

South Texas College  
Board of Trustees  
Facilities Committee  
Pecan Campus, Ann Richards Administration Building X  
Board Room  
Tuesday, July 8, 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.	Approval of Facilities Committee Meeting Minutes .....	1 - 27
	1. March 11, 2025 Facilities Committee Meeting	
	2. May 13, 2025 Facilities Committee Meeting	
II.	Review and Recommend Action on Schematic Design and Authorization to Solicit Construction Services for the Pecan Campus Building K Cashiers Renovations .....	28 - 48
III.	Review and Recommend Action on Substantial Completion of Pecan Campus Reseeding and Regrading of Athletic Fields.....	49 - 53
IV.	Review and Recommend Action on Substantial Completion of Advanced Technical Careers Building B Atrium Ceiling Repairs .....	54 - 59
V.	Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H ...	60 - 65
VI.	Review and Recommend Action on Substantial Completion of the District Wide Stucco Repainting at Mid Valley Campus Buildings A, B, D, and H.....	66 - 72
VII.	Review and Recommend Action on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2025 – 2026.....	73 - 77
VIII.	Review and Recommend Action on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2025 – 2026.....	78 - 83
IX.	Review and Recommend Action on Proposed FY 2025 – 2026 Committee Meeting Schedule.....	84 - 86

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

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

<b>Purpose</b>	The Minutes for the Facilities Committee Meetings of March 11, 2025 and May 13, 2025, are presented for Committee approval.
<b>Enclosed Documents</b>	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**

<b>Purpose</b>	To contract architectural services for the Pecan Campus Athletic Field Building R project.
<b>Justification</b>	<p>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.</p> <p>The project consists of constructing a building near the athletic fields.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none"> <li>• Construction of a building adjacent to the athletic fields</li> <li>• Building Spaces: Storage, Restrooms, Concession Area</li> <li>• Total Square Feet: 1,560 sq. ft.</li> </ul>
<b>Enclosed Documents</b>	<p>Appendix A – RFQ Solicitation Information</p> <p>Appendix B – Project Presentation</p> <p>Appendix C – Ranking and Evaluations of Respondents</p> <p>Appendix D – Fact Sheet</p>
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	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**

<b>Purpose</b>	To contract construction services for the project.
<b>Justification</b>	<p>On January 28, 2025, the Board of Trustees approved the solicitation of construction services for this project.</p> <p>The project consists of repairing the ceiling in the atrium in Building B.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none"> <li>• Retrofitting the existing unpaintable insulation with a ceiling liner.</li> </ul>
<b>Enclosed Documents</b>	<p>Appendix A – RFP Solicitation Information</p> <p>Appendix B – Project Presentation</p> <p>Appendix C – Ranking and Evaluations of Respondents</p> <p>Appendix D – Fact Sheet</p>
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	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**

<b>Purpose</b>	To approve an interlocal agreement for the water tower logo replacement.
<b>Justification</b>	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.
<b>Enclosed Documents</b>	Appendix A – Draft of the Interlocal Agreement
<b>Staff Resource</b>	Ricardo de la Garza, Executive Director for Facilities Planning & Construction
<b>Recommendation</b>	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. Esmaeili, 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**

<b>Purpose</b>	To approve substantial completion of the project.
<b>Justification</b>	<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"><li>• Engineer: Perez Consulting Engineers, LLC</li><li>• Contractor: D&amp;J Site Construction</li></ul> <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>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Letter Appendix D – Fact Sheet</p>
<b>Funding</b>	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.
<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 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**

<b>Purpose</b>	To approve final completion of the project.
<b>Justification</b>	<p>On April 22, 2025, the Board of Trustees approved Substantial Completion of this project.</p> <ul style="list-style-type: none"><li>• Contractor: Diaz Floors &amp; Interiors, Inc.</li></ul> <p>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.</p>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Final Completion Letter Appendix D – 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 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**

<b>Purpose</b>	To approve final completion of the project.
<b>Justification</b>	<p>On April 22, 2025, the Board of Trustees approved Substantial Completion of this project.</p> <ul style="list-style-type: none"><li>• Contractor: Diaz Floors &amp; Interiors, Inc.</li></ul> <p>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.</p>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Final Completion Letter Appendix D – 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 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**

<b>Purpose</b>	To review and approve Round 3 evaluation process for the design firm.
<b>Justification</b>	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.
<b>Background</b>	<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.

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**

<b>Purpose</b>	Administration is providing information regarding the sustainability programs in place at South Texas College.
<b>Justification</b>	<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 &amp; Risk (EHS&amp;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"><li>• Energy Conservation</li><li>• Water Conservation</li><li>• Waste Minimization (Recycling Program)</li></ul>
<b>Enclosed Documents</b>	Appendix A – Sustainability Programs Presentation
<b>Staff Resource</b>	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
<b>Recommendation</b>	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**

<b>Purpose</b>	Update on the planned budget projections for five (5) years of the Unexpended Plant Fund budget.
<b>Justification</b>	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.
<b>Enclosed Documents</b>	Appendix A – Five-Year Unexpended Plant Fund Budget Plan
<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>	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**

<b>Purpose</b>	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.
<b>Enclosed Documents</b>	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
<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>	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 Schematic Design and Authorization to Solicit Construction Services for the Pecan Campus Student Services Building K Cashiers Renovations**

**Purpose** To approve the schematic design and 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 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:

- Cashiers Area Renovation at 1<sup>st</sup> Floor – 4,714 s.f.
- Accounts Receivable Area Renovation at 2<sup>nd</sup> Floor - 1,572 s.f.
- Total Renovation Space - 6,286 sq. ft

Spaces to include:

- Cashiers Area
- Payment Lab
- Spirit Office
- Staff Offices
- Counting Room
- Conference Room
- Break Room

The estimated construction cost for the project is \$1,868,400.

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

**Funding** The total Pecan Campus Student Services Building K Cashiers Renovation Project 2021-001C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$2,419,584.

• Construction	\$1,868,400
• Design	186,840
• Miscellaneous	46,710
• FFE	158,817
• Technology	158,817
<b>Total</b>	<b>\$2,419,584</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 Student Services Building K Cashiers Renovations project as presented.

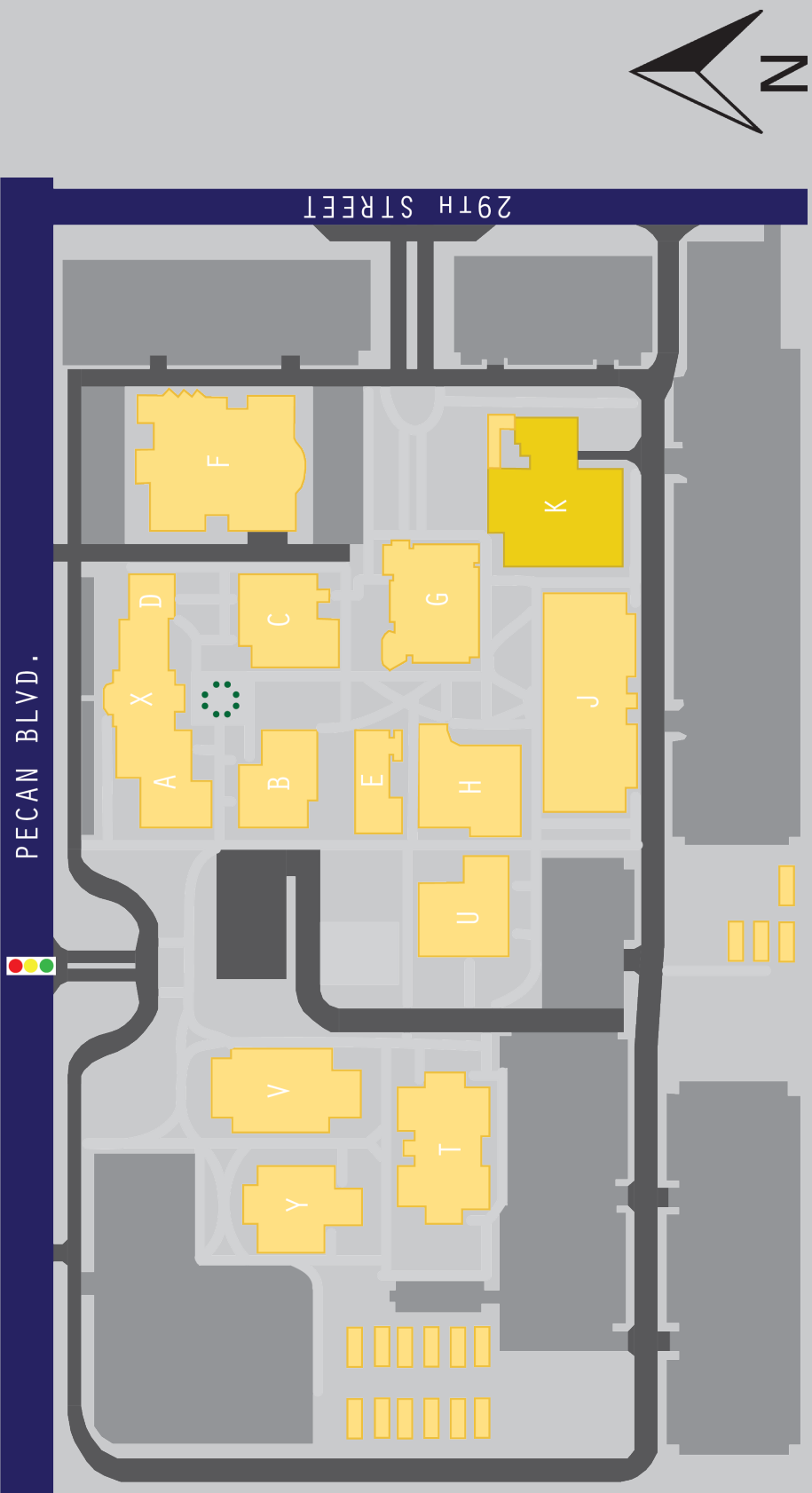
**Appendix A**

Schematic Design follows in the packet.

**Appendix B**

Fact Sheet follows in the packet.

STC PECAN CAMPUS STUDENT SERVICES - BUILDING K - CASHIERS RENOVATION



## STC PECAN CAMPUS - BUILDING K - CASHIERS RENOVATION

# BUILDING PLAN - FIRST FLOOR



**AREA OF WORK:**  
**4,714 SF**



## AREA OF WORK



**SOUTH TEXAS  
COLLEGE**

**SAM GARCIA ARCHITECT**

# SCHEMATIC DESIGN - AREA OF WORK - FIRST FLOOR



STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION

**SAM GARCIA ARCHITECT**



## STC PECAN CAMPUS - BUILDING K - CASHIERS RENOVATION

[illegible]

**AREA OF WORK:**  
**1,572 SF**



## AREA OF WORK

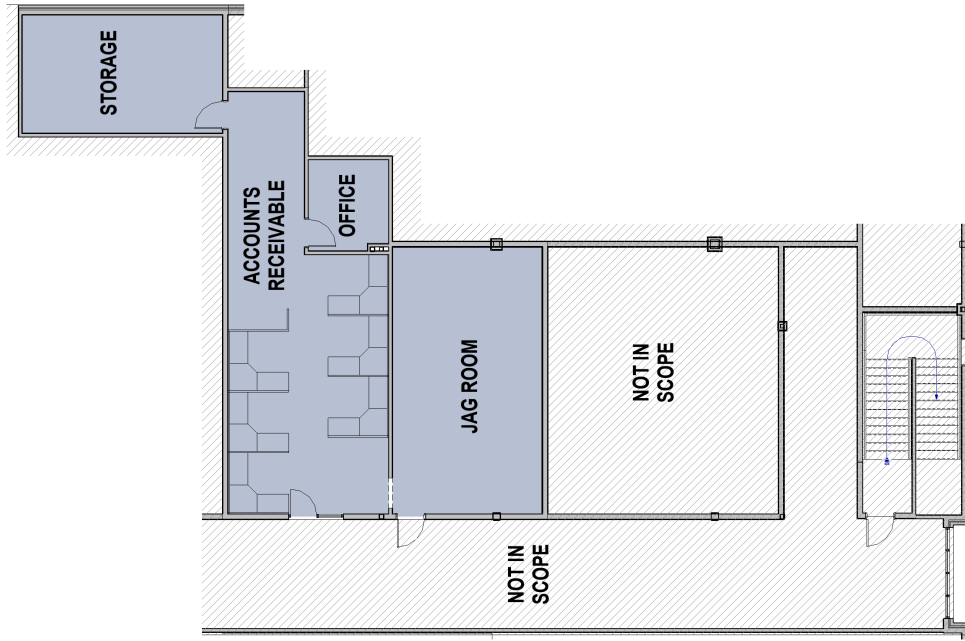


**SOUTH TEXAS  
COLLEGE**

 SAM GARCIA ARCHITECT

# SCHEMATIC DESIGN - AREA OF WORK - SECOND FLOOR

STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION

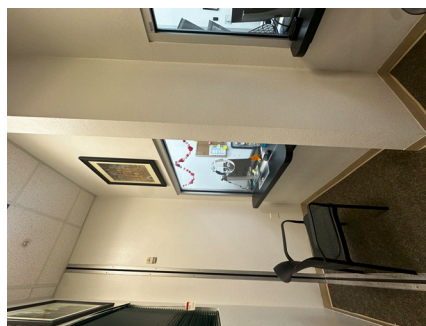
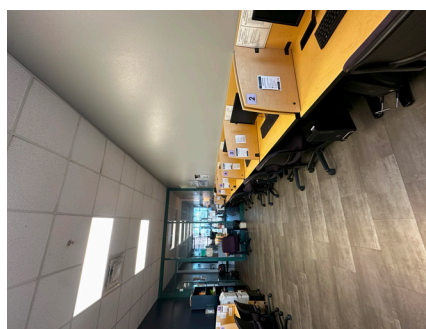
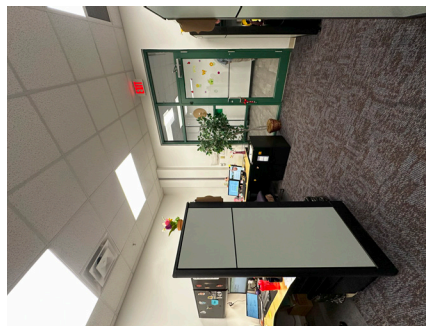
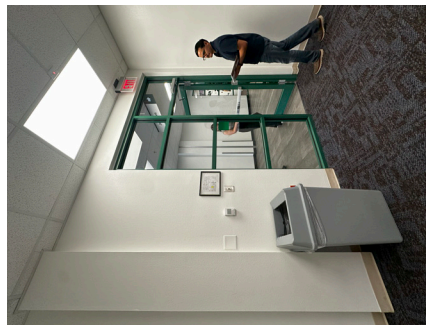
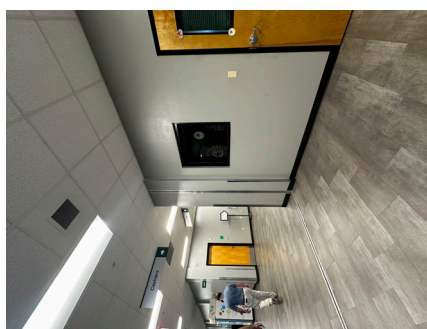
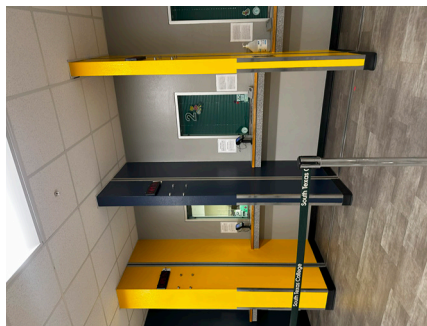
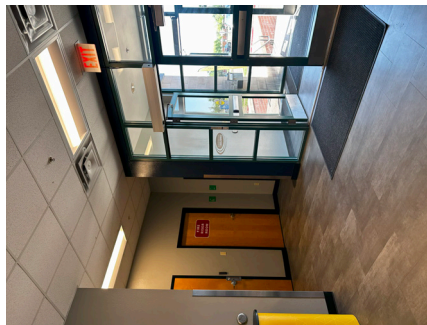


 SAM GARCIA ARCHITECT



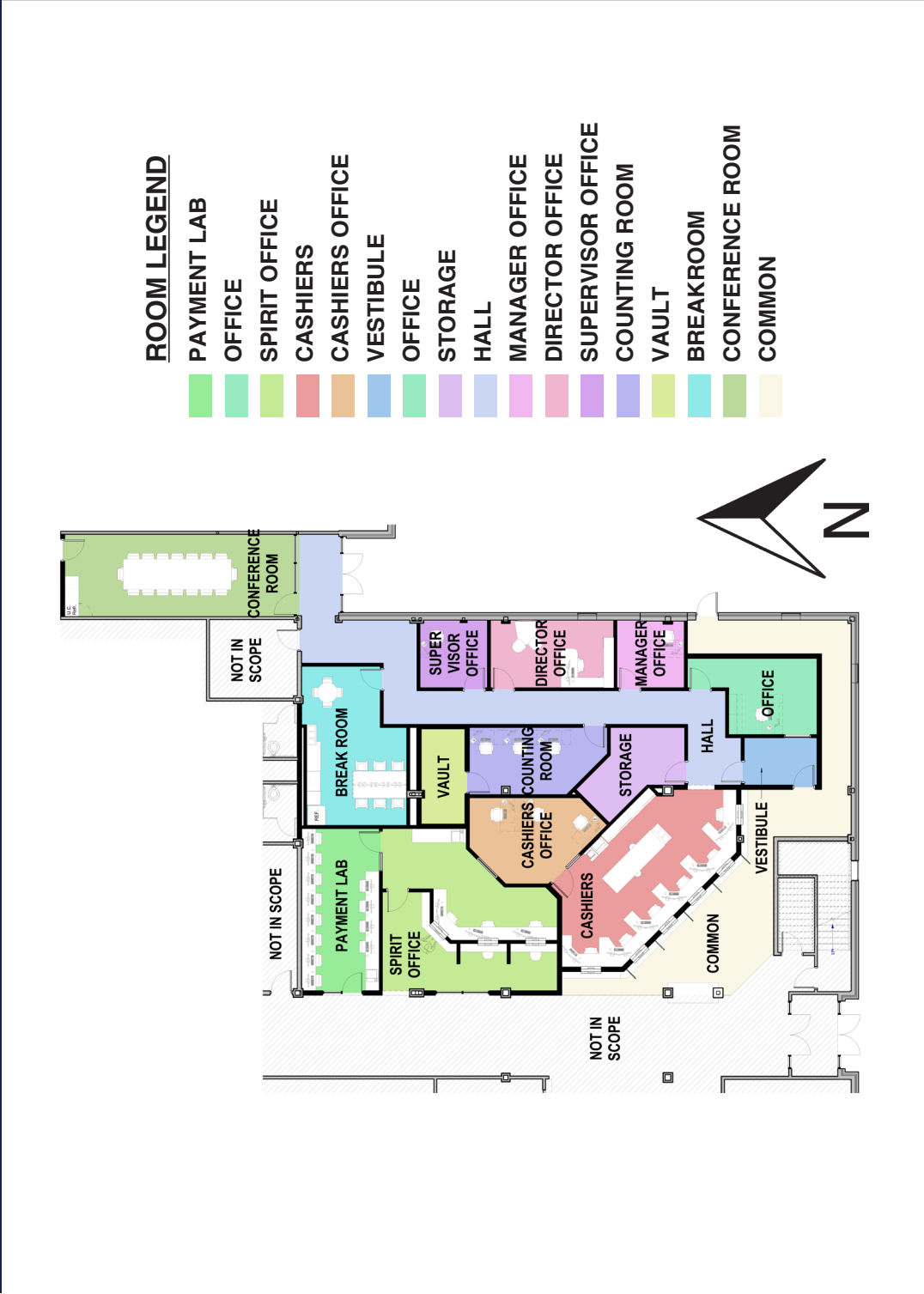
EXISTING - AREA OF WORK

STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION



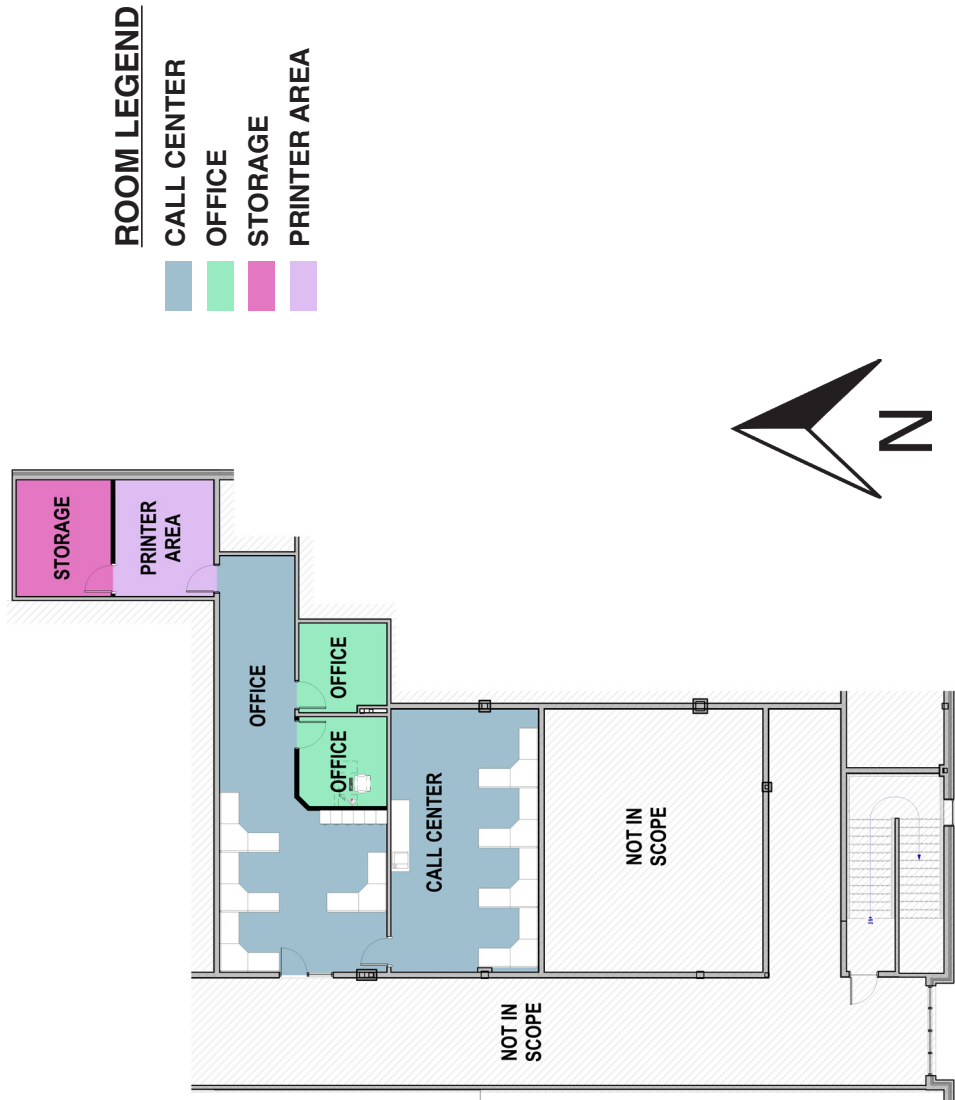


## SCHEMATIC DESIGN - AREA OF WORK - FIRST FLOOR



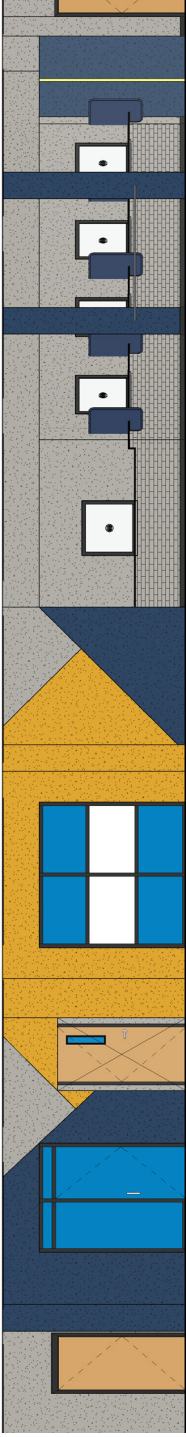
SCHEMATIC DESIGN - AREA OF WORK - SECOND FLOOR

STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION



## SCHEMATIC DESIGN - AREA OF WORK

### HALLWAY ELEVATION



STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION

### HALLWAY PERSPECTIVE

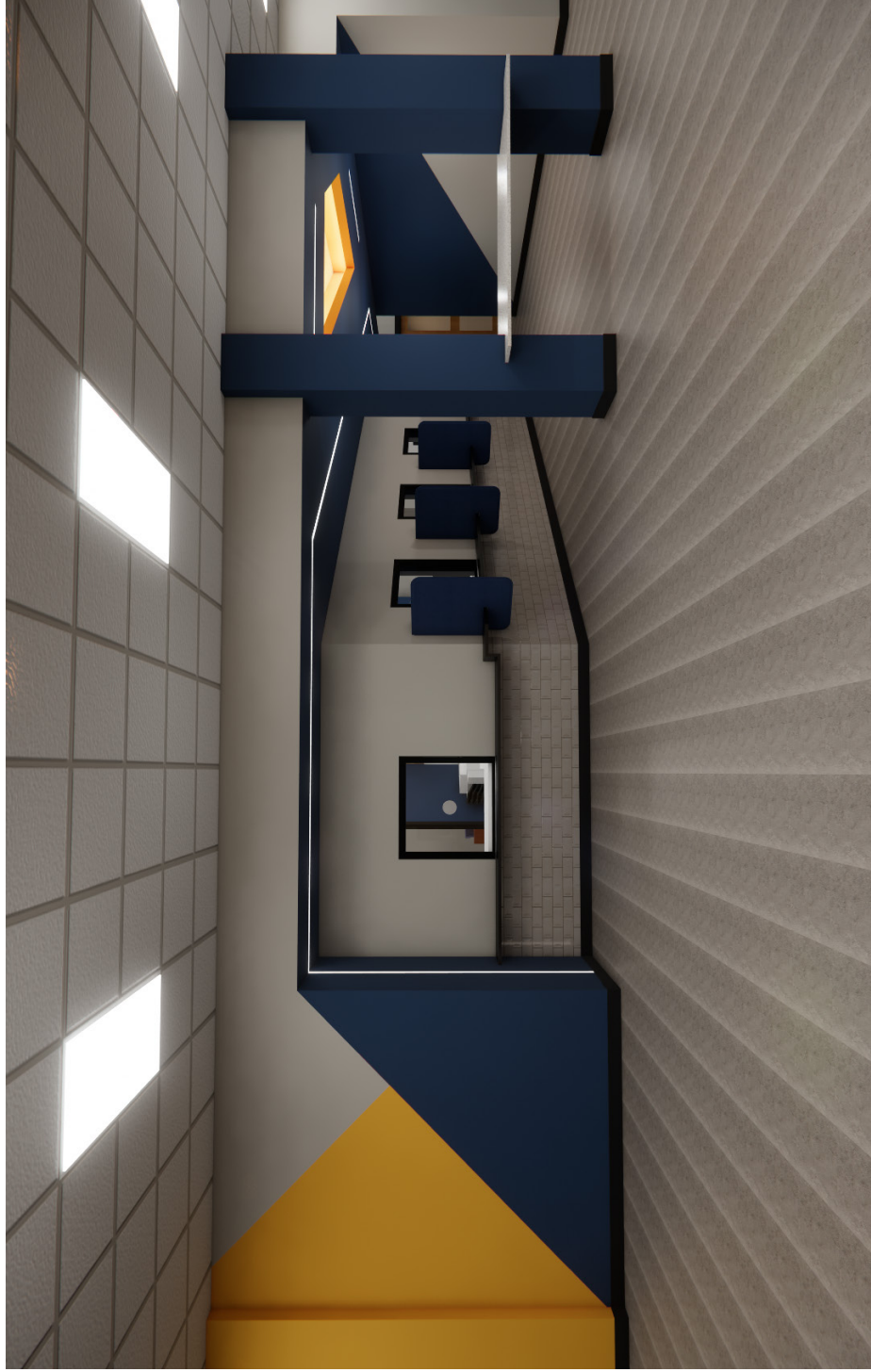


 SAM GARCIA ARCHITECT

 SOUTH TEXAS  
COLLEGE

## SCHEMATIC DESIGN - AREA OF WORK - CASHIERS/Common

STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION



SOUTH TEXAS  
COLLEGE



SAM GARCIA ARCHITECT



## SCHEMATIC DESIGN - AREA OF WORK - CASHIERS/Common

STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION



 SAM GARCIA ARCHITECT

## SCHEMATIC DESIGN - AREA OF WORK - CASHIERS



STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION

 SAM GARCIA ARCHITECT

 SOUTH TEXAS  
COLLEGE

## SCHEMATIC DESIGN - AREA OF WORK - CASHIERS/VESTIBULE ENTRY



STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION

 SAM GARCIA ARCHITECT

 SOUTH TEXAS  
COLLEGE



## SCHEMATIC DESIGN - AREA OF WORK - CASHIERS



STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION

 SAM GARCIA ARCHITECT

 SOUTH TEXAS  
COLLEGE



## SCHEMATIC DESIGN - AREA OF WORK - SPIRIT OFFICE



STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION



SOUTH TEXAS  
COLLEGE

 SAM GARCIA ARCHITECT

## SCHEMATIC DESIGN - AREA OF WORK - SPIRIT OFFICE



STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION

## SCHEMATIC DESIGN - AREA OF WORK - SPIRIT OFFICE



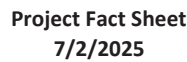
STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION



**STC - PECAN  
CAMPUS  
BUILDING K  
CASHIERS  
RENOVATION**

## **ESTIMATED COST OF CONSTRUCTION:**

**\$1,868,400**



FPC Project Manager David A. Valdez FPC Director Robert S. Donay FPC Executive Director Rolla

### **ACTION ITEM III, Review and Recommend Action on Substantial Completion of the Pecan Campus Athletic Fields Reseeding and Regrading**

- Purpose** To approve substantial completion of the project.
- Justification** College staff visited the site and developed a construction punch list on June 8, 2025.
- Contractor: GST Construction, Inc.
- A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by GST Construction, Inc. The original cost approved for this project was \$113,754.
- Enclosed Documents** Appendix A – Current Budget Status  
Appendix B – Photos  
Appendix C – Substantial Completion  
Appendix D – Fact Sheet
- Funding** The funds for the Pecan Campus Athletic Fields Reseeding and Regrading Project 2020-037R 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 Pecan Campus Athletic Fields Reseeding and Regrading project as presented.

#### **Appendix A** Current Budget Status

Pecan Campus Athletic Fields Reseeding and Regrading					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$113,754.00	\$113,754.00	\$0	\$113,754.00	\$46,236.50	\$67,517.50

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

**Appendix C**

Substantial Completion follows in the packet.

**Appendix D**

Fact Sheet follows in the packet.

## Pecan Campus Athletic Fields Reseeding and Regrading





## Substantial Completion Acceptance

**Project Name:** Pecan Campus Reseeding and Regrading of Athletic Fields

**Project No.:** 24-25-1020

**Owner:** South Texas College

**Contractor:** GST Construction, Inc.

**A/E Firm:** N/A

### Scope of Work Covered by This Acceptance:

The project includes the regrading and resodding of the existing Pecan Campus Athletic Fields.

Effective Date of Acceptance: 6/08/2025

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 <b>Contractor</b> shall complete/correct the items identified on the punch list(s) within		30
Calendar days from the Effective Date of this Acceptance.		
Printed Name and Title	Signature	Date

The <b>Architect</b> agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.		
N/A		
Printed Name and Title	Signature	Date

<p>With the exception of those items noted on the attached "punch list(s)", the <b>Owner</b> accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.</p>		
Printed Name and Title	Signature	Date



**Project Fact Sheet**  
**7/2/2025**

<b>Project Name:</b> Pecan Campus - Reseeding and Regrading of Athletic Fields				<b>Project No.</b> 1920-037R			
<b>Funding Source(s):</b> Renewal & Replacements Fund							
			<b>FY 24-25</b>				
		<b>Original Project Budget</b>	<b>Project Budget</b>	<b>FY 24-25 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>		<b>Total Actual Expenditures To Date</b>
Construction:		\$ 100,000.00	\$ 100,000.00	\$ 46,236.50	\$ 53,763.50		\$ 46,236.50
Design:		10,000.00	10,000.00	-	10,000.00		-
Miscellaneous:		1,000.00	1,000.00	502.12	497.88		502.12
FFE:		-	-	-	-		
Technology:		-	-	-	-		
<b>Total:</b>		<b>\$ 111,000.00</b>	<b>\$ 111,000.00</b>	<b>\$ 46,738.62</b>	<b>\$ 64,261.38</b>		<b>\$ 46,738.62</b>

<b>Project Team</b>		<b>Board Status</b>					
<b>Approval to Solicit Architect/Engineer:</b>	N/A	<b>Board Approval of Schematic Design</b>	N/A	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>
<b>Architect/Engineer:</b>	N/A			GST Construction, Inc.	\$ 113,754.00	\$ 46,236.50	\$ 67,517.50
<b>Contractor:</b>	GST Construction, Inc.	<b>Substantial Completion</b>	6/11/2025	<b>Board Acceptance</b>	TBD		
<b>STC FPC Project Manager:</b>	David Valdez	<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD		

<b>Project Description</b>	<b>Project Scope</b>
Reseeding and Regrading of Athletic Fields	Improvements for reseeding and regrading of the existing Pecan Campus Athletic Fields.

<b>Projected Timeline</b>							
<b>Board Approval to Solicit Architect/Engineer</b>	<b>Board Approval of Architect/Engineer</b>	<b>Board Approval of Schematic</b>	<b>Board Approval of Contractor</b>	<b>Construction Start Date</b>	<b>Board Approval of Substantial Completion Date</b>	<b>Board Approval of Final Completion Date</b>	<b>FFE Completion of Move In</b>
N/A	N/A	N/A	1/28/2025	3/31/2025	07/22/2025	08/26/2025	N/A

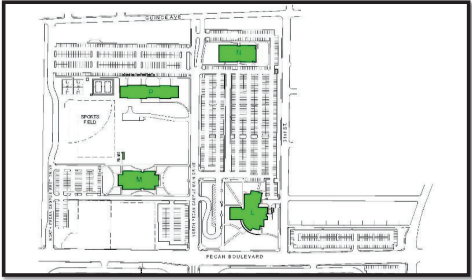

  

<b>Project Calendar of Expenditures by Fiscal Year</b>							
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>	
2024-25	46,236.50	-	502.12	-		\$ 46,738.62	
<b>Project Total</b>	<b>\$ 46,236.50</b>	<b>\$ -</b>	<b>\$ 502.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,738.62</b>	

<b>Current Agenda Item</b>
07/08/2025 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion of Pecan Campus Reseeding and Regrading of Athletic Fields

FPC Project Manager David A. Valdez

FPC Director Robert S. Donny

FPC Executive Director RDA

**ACTION ITEM IV, Review and Recommend Action on Substantial Completion of the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs**

<b>Purpose</b>	To approve substantial completion of the project.
<b>Justification</b>	<p>College staff visited the site and developed a construction punch list on June 12, 2025.</p> <ul style="list-style-type: none"> <li>Contractor: CCL Contracting, LLC.</li> </ul> <p>A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by CCL Contracting, LLC. The original cost approved for this project was \$42,800.</p>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status</p> <p>Appendix B – Photos</p> <p>Appendix C – Substantial Completion Form</p> <p>Appendix D – Fact Sheet</p>
<b>Funding</b>	The funds for Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs Project 2025-027R are available in the Unexpended Plant Fund for use in FY 2024 – 2025.
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	Administration requests the Committee recommend Board approval of substantial completion of the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project as presented.

**Appendix A**  
Current Budget Status

Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$42,800.00	\$42,800	\$0	\$42,800	\$0	\$42,800

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

**Appendix C**

Substantial Completion follows in the packet.

**Appendix D**

Fact Sheet follows in the packet.

## Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs





## Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs



# Substantial Completion Acceptance

Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs

**Project Name:** \_\_\_\_\_

**Project No.:** 24-25-1046

**Owner:** South Texas College

**Contractor:** CCL Contracting, LLC.

**A/E Firm:** N/A

## Scope of Work Covered by This Acceptance:

New Ceiling Liner installed in the Building B Atrium area

Effective Date of Acceptance: 6/12/2025

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.

Austin Lackey Austin Lackey 06/12/2025  
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.

N/A  
Printed Name and Title Signature Date

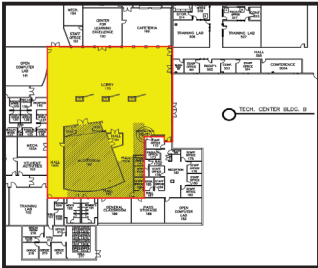


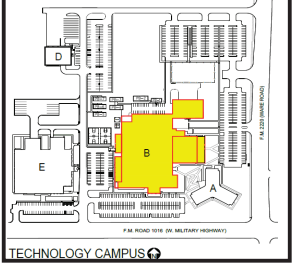
With the exception of those items noted on the attached "punch list(s)", the **Owner** accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.

RIGARDELA GARCIA FPC EXEC DIRECTOR Rigarde 6-17-2025  
Printed Name and Title Signature Date



# Project Fact Sheet

## 7/2/2025

<b>Project Name</b> Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs				<b>Project No.</b> 2025-027R																																													
<b>Funding Source(s):</b> Renewals & Replacements Fund																																																	
		<b>FY 24-25</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th><u>Total Project Budget</u></th> <th><u>FY 24-25 Actual Expenditures</u></th> <th><u>Variance of Project Budget vs. Actual Expenditures</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td>\$ 60,000.00</td> <td>\$ -</td> <td>\$ 60,000.00</td> </tr> <tr> <td>Design</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>Miscellaneous:</td> <td>\$ 1,200.00</td> <td>\$ 502.12</td> <td>\$ 697.88</td> </tr> <tr> <td>FFE:</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>Technology:</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 61,200.00</b></td> <td><b>\$ 502.12</b></td> <td><b>\$ 60,697.88</b></td> </tr> </tbody> </table>				<u>Total Project Budget</u>	<u>FY 24-25 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	Construction:	\$ 60,000.00	\$ -	\$ 60,000.00	Design	\$ -	\$ -	\$ -	Miscellaneous:	\$ 1,200.00	\$ 502.12	\$ 697.88	FFE:	\$ -	\$ -	\$ -	Technology:	\$ -	\$ -	\$ -	<b>Total:</b>	<b>\$ 61,200.00</b>	<b>\$ 502.12</b>	<b>\$ 60,697.88</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th><u>Total Actual Expenditures To Date</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td>\$ -</td> </tr> <tr> <td>Design</td> <td>\$ -</td> </tr> <tr> <td>Miscellaneous:</td> <td>\$ 502.12</td> </tr> <tr> <td>FFE:</td> <td>\$ -</td> </tr> <tr> <td>Technology:</td> <td>\$ -</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 502.12</b></td> </tr> </tbody> </table>				<u>Total Actual Expenditures To Date</u>	Construction:	\$ -	Design	\$ -	Miscellaneous:	\$ 502.12	FFE:	\$ -	Technology:	\$ -	<b>Total:</b>	<b>\$ 502.12</b>
	<u>Total Project Budget</u>	<u>FY 24-25 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>																																														
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FFE:	\$ -																																																
Technology:	\$ -																																																
<b>Total:</b>	<b>\$ 502.12</b>																																																
<b>Project Team</b>		<b>Board Status</b>																																															
<b>Approval to Solicit Architect/Engineer:</b> N/A <b>Architect/Engineer:</b> N/A <b>Contractor:</b> CCL Contracting, LLC.		<b>Board Approval of Schematic Design</b> NA  <b>Substantial Completion</b> TBD  <b>Final Completion</b> TBD		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Location</th> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> </thead> <tbody> <tr> <td>TECH Bldg. B</td> <td>CCL Contracting</td> <td>\$ 42,800.00</td> <td>\$ -</td> <td>\$ 42,800.00</td> </tr> </tbody> </table>		Location	Vendor	Contract Amount	Actual Expenditures	Variance	TECH Bldg. B	CCL Contracting	\$ 42,800.00	\$ -	\$ 42,800.00	<b>Board Acceptance</b> TBD  <b>Board Acceptance</b> TBD																																	
Location	Vendor	Contract Amount	Actual Expenditures	Variance																																													
TECH Bldg. B	CCL Contracting	\$ 42,800.00	\$ -	\$ 42,800.00																																													
<b>STC FPC Project Manager:</b> Kelly Nelson																																																	
<b>Project Description</b>		<b>Project Scope</b>																																															
This project will involve, but not limited to, replacing existing ceiling liner with new ceiling liner		Need to replace existing damaged ceiling liner in the Atrium area of the exposed ceiling.																																															
<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	N/A	3/25/2025	5/15/2025	7/22/2025	8/26/2025	N/A																																										
<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>Tech</b>	<b>Project Total</b>																																											
2024-25	-	-	502.12	-	-	\$ 502.12																																											
<b>Project Total</b>	\$ -	\$ -	\$ 502.12	\$ -	\$ -	\$ 502.12																																											
<b>Current Agenda Item</b>																																																	
07/08/2025 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion of Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs.																																																	
 <p style="text-align: center;">Building B -Atrium</p>						 <p style="text-align: center;">Site Plan</p>																																											

FPC Project Manager Kelly Nelson

FPC Director Robert S. Donay

FPC Executive Director Rafael



**ACTION ITEM V, Review and Recommend Action on Substantial Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H**

<b>Purpose</b>	To approve substantial completion of the project.
<b>Justification</b>	<p>College staff visited the site and developed a construction punch list on July 1, 2025.</p> <ul style="list-style-type: none"> <li>Contractor: 5 Star GC Construction</li> </ul> <p>A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by 5 Star GC Construction. The original cost approved for this project was \$124,830.</p>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status</p> <p>Appendix B – Photos</p> <p>Appendix C – Substantial Completion Form</p> <p>Appendix D – Fact Sheet</p>
<b>Funding</b>	The funds for District Wide Flooring Replacements Phase IV Project 2025-014R are available in the Unexpended Plant Fund for use in FY 2024 – 2025.
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	Administration requests the Committee recommend Board approval of substantial completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H project as presented.

**Appendix A**  
Current Budget Status

District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$124,830	\$124,830	\$0	\$124,830	\$0	\$124,830

**Appendix B**

Photos follow in the packet.

**Appendix C**

Substantial Completion follows in the packet.

**Appendix D**

Fact Sheet follows in the packet.

## District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H





## District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H



# Substantial Completion Acceptance

**Project Name:** District-Wide Flooring Replacement Pecan Campus Students Activities Center Building H

**Project No.:** 24-25-1037

**Owner:** South Texas College

**Contractor:** 5 Star GC Construction

**A/E Firm:** N/A

## Scope of Work Covered by This Acceptance:

New Carpet, LVT, and rubber baseboard installation at Pecan Campus Building H

Effective Date of Acceptance: 7/1/2025

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.

Rayford Oakley PM  
Printed Name and Title

[Signature]  
Signature

7/1/25  
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 Delacruz  
Printed Name and Title

FPC EXEC. DIRECTOR  
Signature

7-1-2025  
Date

**Project Fact Sheet**  
**7/2/2025**

Project Name				District Wide - Flooring Replacement Phase IV				Project No.				2025-01AR			
Funding Source(s):				Renewals & Replacements Fund											
				FY 24-25				Variance of Project Budget							
				Total		FY 24-25		Actual		vs. Actual				Total Actual	
				Project Budget		Expenditures		Expenditures		Expenditures				Expenditures To Date	
Construction:				\$	500,000.00	\$	179,091.99	\$	320,908.01					\$	179,091.99
Design				\$	-	\$	-	\$	-					\$	-
Miscellaneous:				\$	4,000.00	\$	525.01	\$	3,474.99					\$	525.01
FFE:				\$	-	\$	-	\$	-					\$	-
Technology:				\$	-	\$	-	\$	-					\$	-
Total:				\$	504,000.00	\$	179,617.00	\$	324,383.00					\$	179,617.00
Project Team				Board Status											
Approval to Solicit				Board Approval				Contract				Actual			
Architect/Engineer: N/A				of Schematic				Amount				Expenditures			
Architect/Engineer: N/A				Design				Variance							
Contractor: Diaz Floors & Interiors LLC				NA				Location				Vendor			
PCN Bldg. C Tech Bldg. B								PCN Bldg. M				Diaz Floors & Ints.			
STARR Bldg. G								MVC Bldg. G				Terra Fuerte			
5 Star GC Construction								PCN Bldg. C				Diaz Floors & Ints.			
								PCN Bldg. H				5StarGC			
								STARR Bldg. G				Diaz Floors & Ints.			
								Tech Bldg. B				Diaz Floors & Ints.			

FPC Project Manager

FPC Director

FPC Executive Director

**ACTION ITEM VI, Review and Recommend Action on Substantial Completion of the District Wide Stucco Repainting at Mid Valley Campus Buildings A, B, D, and H**

- Purpose** To approve substantial completion of the project.
- Justification** College staff visited the site and developed a construction punch list on June 30, 2025.
- Contractor: Terra Fuerte Construction, LLC.
- A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this project was \$294,000.
- Enclosed Documents** Appendix A – Current Budget Status  
Appendix B – Photos  
Appendix C – Substantial Completion Form  
Appendix D – Fact Sheet
- Funding** The funds for District Wide Stucco Repainting at Mid Valley Campus Project 2024-009R are available in the Unexpended 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 District Wide Stucco Repainting at Mid Valley Campus Buildings A, B, D, and H project as presented.

**Appendix A**  
Current Budget Status

District Wide Stucco Repainting at Mid Valley Campus Buildings A, B, D, and H					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$294,000	\$294,000	\$0	\$294,000	\$0	\$294,000

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

**Appendix C**

Substantial Completion follows in the packet.

**Appendix D**

Fact Sheet follows in the packet.



District Wide Stucco Repainting at  
Mid Valley Campus Buildings A, B, D, and H



## District Wide Stucco Repainting at Mid Valley Campus Buildings A, B, D, and H





## District Wide Stucco Repainting at Mid Valley Campus Buildings A, B, D, and H



# Substantial Completion Acceptance

**Project Name:** District-Wide Stucco Repainting Mid Valle Campus Buildings H, A, B & D

**Project No.:** 24-25-1012

**Owner:** South Texas College

**Contractor:** Terra Fuerte

**A/E Firm:** N/A

## Scope of Work Covered by This Acceptance:

Repainting of stucco, installation of new metal awnings on Building H, and repainting of hollow metal doors and frames as specified in plans.

Effective Date of Acceptance: 6/30/2025

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.

A J SALDANA, PM

Signature

Date

6/30/25

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 GARCIA

Signature

Date

6-30-2025

**Project Fact Sheet**  
**7/1/2025**

Project Name				District Wide Stucco Repainting Phase II - Mid Valley Campus - Buildings A,B,D &H				Project No.		2024-009R	
Funding Source(s):				Renewals & Replacements Fund							
				FY 23-24			FY 24-25			Variance of Project Budget	
				FY 23-24		Variance of Project	FY 24-25		Variance of Project Budget		Total Actual
				Total	Actual	Budget vs. Actual	Total	FY 24-25	vs. Actual	Expenditures To	
				Project Budget	Expenditures	Expenditures	Project Budget	Actual Expenditures	Expenditures	Date	
Construction:				\$ 200,000.00	\$ -	\$ 200,000.00	\$ 300,000.00	\$ -	\$ 300,000.00	\$ -	
Design:				-	-	-	-	-	-	-	
Miscellaneous:				3,000.00	137.44	2,862.56	3,000.00	-	3,000.00	137.44	
FFE:				-	-	-	-	-	-	-	
Technology:				-	-	-	-	-	-	-	
Total:				\$ 203,000.00	\$ 137.44	\$ 202,862.56	\$ 303,000.00	\$ -	\$ 303,000.00	\$ 137.44	
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				Design		Building A	Terra Fuerte	\$ 82,320.00		\$ 82,320.00	
						Building B	Terra Fuerte	\$ 82,320.00		\$ 82,320.00	
						Building D	Terra Fuerte	\$ 52,920.00		\$ 52,920.00	
Contractor: Terra Fuerte						Building H	Terra Fuerte	\$ 76,440.00		\$ 76,440.00	
				Substantial Completion	TBD	Board Acceptance	TBD				
STC FPC Project Manager: Kelly Nelson				Final Completion	TBD	Board Acceptance	TBD				
Project Description				Project Scope							
Painting of Exterior Stucco for Building(s) - Center for Learning Excellence Building A, Nursing and Allied Health Building B, Workforce Center Building D, and South Academic Building H				Painting of Exterior Stucco - continuing project for painting of exterior stucco walls on various buildings on the Mid-Valley Campus.							
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	
N/A		N/A		N/A		10/29/2024		1/9/2025		7/22/2025	
								8/26/2025		FFE Completion of Move In	
										N/A	
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year		Construction		Design		Miscellaneous		FFE		Tech	
2023-24		-		-		137.44		-		-	
2024-25		-		-		-		-		-	
Project Total		\$ -		\$ -		\$ 137.44		\$ -		\$ -	
Current Agenda Item											
07/08/2025 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion of District Wide Stucco Repainting Phase II - Mid Valley Campus Building H, A, B & D											
<div><div></div><div></div><div></div><div></div></div>											
Center for Learning Excellence											
Nursing and Allied Health Building B											
Workforce Center Building D											
South Academic Building H											

FPC Project Manager

FPC Director

FPC Executive Director

**ACTION ITEM VII, Review and Recommend Action on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2025 – 2026**

<b>Purpose</b>	To approve the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2025 – 2026.
<b>Justification</b>	<p>The College utilizes the Unexpended Plant Fund to budget and fund new construction and renovation projects termed Capital Improvements Projects (CIPs). The College’s construction fund projects are identified on an annual basis through a broad-based involvement of Administration, President’s Administrative Staff, and the Coordinated Operations Council to determine facilities needs and priorities.</p> <p>The proposed preliminary project budgets include the following budget categories: Construction; Design; Furniture, Fixtures, &amp; Equipment (FFE); Miscellaneous Items; and Technology Equipment. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities.</p>
<b>Enclosed Documents</b>	Appendix A – Unexpended Construction Plant Fund Proposed Projects Report
<b>Funding</b>	Upon Board approval, the proposed projects will be included in the Unexpended Plant Fund - Construction Fund budget for use in FY 2025 – 2026.
<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 Facilities Committee recommend Board approval of the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2025 – 2026 as presented.

**Appendix A**

Unexpended Construction Plant Fund Proposed Projects Report follows in the packet.

South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
A. Pecan Campus													
1	<b>Library Bldg. F Space Renovation</b> Space Modifications of the existing Library Building F.	DV	\$ 15,500	\$ -	\$ -	\$ 136,500	\$ 40,000	\$ -	\$ 192,000	\$ -	\$ 192,000	\$ 38,400.00	\$ 230,400
2	<b>Kinesiology Building Q</b> Construct a new Kinesiology Building (Phase I) at the North side of the Pecan Campus.	MV	6,570,000	70,000	70,000	204,000	204,000	-	7,118,000	-	7,118,000	1,423,600	8,541,600
3	<b>Cooper Ctr. for Performing Arts Bldg. L Music, Dance Expansion and Percussion Renovation</b> Renovation and expansion of the existing Cooper Center for Performing Arts Building L.	MV	4,500,000	117,500	20,000	679,550	679,550	-	5,996,600	-	5,996,600	1,199,320	7,195,920
4	<b>Business and Science Building G Engineering Lab Renovation</b> Renovation existing classrooms and labs into two engineering labs.	DV	400,000	8,000	8,500	50,000	-	-	466,500	-	466,500	93,300	559,800
5	<b>Student Services Building K Cashier's Renovation</b> Renovation of advising, financial aid, and cashier areas.	DV	1,868,400	186,840	46,710	158,817	158,817	-	2,419,584	-	2,419,584	483,917	2,903,501
6	<b>North Academic Humanities Building P Renovation for the Accounts Receivable and Grant Accounting Departments</b> Relocate the following to Bldg P: Accounts Receivable (from Bldg K), and AR/Grant Accounting Manager office (from Bldg N to area near Grant Accounting in P1.112)	O&M	50,000	-	1,500	40,000	3,000	-	94,500	-	94,500	18,900	113,400
7	<b>Athletic Field Improvements</b> Construct a barrier for the volleyball court from being low in sand, construct new storage facility with concession and storage area	KN	-	27,000	1,000	-	-	-	28,000	-	28,000	5,600	33,600
8	<b>Institutional Support Services Building N Expansion</b> Expand existing building for Business Office by 10,625 s.f.	MV	767,880	307,152	10,000	-	-	-	1,085,032	-	1,085,032	217,006	1,302,038
9	<b>Athletic Field Building R</b> Design and construction of a new 1,560 s.f. Athletic Field Facility	KN	468,000	39,100	7,500	25,000	15,000	-	-	554,600	554,600	110,920	665,520
10	<b>North Academic Humanities Building P Faculty and Staff Office Renovation</b> Relocate faculty and staff offices to two classrooms within Building P third floor.	TBD		51,680	10,000			-	-	61,680	61,680	12,336	74,016
11	<b>North Academic Humanities Building P VPFAS Expansion</b> Design and Construction for a 1,800 sq.f.t expansion for the Vice President of Finance and Administrative Services.	TBD		20,520	1,000			-	-	21,520	-	-	-
	Pecan Campus Subtotal		\$ 14,639,780	\$ 827,792	\$ 176,210	\$ 1,293,867	\$ 1,100,367	\$ -	\$ 17,400,216	\$ 637,800	\$ 18,016,496	\$ 3,603,299	\$ 21,619,795
B. Pecan West													
12	<b>Continuing Education Building A</b> Construct a new Continuing Education Building including the Testing Center at the Pecan Campus west property.	DV	\$ 6,300,000	\$ 85,000	\$ 50,000	\$ 595,000	\$ 595,000	\$ -	\$ 7,625,000	\$ -	\$ 7,625,000	\$ 1,525,000.00	\$ 9,150,000
13	<b>Continuing Education Parking and Site Improvements</b> Construct a new site improvements at the Pecan Campus west property.	DV	2,327,400	92,845	50,000		-	-	2,470,245	-	2,470,245	494,049	2,964,294
	Pecan West Subtotal		\$ 8,627,400	\$ 177,845	\$ 100,000	\$ 595,000	\$ 595,000	\$ -	\$ 10,095,245	\$ -	\$ 10,095,245	\$ 2,019,049	\$ 12,114,294



South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
C. Pecan Plaza													
14	<b>Human Resources Building A Renovation</b> Modify interior spaces to create an open concept for visitors	KN	\$ 400,000	\$ 36,000	\$ 10,000	\$ 50,000	\$ 50,000	\$ -	\$ 546,000	\$ -	\$ 546,000	\$ 109,200.00	\$ 655,200
15	<b>East Building B Renovation for Cosmetology</b> Renovation for a new Cosmetology program	TBD	-	301,446	10,000	-	-	-	311,446	-	311,446	62,289	373,735
16	<b>East Building B Department of Public Safety Expansion</b> Expansion and renovation for the Security /Public Safety Department	KN	-	145,525	10,000	-	-	-	-	155,525	155,525	31,105	186,630
17	<b>West Building C Folkorico Renovation</b> Renovation of 2,500 sq.ft. in the exsting West Building C for Folkorico program.	TBD	-	76,000	10,000	-	-	-	-	86,000	86,000	17,200	103,200
	Pecan Plaza Subtotal		\$ 400,000	\$ 558,971	\$ 40,000	\$ 50,000	\$ 50,000	\$ -	\$ 857,446	\$ 241,525	\$ 1,098,971	\$ 219,794	\$ 1,318,765
D. Technology Campus													
18	<b>Truck Driving Range Canopy</b> Design and construction of a new canopy for students.	TBD	\$ 60,000	\$ 12,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 87,000	\$ 87,000	\$ 17,400	\$ 104,400
19	<b>Advanced Technical Careers Building B Automotive Lab Exhaust System</b> Provide exhaust system to remove fumes from vehicles for automotive labs inside of Advanced Technical Careers Building B.	TBD	180,000	18,000	2,500	-	-	-	-	200,500	200,500	40,100	240,600
	Technology Campus Subtotal		\$ 240,000	\$ 30,000	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ 287,500	\$ 287,500	\$ 57,500	\$ 345,000

South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
E. Nursing and Allied Health Campus													
20	<b>East Building A Renovation of Radiology Lab to Multipurpose Skills Lab</b> Renovate existing Radiology lab inside NAH East Building A to a Multipurpose Skills Lab for instruction.	MV	\$ 160,000	\$ 2,880	\$ 2,750	\$ 10,320	\$ 10,320	\$ -	\$ 186,270	\$ -	\$ 186,270	\$ 37,254	\$ 223,524
21	<b>East Building A Breakroom and Offices Expansion Renovation</b> Renovate existing offices to include additional offices and breakroom.	O&M	110,000	11,000	2,750	9,350	9,350	-	142,450	-	142,450	28,490	170,940
22	<b>Regional Workforce Development Healthcare Center Building E</b> Design, renovation, and expansion of the existing facility to accommodate various departments	DV	5,140,880	66,525	87,000	-	-	-	5,294,405	-	5,294,405	1,058,881	6,353,286
23	<b>East Building A Community Pharmacy Lab</b> Design and renovation the Community Pharmacy Lab on 3rd floor to meet ASHP/ACPE standards for accreditation.	MV	340,000	6,120	6,104	23,341	23,341	-	398,906	-	398,906	79,781	478,687
	<b>Nursing and Allied Health Campus Subtotal</b>		<b>\$ 5,750,880</b>	<b>\$ 86,525</b>	<b>\$ 98,604</b>	<b>\$ 43,011</b>	<b>\$ 43,011</b>	<b>\$ -</b>	<b>\$ 6,022,031</b>	<b>\$ -</b>	<b>\$ 6,022,031</b>	<b>\$ 1,204,406</b>	<b>\$ 7,226,437</b>
F. Starr County Campus													
24	<b>Physical Plant Building P Additional Pole Lights</b> Design and construction of additional lighting surrounding Physical Plant.	TBD	\$ 45,000	\$ 8,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 73,000	\$ 73,000	\$ 14,600	\$ 87,600
25	<b>Exterior Solar Panels Structures</b> Construction of two free-standing structures to be used for instructional purposes on the west side of the Workforce Development Building D.	TBD	256,250	25,000	15,000	25,000	25,000		\$ -	346,250	346,250	69,250	415,500
	<b>Starr County Campus Subtotal</b>		<b>\$ 301,250</b>	<b>\$ 33,000</b>	<b>\$ 35,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 419,250</b>	<b>\$ 419,250</b>	<b>\$ 83,850</b>	<b>\$ 503,100</b>
G. Regional Center for Public Safety Excellence													
26	<b>F.L.A.G. Training Area Gas Supply Line</b> Extension of the existing propane tank gas line to the F.L.A.G. Training Area.	TBD	\$ 14,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ 4,800	\$ 28,800
27	<b>Emergency Response Support Facility</b> Design and construction of a new 400 s.f. facility.	TBD	160,000	16,000	5,600	-	-	-	-	181,600	181,600	36,320	217,920
28	<b>Obstacle Course and Fitness Trail</b> Design and construction of a obstacle course and exercise equipment for Cadet physical training activities	TBD	150,000	15,000	4,500	50,000	-	-	-	219,500	219,500	43,900	263,400
	<b>Regional Center for Public Safety Excellence Subtotal</b>		<b>\$ 324,000</b>	<b>\$ 36,000</b>	<b>\$ 15,100</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425,100</b>	<b>\$ 425,100</b>	<b>\$ 85,020</b>	<b>\$ 510,120</b>
H. Higher Education Center La Joya													
29	<b>Welding Lab Relocation</b> Relocate existing Welding Lab structure	TBD	\$ 250,000	\$ 25,000	\$ 25,000	\$ -	\$ -		\$ -	\$ 300,000	\$ 300,000	\$ 60,000	\$ 360,000
	<b>Higher Education Center La Joya Subtotal</b>		<b>\$ 250,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$ 60,000</b>	<b>\$360,000</b>

South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
I. District Wide													
30	<b>Outdoor Furniture</b> Provide new outdoor furniture for all campuses.		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
31	<b>Land and Facility Purchases</b> Purchasing of potential land and facility acquisitions.		3,000,000	-	-	-	-	-	3,000,000	-	3,000,000	600,000	3,600,000
32	<b>Renovations and Contingencies</b> Projects which may arise unexpectedly for all campuses and project contingencies.		750,000	75,000	18,750	41,250	63,750	-	948,750	-	948,750	-	948,750
33	<b>Campus Master Plan</b> Provide a college wide campus master plan to determine current and future needs.		-	375,000	-	-	-	-	375,000	-	375,000	-	375,000
34	<b>Facility Signage</b> Provide various facility signage types for all campuses.	DV	750,000	-	-	-	-	-	750,000	-	750,000	-	750,000
35	<b>Removal of Existing Trees</b> Removal of any existing trees for all campuses.		25,000	-	900	-	-	-	25,900	-	25,900	-	25,900
36	<b>Entry Monument Signs</b> Provide various entrance monument signs for all campuses.	DV	1,040,000	-	-	-	-	-	1,040,000	-	1,040,000	208,000	1,248,000
37	<b>Interior Facility Signage</b> Provide various interior wayfinding signage for all campuses.	DV	250,000	-	-	-	-	-	250,000	-	250,000	50,000	300,000
	District Wide Subtotal		\$ 5,815,000	\$ 450,000	\$ 19,650	\$ 91,250	\$ 63,750	\$ -	\$ 6,439,650	\$ -	\$ 6,439,650	\$ 858,000	\$ 7,297,650
FY25 Proposed Project Budget Totals			\$ 36,348,310	\$ 2,225,133	\$ 527,064	\$ 2,148,128	\$ 1,877,128	\$ -	\$ 40,814,588	\$ 2,311,175	\$ 43,104,243	\$ 8,190,919	\$ 51,295,162

**ACTION ITEM VIII, Review and Recommend Action on Renewals & Replacements  
Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2025 – 2026**

<b>Purpose</b>	To approve the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2025 – 2026.
<b>Justification</b>	Personnel from the College’s Facilities Operations and Maintenance Department and the Facilities Planning & Construction Department work together to identify deferred maintenance projects. These efforts result in a five-year plan which is updated on an annual basis and includes capital renewal and replacement construction projects needed at each campus. Using this five-year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year.
<b>Enclosed Documents</b>	Appendix A – Renewals and Replacements Plant Fund Proposed Projects Report
<b>Funding</b>	Upon Board approval, the proposed projects will be included in the Renewals and Replacements Plant Fund budget for use in FY 2025 – 2026.
<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 Facilities Committee recommend Board approval of the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2025 – 2026 as presented.

**Appendix A**

Renewals & Replacements Plant Fund Proposed Projects Report follows in the packet.

South Texas College  
Unexpended Plant Fund - Renewals and Replacements Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
A. Pecan Campus													
1	<b>Library Building F Exterior Building Envelope Repairs</b> Remediation of existing building envelope.	DV	\$ 100,000	\$ 25,000	\$ 15,000	\$ -	\$ -	\$ -	\$ 140,000	\$ -	\$ 140,000	\$ 28,000	\$ 168,000
2	<b>Stucco Repainting Phase II - M, N, and T</b> Repainting of existing exterior stucco walls for the Information Technology Building M, Institutional Support Services Building N, and West Academic Building T	KN	10,000	-	-	-	-	-	10,000	-	10,000	2,000	12,000
3	<b>Stucco Repainting Phase II - L</b> Repainting of existing exterior stucco walls Cooper Center For Performing Arts Building L	KN	4,000	-	-	-	-	-	4,000	-	4,000	800	4,800
4	<b>Business &amp; Science Bldg. G HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	800,000	80,000	500	-	-	-	880,500	-	880,500	176,100	1,056,600
5	<b>Student Activities Center Bldg. H HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	800,000	80,000	500	-	-	-	880,500	-	880,500	176,100	1,056,600
6	<b>Ann Richards Administration Bldg. X HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	200,000	20,000	500	-	-	-	220,500	-	220,500	44,100	264,600
7	<b>Pecan Campus Student Services Bldg. K HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	200,000	20,000	2,000	-	-	-	222,000	-	222,000	44,400	266,400
8	<b>Pecan Campus Sylvia Esterline Center for Learning Excellence Bldg. C HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	600,000	60,000	2,000	-	-	-	662,000	-	662,000	132,400	794,400
9	<b>Library Bldg. F HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	400,000	40,000	2,000	-	-	-	442,000	-	442,000	88,400	530,400
10	<b>Physical Plant Bldg. E Cooling Tower Piping System Upgrade Replacement</b> Replace the existing underground piping system due to several leaks occurring underground	MV	720,000	13,000	16,020	-	-	-	-	749,020	749,020	149,804	898,824
11	<b>Business and Science Building G Data Cabling Infrastructure Replacement</b> Replace existing data cabling at Business and Science Building G with new upgraded cabling to meet current standards.	DV	80,000	-	-	-	-	-		80,000	80,000	16,000	96,000
12	<b>Student Activities Building H Data Cabling Infrastructure Replacement</b> Replace existing data cabling at Student Activities Building H with new upgraded cabling to meet current standards.	DV	80,000	-	-	-	-	-		80,000	80,000	16,000	96,000

South Texas College  
Unexpended Plant Fund - Renewals and Replacements Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
13	<b>Social Science Building T Second Classroom and Conference Room Upgrades</b> Replace all existing audio visual equipment with new upgraded cabling and equipment inside classrooms and conference rooms to meet current standards	DV	-	-	-	52,941	507,059	-	-	560,000	560,000	112,000	672,000
14	<b>Stucco Repainting Phase III</b> Repainting of existing exterior stucco walls Physical Plant Buiding E, Library Building F, Business & Science Building G, South Academic Building J, Student Services Building K, Student Activities Building H, and Ann Richards Administration Building X	KN	700,000	-	1,000	-	-	-	-	701,000	701,000	140,200	841,200
	<b>Pecan Campus Subtotal</b>		\$ 4,694,000	\$ 338,000	\$ 39,520	\$ 52,941	\$ 507,059	\$ -	\$ 3,461,500	\$ 2,170,020	\$ 5,631,520	\$ 1,126,304	\$ 6,757,824
<b>B. Mid Valley Campus</b>													
15	<b>South Academic Building H Repair of Damaged Roof and Interior Areas</b> Repair damaged roof and interior areas of the South Academic Building H.	DV	\$ 425,000	\$ 9,500	\$ 5,000	\$ 158,700	\$ 90,212	\$ -	\$ 688,412	\$ -	\$ 688,412	\$ 137,682	\$ 826,094
16	<b>Library Bldg. E HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at MVC.	MV	707,700	11,500	1,364	-	-	-	720,564	-	720,564	144,113	864,677
17	<b>Campus Student Union Bldg. F HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at MVC.	MV	353,800	5,750	682	-	-	-	360,232	-	360,232	72,046	432,278
18	<b>North Academic Bldg. G HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment at MVC.	MV	1,238,500	20,125	2,234	-	-	-	1,260,859	-	1,260,859	252,172	1,513,031
19	<b>Resurfacing of Parking Lot 2</b> Resurfacing of Lot #2, South side of South Academic Building H.	TBD	75,000	15,000	25,000	-	-	-	-	115,000	115,000	23,000	138,000
20	<b>Building A and B Canopy Fabric Replacement</b> Replacement of existing canopy fabric in between Building A and B.	TBD	50,000	-	-	-	-	-	-	50,000	50,000	10,000	10,000
21	<b>Repainting of Perimeter Fence</b> Repainting of existing perimeter fence on East side of Buildings A and B	TBD	40,000	-	-	-	-	-	-	40,000	40,000	8,000	8,000

South Texas College  
Unexpended Plant Fund - Renewals and Replacements Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
22	<b>Replacement of Perimeter Fence</b> Replacment of existing perimeter fence on the East side of the Mid Valley Campus	TBD	45,000	-	-	-	-	-	-	45,000	45,000	9,000	9,000
23	<b>Resurfacing of Parking Lot 7</b> Resurfacing of Lot #7, East side of Library Building E	TBD	250,000	25,000	25,000	-	-	-	-	300,000	300,000	60,000	60,000
	Mid Valley Campus Subtotal		\$ 3,185,000	\$ 86,875	\$ 59,280	\$ 158,700	\$ 90,212	\$ -	\$ 3,030,067	\$ 550,000	\$ 3,580,067	\$ 716,013	\$ 3,861,080
C. Nursing & Allied Health Campus													
24	<b>East Building A West Side Window Waterproofing Repairs</b> Provide proper waterproofing for windows on west side of NAH East Building A to prevent water infiltration.	O&M	\$ 65,000	\$ 15,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ 18,000	\$ 108,000
25	<b>East Building A Westside Elevators Repairs</b> Upgrade of existing elevator and cab inside NAH East Building A.	O&M	350,000	-	-	-	-	-	350,000	-	350,000	70,000	420,000
	Nursing and Allied Health Campus Subtotal		\$ 415,000	\$ 15,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 440,000	\$ -	\$ 440,000	\$ 88,000	\$ 528,000
D. Technology Campus													
26	<b>Replacement of Existing Perimeter Fence &amp; Regrading of Existing Swales</b> Replacement of the existing perimeter fence and regrading of existing swale on the west side of campus	TBD	\$ 50,000	\$ 20,000	\$ 5,000				\$ -	\$ 75,000	\$ 75,000	\$ 15,000	\$ 90,000
27	<b>Institute for Advanced Manufacturing Building E Ceiling Liner Replacement</b> Replacement of existing interior ceiling liner inside the Institute for Advanced Manufacturing Building E.	TBD	75,000		5,000				-	80,000	80,000	16,000	96,000
	Technology Campus Subtotal		\$ 125,000	\$ 20,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 31,000	\$ 186,000



South Texas College  
Unexpended Plant Fund - Renewals and Replacements Projects  
FY26 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
E. Starr County Campus													
28	<b>Stucco Repainting Phase II</b> Repainting of existing exterior stucco walls on Workforce Center Building D, Cultural Arts Center Building F, and Manuel Benavides Jr. Rural Technology Center Building J	KN	\$ 24,000	-	-	-	-	-	\$ 24,000	\$ -	\$ 24,000	\$ 4,800	\$ 28,800
29	<b>Administration/Bookstore Building A Data Cabling Infrastructure Replacement</b> Replace existing data cabling at Administration/Bookstore Building A with new upgraded cabling to meet current standards.	DV	50,000	-	-	-	-	-	50,000	-	50,000	10,000	60,000
30	<b>Center for Learning Excellence Building B Data Cabling Infrastructure Replacement</b> Replace existing data cabling at Center for Learning Excellence Building B with new upgraded cabling to meet current standards.	DV	50,000	-	-	-	-	-	50,000	-	50,000	10,000	60,000
31	<b>North Academic Building C Data Cabling Infrastructure Replacement</b> Replace existing data cabling at North Academic Building C with new upgraded cabling to meet current standards.	DV	50,000	-	-	-	-	-	50,000	-	50,000	10,000	60,000
32	<b>Booster Pumps Panel Replacement</b> Replacement of the control panel at the existing booster pumps	TBD	25,000	-	-	-	-	-	-	25,000	25,000	5,000	30,000
Starr County Campus Subtotal			\$ 199,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,000	\$ 25,000	\$ 199,000	\$ 39,800	\$ 238,800

South Texas College Unexpended Plant Fund - Renewals and Replacements Projects FY26 Proposed Projects and Budget													
#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY25 Continued Projects	FY26 New Projects	FY26 Total Project Budget	20% Cost Escalation	FY26 Grand Total Project Budget
F. District Wide													
33	<b>Renewals and Replacements</b> Replace/Renew miscellaneous equipment, material, etc. for all campuses.		\$ 150,000	\$ -	\$ 1,000	\$ -		\$ -	\$ 151,000	\$ -	\$ 151,000	\$ -	\$ 151,000
34	<b>Marker Boards Replacement</b> Replace/Upgrade existing Speakeasy to Marker Boards.	TBD	300,000	-	1,500	-	-	-	301,500	-	301,500	60,300	361,800
35	<b>Fire Alarm Panel Replacements</b> Replace/Upgrade existing fire alarm panels for all campuses.	O&M	100,000	-	2,500	-	-	-	102,500	-	102,500	20,500	123,000
36	<b>Interior LED Lighting Replacements</b> Upgrade of existing interior light fixtures to LED for all campuses.	O&M	110,000	-	-	-	-	-	110,000	-	110,000	22,000	132,000
37	<b>Exterior Walkway LED Lighting Replacements</b> Upgrade of existing exterior light fixtures to LED for all campuses.	O&M	50,000	-	-	-	-	-	50,000	-	50,000	10,000	60,000
38	<b>Building Automation Systems Replacements</b> Upgrade of existing building systems controls for all campuses.	O&M	1,000,000	-	1,500	-	-	-	1,001,500	-	1,001,500	200,300	1,201,800
39	<b>Flooring Replacements</b> Replacement of existing flooring for all campuses.	TBD	500,000	-	4,000	-	-	-	504,000	-	504,000	-	504,000
40	<b>HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment for all campuses.	TBD	500,000	25,000	2,000	-	-	-	527,000	-	527,000	105,400	632,400
41	<b>Exterior Lighting Replacements</b> Upgrade of existing exterior light fixtures for all campuses.	TBD	250,000	25,000	4,000	-	-	-	279,000	-	279,000	55,800	334,800
42	<b>Signage Replacement</b> Replace College Logo on existing directional signage and existing facilities	DV	250,000	-	-	-	-	-	250,000	-	250,000	50,000	300,000
43	<b>Water Tower Logo Replacements</b> Replace/Renew Logo on existing City of McAllen Water Towers.	DV	80,000	-	-	-	-	-	80,000	-	80,000	16,000	96,000
44	<b>Outdoor Furniture Replacements</b> Replace existing outdoor furniture district wide.	TBD	-	-	-	130,000	-	-	130,000	-	130,000	26,000	156,000
45	<b>AV Equipment Replacements</b> Replace existing audio visual equipment district wide.	ET	-	-	-	-	130,000	-	130,000	-	130,000	26,000	156,000
46	<b>Painting Replacements</b> Repainting of existing building interiors district wide.	TBD	150,000	-	-	-	-	-	-	150,000	150,000	30,000	180,000
47	<b>Resurfacing of Asphalt Drives</b> Resurfacing of existing ashpalt drives district wide.	TBD	35,000	-	-	-	-	-	-	35,000	35,000	7,000	42,000
48	<b>Irrigation System Controls Upgrade</b> Replacement of existing irrigation system controls district wide.	O&M	40,000	-	-	-	-	-	-	40,000	40,000	8,000	48,000
District Wide Subtotal			\$ 3,515,000	\$ 50,000	\$ 16,500	\$ 130,000	\$ 130,000	\$ -	\$ 3,616,500	\$ 225,000	\$ 3,841,500	\$ 637,300	\$ 4,478,800
FY25 Proposed Project Budget Totals			\$ 12,133,000	\$ 509,875	\$ 135,300	\$ 341,641	\$ 727,271	\$ -	\$ 10,722,067	\$ 3,125,020	\$ 13,847,087	\$ 2,638,417	\$ 16,050,504

**ACTION ITEM IX, Review and Recommend Action on Proposed FY 2025 – 2026  
Committee Meeting Schedule**

<b>Purpose</b>	The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2025 - 2026 at the July 22, 2025 Regular Board Meeting.
<b>Justification</b>	Facilities Committee Meetings are generally scheduled for the second Tuesday of each month, and are proposed for a starting time of 4:00 p.m. There may be some deviation based upon scheduling conflicts, and any adjustments will be communicated with as much early notification as practical.
<b>Funding</b>	No funds are required.
<b>Enclosed Documents</b>	Appendix A – Proposed meeting schedule for the Facilities Committee Meetings. Appendix B – A full calendar view of the proposed Committee and Board meeting schedule follows in the packet for the Committee's information
<b>Staff Resource</b>	Venisa Earhart, Board Relations Administrator
<b>Recommendation</b>	The Facilities Committee is asked to recommend Board approval of the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars.

**Appendix A**

The proposed meeting schedule for the Education and Workforce Development Committee is as follows:

<b><u>Weekday</u></b>	<b><u>Committee Meeting Date</u></b>	<b><u>Meeting Time</u></b>
Tuesday	September 9, 2025	4:00 p.m.
Tuesday	October 14, 2025	4:00 p.m.
Tuesday	November 11, 2025	4:00 p.m.
Tuesday	December 9, 2025	4:00 p.m.
Tuesday	January 13, 2026	4:00 p.m.
Tuesday	February 10, 2026	4:00 p.m.
Tuesday	March 10, 2026	4:00 p.m.
Tuesday	April 14, 2026	4:00 p.m.
Tuesday	May 12, 2026	4:00 p.m.
Tuesday	June 9, 2026	4:00 p.m.
Tuesday	July 14, 2026	4:00 p.m.
Tuesday	August 11, 2026	4:00 p.m.
Tuesday	September 8, 2026	4:00 p.m.

**Appendix B**

Full calendar view follows in packet.



SOUTH TEXAS  
COLLEGE

# Board Meeting Committee Meeting Calendar

FY 2025 - 2026

September 2025						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

January 2026						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2026						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

- Regular Board Meeting
- Graduation Ceremonies
- Holiday/Professional Dev. Day, College Closed

- Committee Meetings -
  - Education & Workforce Development
  - Facilities
  - Finance, Audit, & Human Resources

- \* Education & Workforce Development Committee: 2nd Tuesday of the month, 3:00 p.m.
- \* Facilities Committee: 2nd Tuesday of the month, 4:00 p.m.
- \* Finance, Audit, & Human Resources Committee: 2nd Tuesday of the month, 5:00 p.m.
- \* Board Meetings: 4th Tuesday of the month, 5:30 p.m.