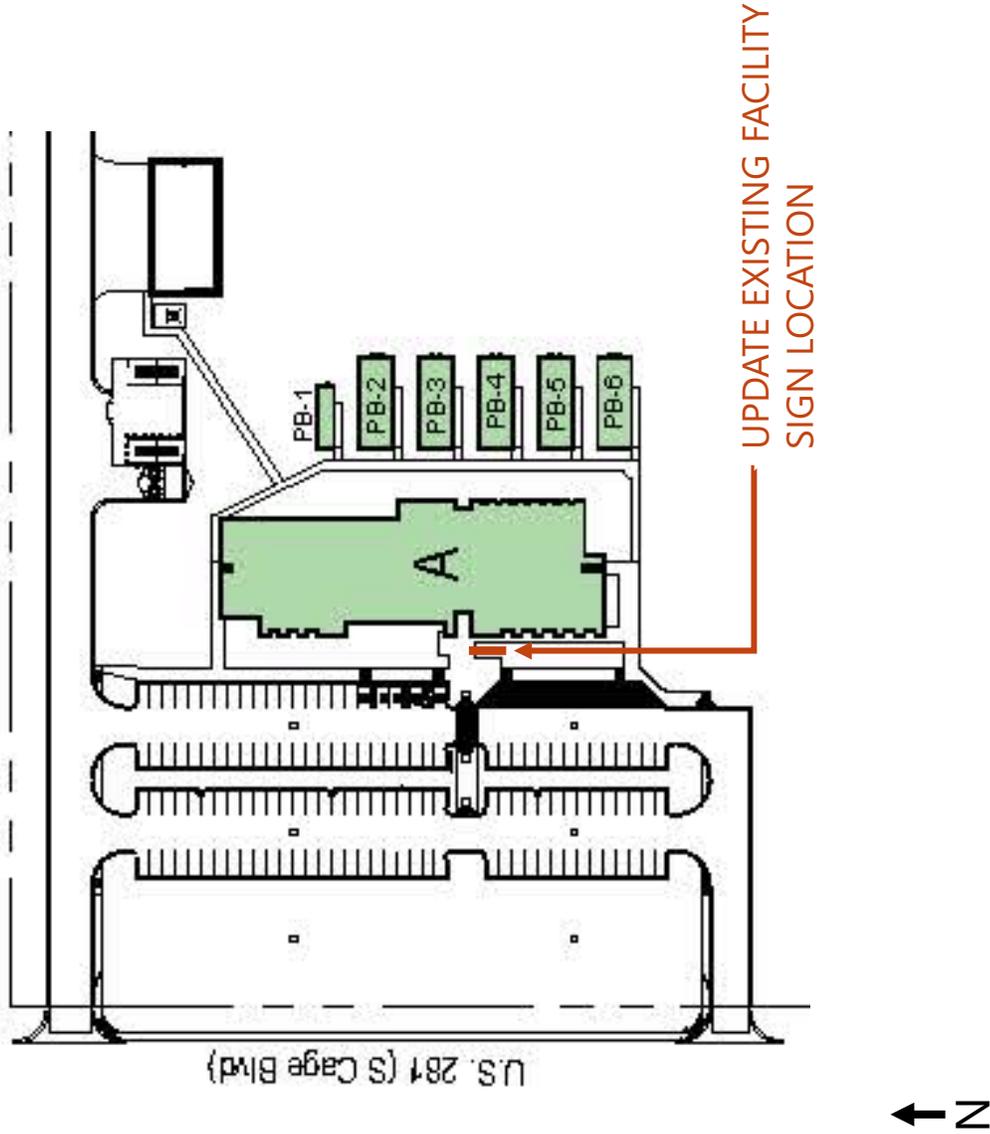


Library Building K Option 1 (West Side)

# PROPOSED STARR COUNTY CAMPUS FACILITY SIGNAGE

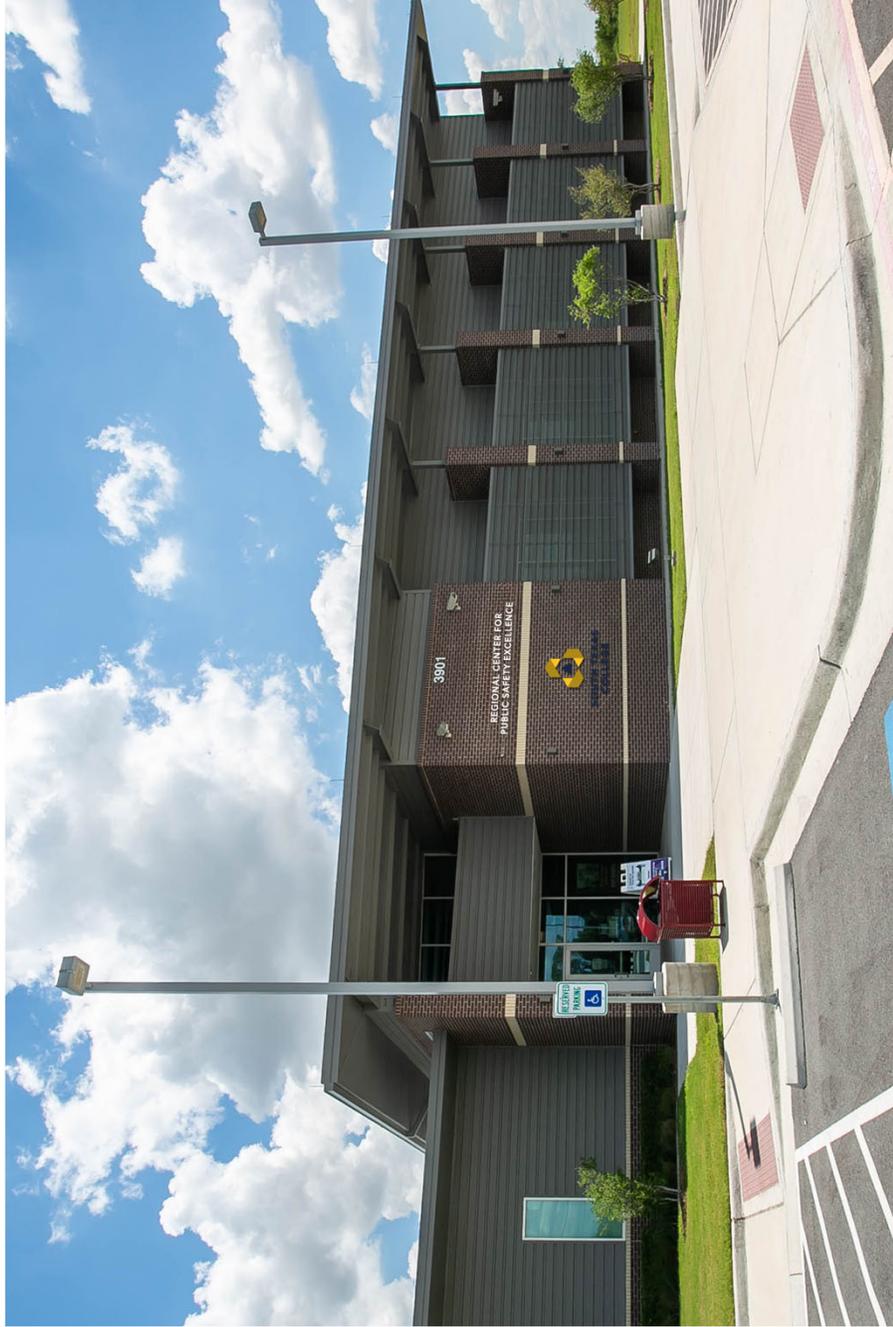


Library Building K Option 2 (West Side)



# PROPOSED REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE FACILITY SIGNAGE

# PROPOSED REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE FACILITY SIGNAGE



Regional Center for Public Safety Excellence  
Building A (West Side)

# PROPOSED REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE FACILITY SIGNAGE



Regional Center for Public Safety Excellence  
Building A (West Side)



**Project Fact Sheet**  
**6/5/2025**

<b>Project Name</b>		District Wide - Facility Signage		<b>Project No.</b>		2025-029C	
<b>Funding Source(s):</b>		Unexpended Plant Fund					
		FY 24-25					
				<u>Variance of</u>			
		<u>FY 24-25</u>		<u>Project Budget</u>			
		<u>Actual</u>		<u>vs. Actual</u>			
		<u>Expenditures</u>		<u>Expenditures</u>			
						<u>Total Actual</u>	
						<u>Expenditures To</u>	
						<u>Date</u>	
Construction:		\$ 500,000.00	\$ -	\$ 500,000.00		\$ -	-
Design		\$ -	\$ -	\$ -		-	-
Miscellaneous:		\$ -	\$ -	\$ -		-	-
FFE:		\$ -	\$ -	\$ -		-	-
Technology:		\$ -	\$ -	\$ -		-	-
<b>Total:</b>		<b>\$ 500,000.00</b>	<b>\$ -</b>	<b>\$ 500,000.00</b>		<b>\$ 500,000.00</b>	<b>-</b>
<b>Project Team</b>				<b>Board Status</b>			
Approval to Solicit :		N/A		Board Approval of Schematic Design		N/A	
Architect/Engineer:		N/A		Vendor		Contract Amount	
Contractor:		TBD		TBD		\$ -	
Contractor:		TBD		Substantial Completion		TBD	
STC FPC Project Manager:		David Valdez		Final Completion		TBD	
<b>Project Description</b>				<b>Project Scope</b>			
Provide New Facility Signage at each campus District Wide.				Design and installation of Facility Signage District Wide.			
<b>Projected Timeline</b>							
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	2/18/2025	8/26/2025	9/29/2025	1/25/2026	2/24/2026	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	-	-	-	-	-	\$ -	
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Current Agenda Item</b>							
06/10/25 Facilities Committee Meeting: Review and Recommend Action on Approval of Proposed District Wide Facility Signage and Authorization to Proceed with Solicitation of Construction Services							
							
Facility Signage							

FPC Project Manager David A Valdez

FPC Director N/A

FPC Executive Director [Signature]



**Project Fact Sheet**  
**6/5/2025**

<b>Project Name</b>		District Wide - Signage Replacement				<b>Project No.</b>		2025-028R	
<b>Funding Source(s):</b>		Renewals & Replacements Fund							
		FY 24-25		Variance of				Total Actual	
		Project Budget		Project Budget		vs. Actual		Expenditures To	
		Actual Expenditures		Actual Expenditures				Date	
Construction:		\$ 250,000.00	\$ -	\$ 250,000.00				\$ -	-
Design		\$ -	\$ -	\$ -				-	-
Miscellaneous:		\$ -	\$ -	\$ -				-	-
FFE:		\$ -	\$ -	\$ -				-	-
Technology:		\$ -	\$ -	\$ -				-	-
<b>Total:</b>		<b>\$ 250,000.00</b>	<b>\$ -</b>	<b>\$ 250,000.00</b>				<b>\$ 250,000.00</b>	
<b>Project Team</b>		<b>Board Approval</b>				<b>Board Status</b>			
Approval to Solicit :	N/A	<b>of Schematic</b>		N/A		<b>Contract</b>		<b>Actual</b>	
Architect/Engineer:	N/A	<b>Design</b>				<b>Vendor</b>		<b>Amount</b>	
Contractor:	TBD					TBD		\$ -	
Contractor:	TBD							\$ -	
								\$ -	
STC FPC Project Manager:	David Valdez	<b>Substantial Completion</b>		TBD		<b>Board Acceptance</b>		TBD	
		<b>Final Completion</b>		TBD		<b>Board Acceptance</b>		TBD	
<b>Project Description</b>		<b>Project Scope</b>							
Replacing and Updating the existing College Signage at each campus District Wide.		Design and installation to replace existing College signage (Entry Monument, Facility, and Directional Wayfinding Signage District Wide.							
<b>Projected Timeline</b>									
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	2/18/2025	8/26/2025	9/29/2025	1/25/2026	2/24/2026	N/A		
<b>Project Calendar of Expenditures by Fiscal Year</b>									
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2024-25	-	-	-	-	-	-			
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>Current Agenda Item</b>									
06/10/25 Facilities Committee Meeting: Review and Recommend Action on Approval of Proposed District Wide Facility Signage and Authorization to Proceed with Solicitation of Construction Services									
 <p align="center">Directional Wayfinding Signage</p>		 <p align="center">Directional Wayfinding Signage</p>		 <p align="center">Entry Monument Signage</p>		 <p align="center">Interior Facility Wayfinding Signage</p>			

FPC Project Manager David A Valdez

FPC Director N/A

FPC Executive Director PAID

**ACTION ITEM III, Review and Update on the Pecan Campus Institutional Support Services Building N Expansion Interviews with Architectural Firms**

- Purpose** An update on the status of contracting architectural services for the project.
- Justification** On April 22, 2025, the Board of Trustees requested to interview the top two (2) ranked architectural firms.
- On May 27, 2025, the Board of Trustees approved the questions to be asked at the interviews. The two (2) firms will be interviewed at the June 24, 2025 Board meeting.
- 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** This item is presented for the Committee’s information only. No recommended action is requested.

**ACTION ITEM IV, Review and Recommend Action on Color Selections for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for Music and Dance Programs**

- Purpose** To approve the interior color selections for the project.
- Justification** On June 28, 2022, the Board approved contracting architectural services with Brown Reynolds Watford Architects. On November 19, 2024, the Board approved contracting construction services with Peacock General Contractors, Inc.
- Brown Reynolds Watford Architects has prepared color boards for review by the Facilities Committee.
- Enclosed Documents** Appendix A – Color Selections
- 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 color selections for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for Music and Dance Programs project as presented.

**Appendix A**

Color Selections follow in the packet.



# INTERIOR FINISHES

## SOUTH TEXAS COLLEGE

PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L  
EXPANSION AND RENOVATIONS FOR THE MUSIC AND DANCE PROGRAMS



**BRW**  
ARCHITECTS

SOUTH TEXAS  
COLLEGE

WARE ROAD

55

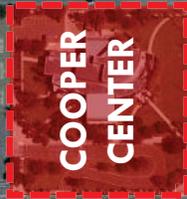
PECAN BOULEVARD

STC PECAN  
CAMPUS

STC BLDG. JM

STC BLDG. N

N. 31ST STREET



COOPER  
CENTER

ANN RICHARDS  
ADMIN. BLDG.

N. 29TH STREET

STC PECAN  
CAMPUS

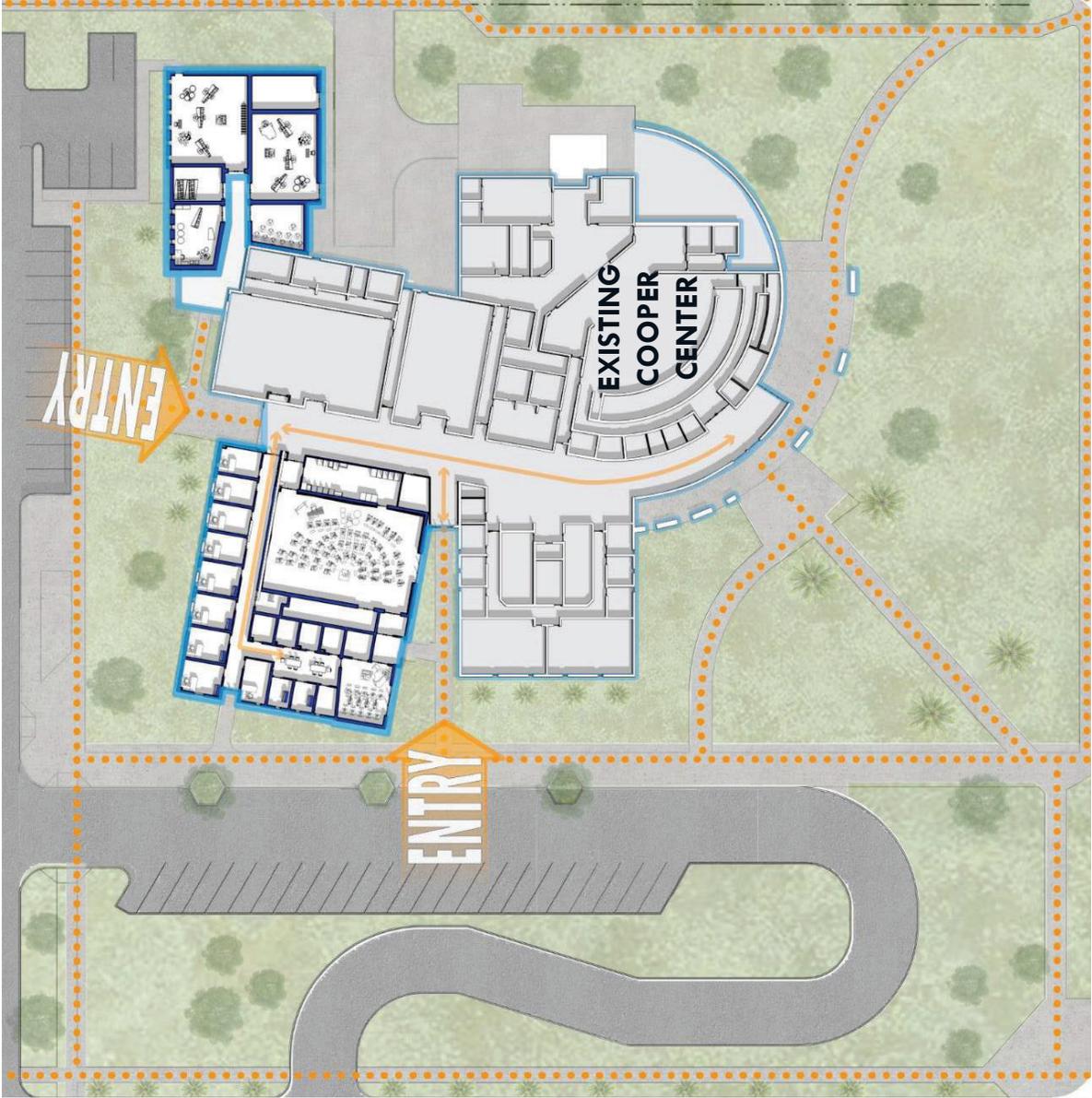


CAMPUS MAP

PECAN PLAZA

# NORTH 31ST STREET

- PROPOSED BUILDING EXPANSION
- EXISTING SIDEWALK
- EXISTING PAVING
- BUILDING CIRCULATION
- PEDESTRIAN SITE PATHWAYS



**SITE PLAN**



## INTERIOR FINISHES

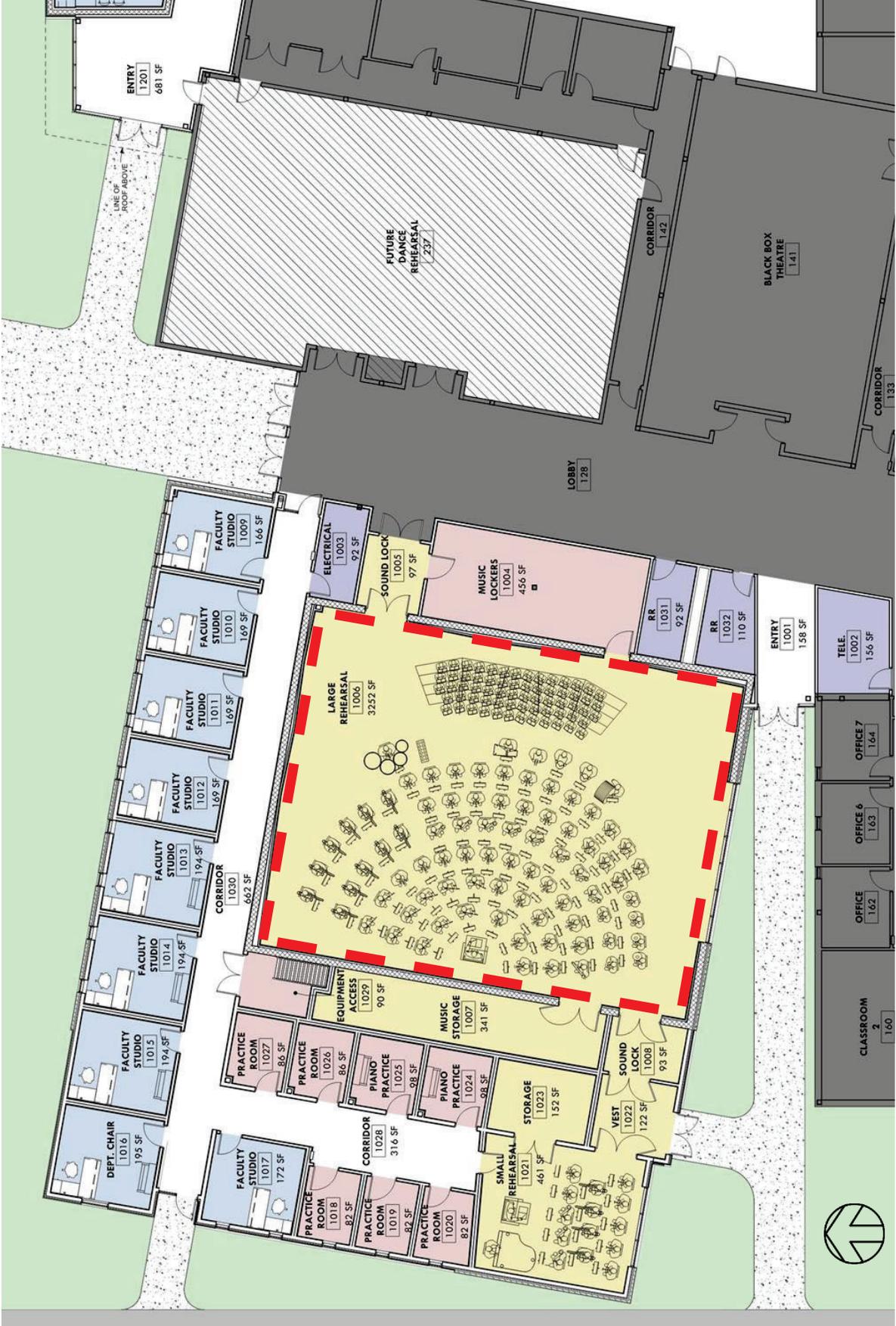
PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L  
EXPANSION AND RENOVATIONS FOR THE MUSIC AND DANCE PROGRAMS



# LEGEND

- CIRCULATION
- MEP
- EXISTING TO REMAIN
- FUTURE DANCE REHEARSAL
- OFFICE
- PRACTICE
- REHEARSAL
- STUDY

**EXPANSION**  
 ≈ 9,750 SF



# FLOOR PLAN

BRWARCHITECTS



LARGE MUSIC REHEARSAL

CEILING  
REFLECTORS

PL2  
HARVEST MAPLE

ACOUSTICAL  
CURTAINS

AF  
WHITE  
60

WALL PAINT

P1  
SW "ALPACA"

REHEARSAL  
FLOORING

LVT1  
ANTLER VELVET

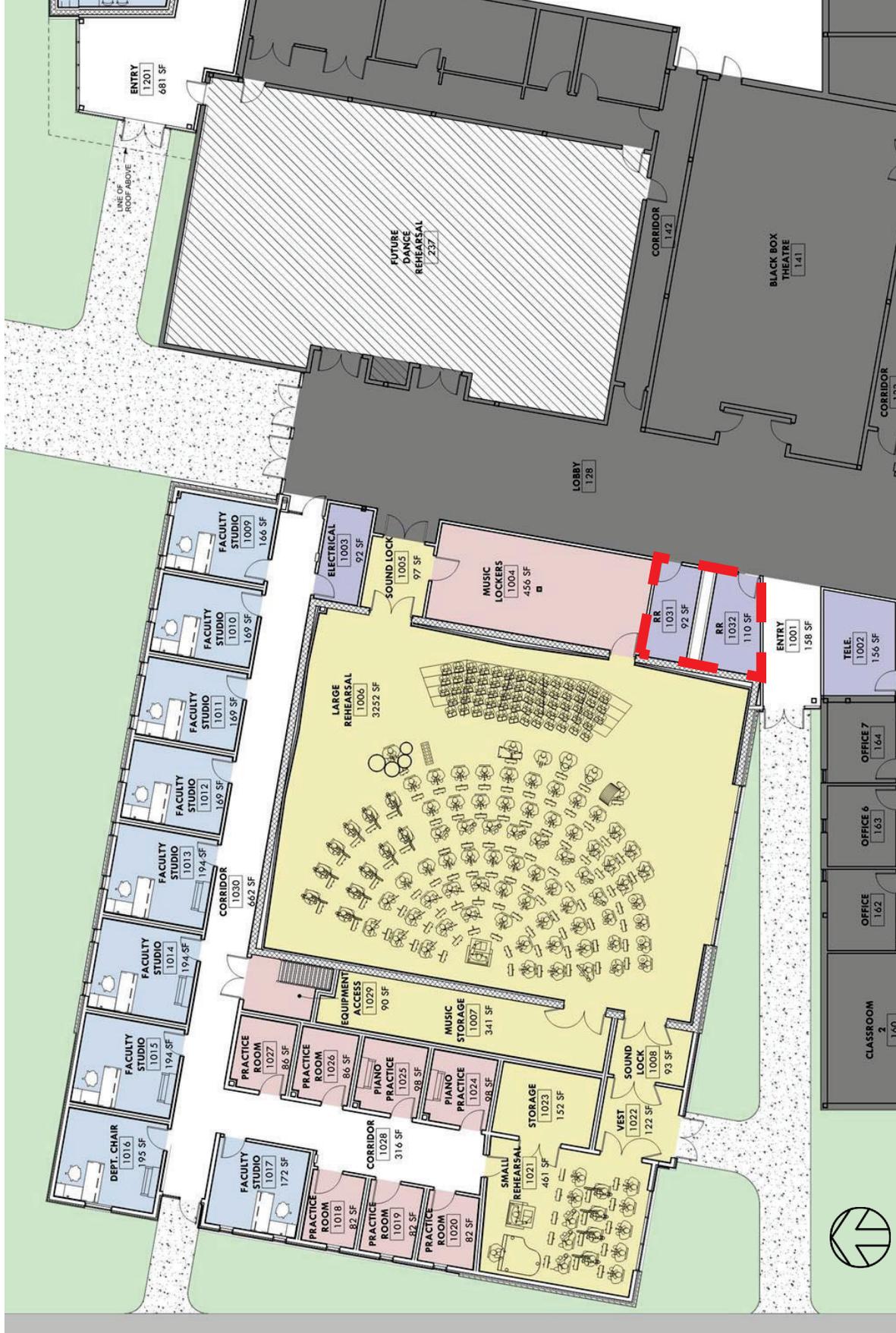
# BRWARCHITECTS



# LEGEND

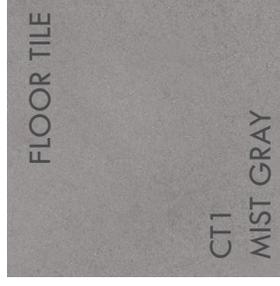
- CIRCULATION
- MEP
- EXISTING TO REMAIN
- FUTURE DANCE REHEARSAL
- OFFICE
- PRACTICE
- REHEARSAL
- STUDY

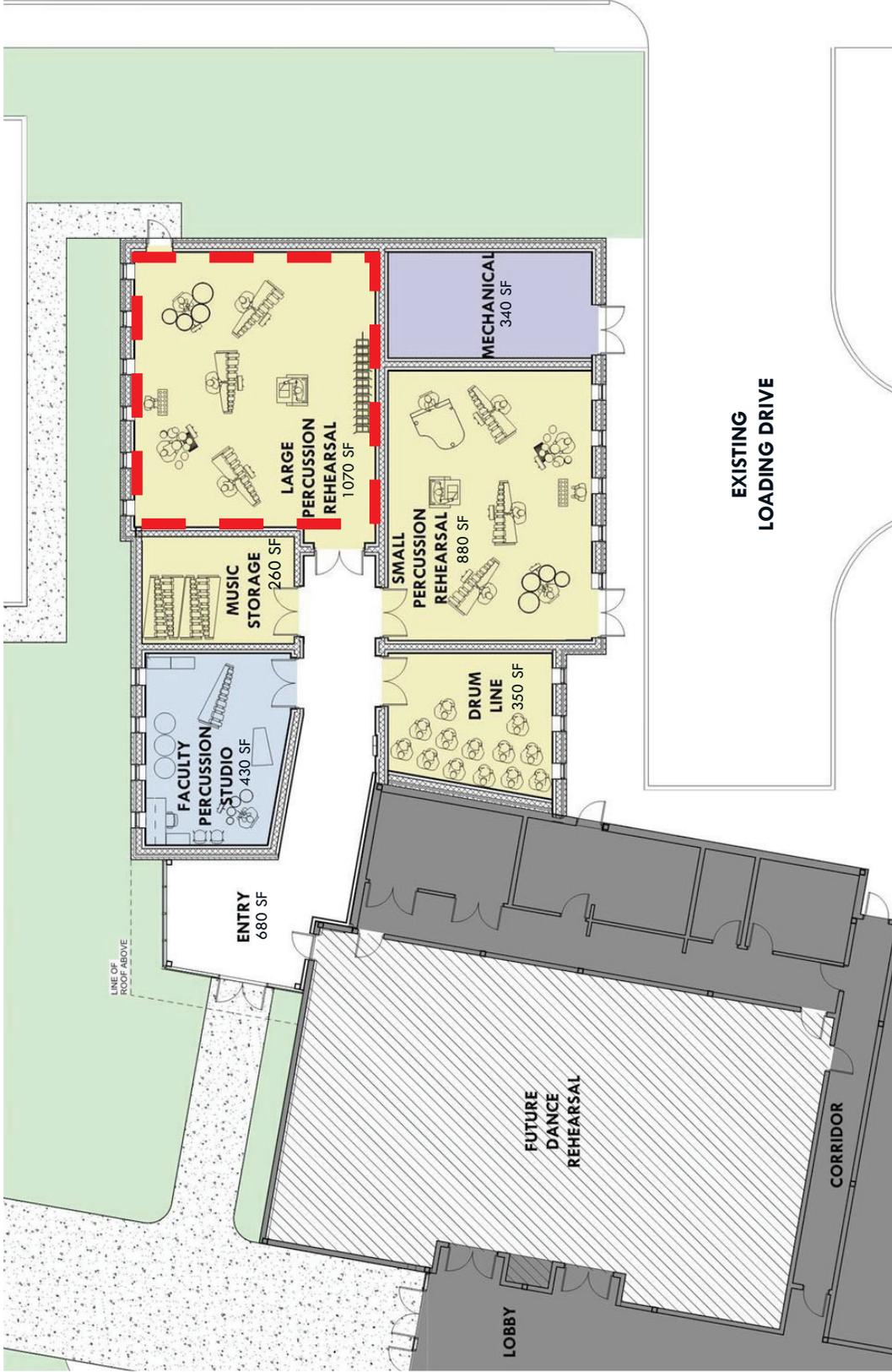
**EXPANSION**  
 ≈ 9,750 SF



# FLOOR PLAN







**LEGEND**

- CIRCULATION
- MEP
- EXISTING TO REMAIN
- FUTURE DANCE REHEARSAL
- OFFICE
- REHEARSAL

**04** EXPANSION  
≈ 4,775 SF



**FLOOR PLAN**

BRWARCHITECTS



LARGE PERCUSSION REHEARSAL



# BRW ARCHITECTS

ACOUSTICAL  
WALL PANELS

AP1  
GREIGE

ACOUSTICAL  
WALL PANELS

AP2  
LAZURTIE

WALL PAINT

P1  
SW "ALPACA"

REHEARSAL  
FLOORING

LVT1  
ANTLER VELVET

**ACTION ITEM V, Review and Recommend Action on Approval of Proposed Change Order for the Pecan West Parking and Site Improvements**

<b>Purpose</b>	To approve a proposed change order for the project.
<b>Justification</b>	<p>A change order to the construction contract is needed to cover the additional scope of work required by the City of McAllen, which includes:</p> <ul style="list-style-type: none"><li>• Extension of the water line to Ware Road to provide a looped water system</li><li>• Widening of the proposed entry drives, including concrete paving and asphalt paving, excavation, demolition, and subgrade</li><li>• Restaking and reworking the layout</li><li>• Electrical and irrigation modifications</li><li>• Storm drain modifications</li><li>• Pavement striping</li></ul> <p>The exact change order amount and number of days to be added to the substantial completion date will be provided at the Facilities Committee meeting.</p>
<b>Enclosed Documents</b>	Handout to be provided at the Facilities Committee meeting.
<b>Funding</b>	The funds are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.
<b>Staff Resource</b>	Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services
<b>Recommendation</b>	Administration requests the Committee recommend Board approval of the proposed change order with GST Construction, Inc. for the Pecan West Parking and Site Improvements project, contingent upon information provided at the Facilities Committee meeting.

**ACTION ITEM VI, Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces**

- Purpose** To approve substantial completion of the project.
- Justification** College staff and the Engineer visited the site and developed a construction punch list on May 15, 2025.
- Engineer: Perez Consulting Engineers, LLC.
  - Contractor: 2GS, LLC./ dba Earthworks Enterprise
- A Certificate of Substantial Completion has been issued. Substantial Completion was not accomplished within the time allowed in the Owner/Contractor agreement for this project by 2GS, LLC./ dba Earthworks Enterprise. The original cost approved for this project was \$278,334.29.
- Enclosed Documents** Appendix A – Current Budget Status  
 Appendix B – Photos  
 Appendix C – Substantial Completion  
 Appendix D – Fact Sheet
- Funding** The funds for the Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces Project 2024-008C 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 of the Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces project as presented.

**Appendix A**  
 Current Budget Status

Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$287,000.00	\$278,334.29	\$0	\$278,344.29	\$46,721.00	\$231,163.29

**Appendix B**  
 Photos follow in the packet.

**Appendix C**

Substantial Completion follows in the packet.

**Appendix D**

Fact Sheet follows in the packet.

## Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces





**Project Fact Sheet**  
**5/27/2025**

<b>Project Name:</b> Regional Center for Public Safety Excellence - Parking Lot #1 for Additional Spaces		<b>Project No.</b> 2024-008C				
<b>Funding Source(s):</b> Unexpended Plant Fund						
		<b>FY 23-24</b>		<b>FY 24-25</b>		
	<b>Total Project Budget</b>	<b>FY 23-24 Project Budget</b>	<b>Variance of FY 23-24 Actual Expenditures vs. Actual Expenditures</b>	<b>FY 24-25 Project Budget</b>	<b>Variance of FY 24-25 Actual Expenditures vs. Actual Expenditures</b>	<b>Total Actual Expenditures To Date</b>
Construction:	\$ 287,000.00	\$ 287,000.00	\$ 287,000.00	\$ 287,000.00	\$ 230,619.99	\$ 230,619.99
Design:	28,700.00	28,700.00	8,421.50	28,700.00	17,346.86	25,768.36
Miscellaneous:	15,000.00	15,000.00	6,257.45	14,000.00	4,868.05	11,125.50
FFE:	-	-	\$ -	-	\$ -	-
Technology:	-	-	\$ -	-	\$ -	-
<b>Total:</b>	<b>\$ 330,700.00</b>	<b>\$ 330,700.00</b>	<b>\$ 316,021.05</b>	<b>\$ 329,700.00</b>	<b>\$ 76,865.10</b>	<b>\$ 267,513.85</b>

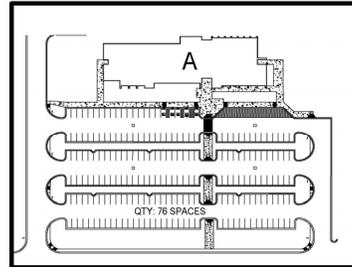
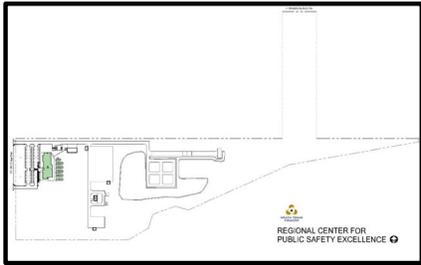
<b>Project Team</b>		<b>Board Status</b>															
<b>Approval to Solicit Architect/Engineer:</b> 10/31/2023		<b>Board Approval of Schematic Design</b> N/A	<b>Substantial Completion</b> TBD	<b>Final Completion</b> TBD	<table border="1"> <tr> <td></td> <td align="center"><b>Contract Amount</b></td> <td align="center"><b>Actual Expenditures</b></td> <td align="center"><b>Variance</b></td> </tr> <tr> <td>Perez Consulting Engineers, LLC</td> <td align="right">\$ 31,775.00</td> <td align="right">\$ 25,768.36</td> <td align="right">\$ 6,006.64</td> </tr> <tr> <td>2GS, LLC dba Earthworks, LLC</td> <td align="right">\$ 278,334.29</td> <td align="right">\$ 230,619.99</td> <td align="right">\$ 47,714.30</td> </tr> </table>		<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>	Perez Consulting Engineers, LLC	\$ 31,775.00	\$ 25,768.36	\$ 6,006.64	2GS, LLC dba Earthworks, LLC	\$ 278,334.29	\$ 230,619.99	\$ 47,714.30
	<b>Contract Amount</b>					<b>Actual Expenditures</b>	<b>Variance</b>										
Perez Consulting Engineers, LLC	\$ 31,775.00					\$ 25,768.36	\$ 6,006.64										
2GS, LLC dba Earthworks, LLC	\$ 278,334.29	\$ 230,619.99	\$ 47,714.30														
<b>Architect/Engineer:</b> Perez Consulting Engineers, LLC																	
<b>Contractor:</b> 2GS, LLC dba Earthworks, LLC																	
<b>STC FPC Project Manager:</b> David Valdez																	

<b>Project Description</b>	<b>Project Scope</b>
Design and construction of a parking lot extension to the existing Regional Center for Public Safety Excellence Parking Lot #1.	Additional extension of the existing parking lot at the Regional Center for Public Safety Excellence.

<b>Projected Timeline</b>							
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	2/27/2024	N/A	11/26/2024	1/18/2025	6/24/2025	07/22/2025	TBD

<b>Project Calendar of Expenditures by Fiscal Year</b>							
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Technology</b>	<b>Project Total</b>	
2023-24	\$ -	\$ 8,421.50	\$ 6,257.45	\$ -	\$ -	\$ 14,678.95	
2024-25	\$ 230,619.99	\$ 17,346.86	\$ 4,868.05	\$ -	\$ -	\$ 252,834.90	
<b>Project Total</b>	<b>\$ 230,619.99</b>	<b>\$ 25,768.36</b>	<b>\$ 11,125.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 267,513.85</b>	

**Current Agenda Item**  
06/10/25 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces



FPC Project Manager David A Valdez

FPC Director N/A FPC Executive Director [Signature]

**ACTION ITEM VII, Review and Recommend Action on Proposed Facilities Usage Agreement for PossAble Dream Foundation**

**Purpose** To approve the negotiation and execution of a facilities usage agreement to support the PossAble Dream Foundation’s use of classroom spaces at South Texas College’s Pecan Campus and Pecan Plaza facilities.

**Justification** Dr. Daniel King, CEO of Region One ESC, has approached South Texas College about the possibility of using STC’s facilities for one year to assist in the launch of the PossAble Dream Foundation’s McAllen campus. The PossAble Dream Foundation will provide adults up to 50 years old with an opportunity and pathway to return to and complete a high school diploma.

Administration has identified the following options, which were received favorably by the PossAble Dream Foundation team:

**Pecan Campus General Academic Building Y**

PCN Y 1.202 – classroom

PCN Y 1.801 – convert to classroom/computer lab

**Pecan Plaza Continuing Education & Workforce Development Building C**

PCN PLZ 1.702 – classroom and computer equipment

PCN PLZ 1.705 – convert to office space

Administration has reviewed the request and determined potential fees of \$46,869 for facilities usage, which includes all costs associated with maintaining open and active facilities outside the College’s normal operating hours.

There is a proposed fee structure to the agreement. However, Dr. Ricardo J. Solis, College President, recommends proceeding with a no-cost facilities usage agreement to support the PossAble Dream Foundation in their inaugural launch.

**Enclosed Document** Appendix A – Proposed Fee Structure

**Staff Resource** Dr. Ricardo J. Solis, College President

**Recommendation** Administration requests the Committee recommend Board approval to negotiate and execute the proposed facilities usage agreement with the PossAble Dream Foundation as presented.

**Appendix A**

Proposed Fee Structure follows in the packet.

**2025 Fall Semester**

Space	Size (sf)	Number of Classrooms/Offices	Weekly Sections	Weekly Sections per Utilization %	Average			Semester Rental Cost (\$)
					Weekly Utilization Factor (%)	Monthly Rental Rate (\$/sq)	Monthly Rental Cost (\$)	
32-Seat Classroom *(Note 1)	784	1	40	40	100%	\$ 3.09	\$ 2,422.56	\$ 10,901.52
3 staff cubicles and 1 work area	120	4	0	0	100%	\$ 3.09	\$ 1,483.20	\$ 6,674.40
<b>Total Utilized Space</b>	<b>904</b>	<b>5</b>					<b>\$ 3,905.76</b>	<b>\$ 17,575.92</b>

**2026 Spring Semester**

Space	Size (sf)	Number of Classrooms/Offices	Weekly Sections	Weekly Sections per Utilization %	Average			Semester Rental Cost (\$)
					Weekly Utilization Factor (%)	Monthly Rental Rate (\$/sq)	Monthly Rental Cost (\$)	
32-Seat Classroom *(Note 1)	784	1	40	40	100%	\$ 3.09	\$ 2,422.56	\$ 10,901.52
4 offices	120	4	0	0	100%	\$ 3.09	\$ 1,483.20	\$ 6,674.40
<b>Total Utilized Space</b>	<b>904</b>	<b>5</b>					<b>\$ 3,905.76</b>	<b>\$ 17,575.92</b>

**2026 Summer Semester \*\* (Note 2)**

Space	Size (sf)	Number of Classrooms/Offices	Weekly Sections	Weekly Sections per Utilization %	Average			Semester Rental Cost (\$)
					Weekly Utilization Factor (%)	Monthly Rental Rate (\$/sq)	Monthly Rental Cost (\$)	
32-Seat Classroom *(Note 1)	784	1	20	20	100%	\$ 3.09	\$ 2,422.56	\$ 7,267.68
4 offices	120	4	0	0	100%	\$ 3.09	\$ 1,483.20	\$ 4,449.60
<b>Total Utilized Space</b>	<b>904</b>	<b>5</b>					<b>\$ 3,905.76</b>	<b>\$ 11,717.28</b>
							<b>\$ 7,811.52</b>	<b>\$ 46,869.12</b>

**\*Notes:**

(1) The classroom availability at Pecan Campus General Academic Building Y (784 sq. ft.):-

- Y1.202 - Classroom
- Y 1.801 Office Space with Four Cubicles
- Monday - Friday 8am to 8 pm
- No Weekend Classes

(2) Summer Months are calculated if Charter School uses from Mid May to Mid August