### South Texas College **Board of Trustees Facilities Committee**

### Pecan Campus, Ann Richards Administration Building X

**Board Room** 

Tuesday, August 12, 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 July 8, 2025 Facilities Committee Meeting Minutes1 - 11
II.	Review and Recommend Action on Contracting Architectural Services for the Pecan Plaza East Building B Renovation for Cosmetology
III.	Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Athletic Field Building R
IV.	Review and Recommend Action on Additional Architectural Services for the Nursing and Allied Health Campus Health Science Professions and Event Center Building E Renovation
V.	Review and Recommendation on Color Selections for the Pecan Campus Kinesiology Building Q39 - 51
VI.	Review and Recommendation on Color Selections for the District Wide Stucco Repainting At Starr County Campus Workforce Center Building D
VII.	Review and Recommend Action on Substantial and Final Completion of Mid Valley Campus Child Development Center Canopy for Portable Building L268 - 74
VIII.	Review and Recommend Action on Final Completion of the Pecan Campus Athletic Fields Reseeding and Regrading75 - 79
IX.	Review and Recommend Action on Final Completion of the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales
X.	Review and Recommend Action on Final Completion of the Starr County Campus Building Q Automotive Lab Expansion
XI.	Review and Recommend Action on Final Completion of the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion92 - 96
XII.	Review and Recommend Action on Final Completion of the Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces
XIII.	Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H 102 - 108

Facilities Committee Meeting
August 12, 2025 @ 4:00 p.m.
Agenda

Agenda	
XIV.	Review and Recommend Action on Annual Facility Usage Agreements for the Kinesiology Program
XV.	Review and Recommend Action on Technology Campus Building F Welding Lab Expansion Architectural Services (Texas Government Code 551.071, Consultation with Attorney)
XVI.	Review and Recommend Action on Technology Campus Building F Welding Lab Expansion Construction Services (Texas Government Code 551.071, Consultation with Attorney)

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### **ACTION ITEM I, Approval of July 8, 2025 Facilities Committee Meeting Minutes**

**Purpose** The Minutes for the Facilities Committee Meeting of July 8, 2025, are

presented for Committee approval.

**Enclosed** Appendix A – July 8, 2025 Facilities Committee Meeting Minutes

**Documents** 

### Appendix A

July 8, 2025 Facilities Committee Meeting Minutes follows in the packet.

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### South Texas College Board of Trustees Facilities Committee Ann Richards Administration Building Board Room Pecan Campus, McAllen, Texas Tuesday, July 8, 2025 @ 4:00 PM

### **MINUTES**

The Facilities Committee Meeting was held on July 8, 2025 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:00 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 and Ms. Victoria Cantu

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, Dr. Rodney Rodriguez, Dr. Matt Hebbard, Mr. Danny Montez, Mr. George McCaleb, Dr. Jesus Campos, Mr. Nick Hinojosa, Mr. Luis Silva, Ms. Kelly Nelson, Dr. Esmaeili, Mr. David Valdez, Mr. Sam Garcia, Mr. Martin Villarreal, Ms. Gardenia Perez, Mr. Robert Gomez, Mr. Antonio De La Cruz, Mr. Tony Matamoros, Ms. Marcela Beas, Ms. Olivia Gomez, Ms. Myra De La Garza, Ms. Daniela Masten, Mr. Andrew Fish, and Ms. Venisa Earhart.

### Approval of March 11, 2025 and May 13, 2025 Facilities Committee Meeting Minutes

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

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

The following corrections were made:

Page 6, Correct Mr. Danny Guzman to Mr. Paul Rodriguez for the Motion made (March 11, 2025 Minutes).

Page 10, Remove Dr. Alejo Salinas from "Other Trustees Present" (May 13, 2025 minutes).

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Dr. Salinas adopted the Minutes for the March 11, 2023 and May 13, 2025 Facilities Committee Meeting with corrections discussed.

### 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 and

Appendix B – Fact Sheet were included in packet for the

Committee's information and review.

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

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The motion carried.

### 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** Appendix A – Current Budget Status,

**Documents** Appendix B – Photos,

Appendix C – Substantial Completion, and

Appendix D - Fact Sheet were included in the packet for the

Committee's information and review.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of substantial completion of the Pecan Campus Athletic Fields Reseeding and Regrading project as presented.

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

**Purpose** To approve substantial completion of the project.

**Justification** College staff visited the site and developed a construction punch list

on June 12, 2025.

• Contractor: CCL Contracting, 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 CCL Contracting, LLC. The original cost approved for this project was \$42,800.

**Enclosed** Appendix A – Current Budget Status,

**Documents** Appendix B – Photos,

Appendix C – Substantial Completion Form, and

Appendix D - Fact Sheet were included in the packet for the

Committee's information and review.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of substantial completion of the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project as presented.

### 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

**Purpose** To approve substantial completion of the project.

**Justification** College staff visited the site and developed a construction punch list

on July 1, 2025.

Contractor: 5 Star GC Construction

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.

Enclosed A

**Documents** 

Appendix A - Current Budget Status,

Appendix B – Photos,

Appendix C - Substantial Completion Form, and

Appendix D - Fact Sheet were included in the packet for the

Committee's information and review.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of substantial completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H project as presented.

### 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** Appendix A – Current Budget Status,

**Documents** Appendix B – Photos,

Appendix C – Substantial Completion Form, and

Appendix D - Fact Sheet were included in the packet for the

Committee's information and review.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of substantial completion of the District Wide Stucco Repainting at Mid Valley Campus Buildings A, B, D, and H project as presented.

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

**Purpose** To approve the Unexpended Plant Fund – Construction Proposed

Projects and Preliminary Budgets for FY 2025 – 2026.

**Justification** 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.

The proposed preliminary project budgets include the following budget categories: Construction; Design; Furniture, Fixtures, & 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.

**Enclosed** Appendix A – Unexpended Construction Plant Fund Proposed **Documents** Projects Report were included in the packet for the Committee's

information and review.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2025 – 2026 as presented.

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

Purpose To approve the Renewals & Replacements Plant Fund Proposed

Projects and Preliminary Budgets for FY 2025 – 2026.

**Justification** 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.

Enclosed Documents

Appendix A – Renewals and Replacements Plant Fund Proposed

Projects Report

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2025 – 2026 as presented.

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

**Purpose** 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.

**Justification** 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.

**Funding** No funds are required.

**Enclosed** Appendix A – Proposed meeting schedule for the Facilities

**Documents** Committee Meetings and

Appendix B – A full calendar view of the proposed Committee and Board meeting schedule follows in the packet for the Committee's

information and review.

**Staff Resource** Venisa Earhart, Board Relations Administrator

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars as presented.

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### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:34 p.m.

I certify that the foregoing are the true and correct Minutes of the July 8, 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 Contracting Architectural Services for the Pecan Plaza East Building B Renovation for Cosmetology

### **Purpose**

To contract architectural services for the project.

### **Justification**

Architectural services are necessary for design and construction administration services for this project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

The project consists of creating an area for the new Cosmetology program

The proposed scope of work is summarized as follows:

- Renovation to accommodate cosmetology classrooms and training
- Renovation for the Cosmetology Area 9,916 sq. ft.

### Enclosed Documents

Appendix A – RFQ Solicitation Information

Appendix B – Project Presentation

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

### **Funding**

The total Pecan Plaza East Building B Renovation for Cosmetology Project 2024-005C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$6,664,135.

	Total	\$6,664,135
•	Technology	437,414
•	FFE	437,414
•	Miscellaneous	128,652
•	Design	514,605
•	Construction	\$5,146,050

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

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**Recommendation** Administration requests the Facilities Committee recommend Board approval to contract architectural services with Orange Made, LLC. for the Pecan Plaza East Building B Renovation for Cosmetology project as presented.

### Appendix A

RFQ Solicitation Information

Advertised on	July 9, 2025 and July 16, 2025
RFQ Responses Due	July 24, 2025
RFQ Issued To	Thirty (30) Vendors
Responses Received From	Ten (10) Responses
Responses Reviewed By	Academic Affairs, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

### Appendix B

Project Presentation follows in the packet.

### Appendix C

Ranking and Evaluations of Respondents follow in the packet.

### Appendix D

Fact Sheet follows in the packet.





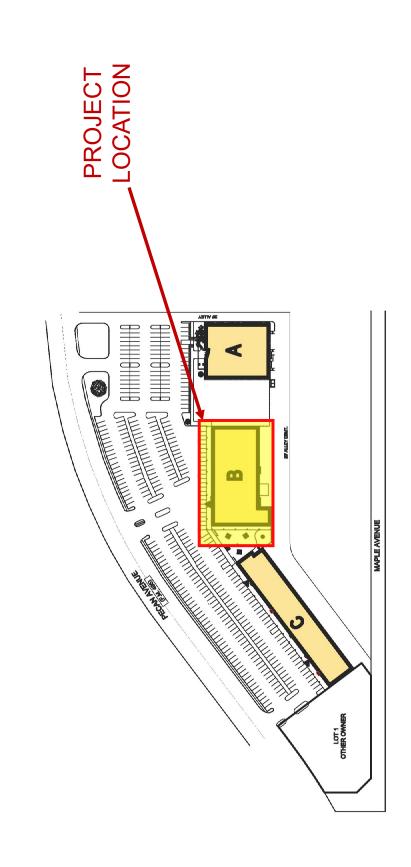
# PECAN PLAZA EAST BUILDING B RENOVATIONS

RFQ-24-25-1008

Pre-Qualifications Conference



# PECAN PLAZA EAST BUILDING B RENOVATIONS PROPOSED SITE



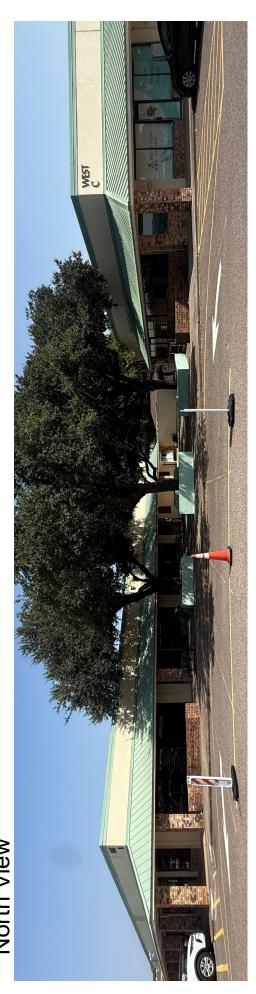
## PECAN PLAZA 🚯



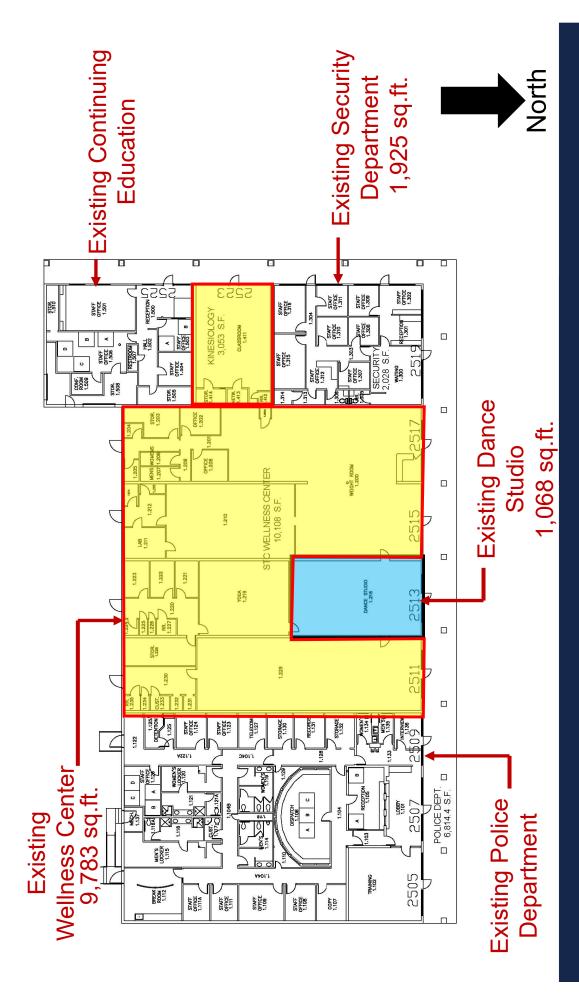
# PECAN PLAZA EAST BUILDING B RENOVATIONS EXISTING CONDITIONS



North View



Northwest View

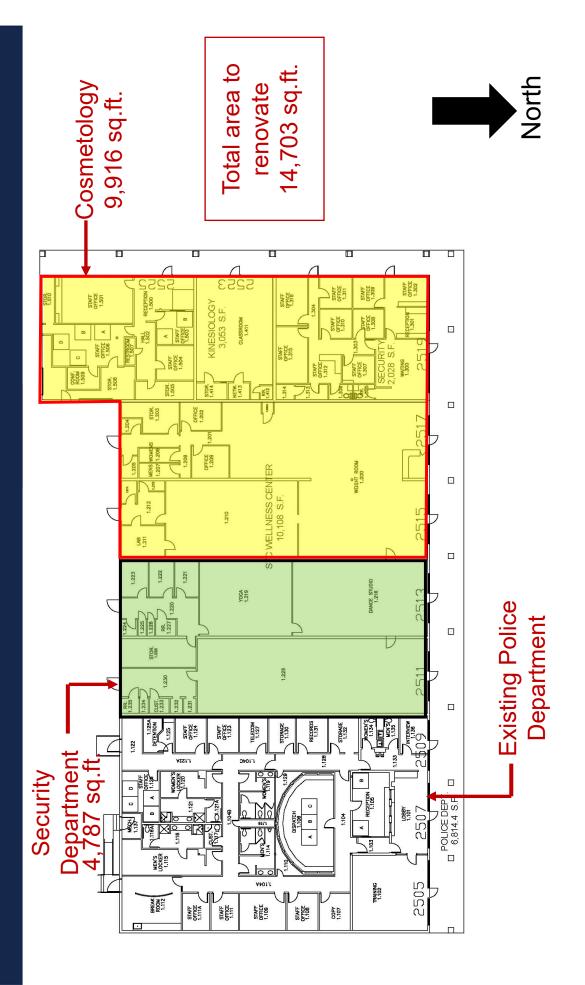








# PECAN PLAZA EAST BUILDING B RENOVATIONS PROPOSED SITE



# Scope of Work – Construction & Design

Design and Renovation of existing space to accommodate the proposed Cosmetology Program and Expansion of the Police/Security Department, to include Restrooms, Storage, Supporting services and Renovation of Exterior Building Façade.

## Total Square Feet Area

Cosmetology 9,916 sq.ft.

Security 4,787 sq.ft.

Total = 14,703 sq.ft.

# Estimated Total Project Budget

\$ 5,146,050	514,605
<ul> <li>Construction</li> </ul>	<ul> <li>Design</li> </ul>

Miscellaneous 128,652

FFE 437,414

437,414

**Technology** 

Total Project Budget \$6,664,135

# **EAST BUILDING B RENOVATIONS** PECAN PLAZA

PROPOSED SCOPE & BUDGET



<sup>\*</sup>Estimated Construction Cost per Square Foot = \$350/sq.ft.

### SOUTH TEXAS COLLEGE ARCHITECTURAL SERVICES - PECAN PLAZA EAST BUILDING B RENOVATIONS PROJECT NO. 25-26-1008

	D 10 1		T		'KUJECT NO. 25-26		1			,
VENDOR	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	International Consulting Engineers (ICE)	Negrete & Kolar Architects, LLP.	Orange Made, LLC.	Rike Ogden Figueroa Allex Architects, Inc.	Sam Garcia Architect, LLC.
ADDRESS	3301 N McColl Rd	701 E Expway 83 Ste 150	1314 E 22nd St	135 Paseo Del Prado Ste 58	3700 N 10th St	261 Saratoga Blvd	11720 North IH-35	910 Redwood Ave Ste 10	1007 Walnut Ave	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78501	Mission, TX 78572	Edinburg, TX 78539	McAllen, TX 78504	Corpus Christi, TX 78417	Austin, TX 78753	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78504
PHONE	956-630-9494	214-528-8704	956-239-2438	956-655-4655	956-686-0100	361-826-5805	512-461-8810	956-800-4384	956-686-7771	956-631-8327
FAX	956-630-2058	214-528-8707		956-382-6256	361-884-4232	361-826-5806			956-687-3433	
CONTACT	Danny Boultinghouse	Andrew Evertson	Jose C. Garcia, III	Brian Godinez	Raymond Gignac	Jesus J. Jimenez	David Negrete	Carolina Civarolo	Luis A. Figueroa	Sam R. Garcia
2.1 Statement of Into	erest									
2.1.1 Statement of Interest for Project	Stated their 20-year history working with South Texas College which includes familiarity with requirements and expectations.	Focus on re-envisioning collegiate facilities. They create spaces that not only meet the College's functional needs but also inspire staff and visitors alike. Focus on maximizing natural light, integrating shared amenities, and optimizing storage utilization, we ensure spaces are both functional and pleasant to work in.	Stated their design and professional services team has extensive experience that includes multiple and varied from Gas Stations/Convenience Stores to Municipal parks and School District projects including Higher Education, that closely match the Scope of Work indicated for STC.	Stated they have designed and provided professional services for several STC projects throughout the years. Their availability has sufficient staff and resources to support the requirements of the potential workload, even with our core team involved with other projects.		present their statement of qualifications.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	They have extensive experience in adaptive reuse public, and commercial projects. Focus on philosophy to prioritize efficient layouts, sustainable solutions, and seamless integration with existing infrastructure, to ensure that all the expansion meets the needs of faculty and staff.	Pointed to the recent work the firm provided to STC and their extensive experience that they've gathered through the years. Stated they are confident in their ability to continue providing excellent service to STC.	Indicated they are looking forward to the opportunity to work closely with STC and show the firm's capabilities. Stated they are available and well-qualified for this project.
2.1.2 History and Statistics of Firm	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Staff of 10	- 41 years of experience - Headquartered in Dallas, TX -Staff of 170 + employees	- Principal's credentials include State of Texas licensed: State of Texas	- Created in 2001 - Headquartered in McAllen, TX - Has completed more than 320 projects -Staff of 25 employees	- Offices in McAllen, Harlingen, and Corpus Christi - Established in 1988 - Over 400 successful projects for educational clients	- Offices in Edinburg, Corpus Christi, Kingsville, San Antonio, and Houston - Staff of 111 employees	- Offices in Austin and Edinburg - Principal has 40+ years experience - Established in 2003	- Established in 2013 - Total Staff of 9 plus 2 part-time - Over 40 yrs of experience	- Established in 1947 - Office located in McAllen - Experience in educational architecture	- Founded in 2013 - Based in McAllen, TX - Over 20 years of experience - Total of 7 employees
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated the firm's philosophy of being "client" oriented as much as "project" oriented. Over 25 years of providing A/E services to STC, very familiar with our system, staff and campus.	Focus on what matters. With the spanning of a period of 40 years of high quality work. The reputation and approach we take is what makes us unique.	Stated that their team of	Stated their holistic approach to each project is what sets them apart in their industry. Their clients are strategic partners during each phase of a project, whether feasibility, assessment, programming, design or construction.	Pointed out the teams has a vast amount of experience designing facilities for educational clients in South Texas and the Rio Grande Valley.	Stated that the team offers professional, efficient, and cost-effective management approach.	Stated that with Halff Associates as our design team members, we collectively have decades of experience completing successful educational setting projects throughout Texas.	Pointed out the teams has a vast amount of experience designing commercial, and financial institutions.	Stated that for 78 years they have been dedicated to excellence in architectural services throughout the RGV. They have also provided a list of Performing Art Center experience.	Cited the principal's extensive experience and his personal involvement in a project throughout the entire process.
2.1.4 Statement of Availability and Commitment	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Indicated their availability and commitment to the project. Stated that they will not change the team involved with the project until completed.	CG5 believes that one point of contact is key to project success. This allows us to maintain quality control from project start to project close-out and owner occupancy. CG5 stands ready, willing, and able to meet any project timelines and is very aware and able to meet higher education time milestones.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple times. They will collaborative from start to finish, first seeking and then solving problems as they progress through the project.	Confirmed the availability of their team members for the duration of any project that may come available through STC.	Indicated that they are a 30-minute drive from McAllen which allows to be available to STC's needs.	Indicated the firm will commit to having staff available according to the schedules determined.	Confirmed the availability of the team on being there for the duration of any project that may come available through STC.	Stated they are available to immediately implement design and construction document procedures.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.

### SOUTH TEXAS COLLEGE ARCHITECTURAL SERVICES - PECAN PLAZA EAST BUILDING B RENOVATIONS PROJECT NO. 25-26-1008

Simpson   Garca Architects   Warford Architects   CGS Architect, LLC.   CGS Architect,		Doultinghouse	1		acEDO International		International	1			
Variable of Particle of Part		_	Provin Povinolda		_	Gianna & Associates		Nagrata & Valor		Pilza Ogdan Figuaroa	Sam Garcia Architect,
2.2 Prime From  Included resumes for the following: - Andrew Fiverston, Project Principal Archiver: - Project Support  Included resumes for the following: - Project Support  In	VENDOD	_		CG5 Architect IIC				_	Oranga Mada II C		LLC.
Included resumes for the following:  - Andrew Peverson, Project Principal Included resumes for the following: - Andrew Peverson, Project Principal Included resumes for the following: - Andrew Peverson, Project Principal Included resumes for the following: - Andrew Peverson, Project Principal Included resumes for the following: - Andrew Peverson, Project Principal Architect - Mutabors  -		Gates Architects	wattord Architects	CO3 Architect, LLC.	Architects	LLF.	(ICE)	Architects, LLF.	Orange Made, LLC.	Allex Alcilitects, Ilic.	LLC.
Lines of authority and assignments within firm are shown in an organization chart that includes ten staff members.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart that includes eight staff members.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart that includes eight staff members.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart that includes eight staff members.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an organization chart.  Lines of authority and assignments within firm are shown in an o	2.2.1 Resumes of Principals and Key	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Principal	the following: - Andrew Evertson, Project Principal -Chris Sano, Project Designer - Matt Duggan, Project Manager - Andres Vela, Project Architect - Lenda Sturdivant - Interior Designer - Victoria Rodriguez -	the following: - Jose Charlie Garcia III, Owner, Principal -Olga N. Garcia, Owner/ Partner - Herman Mendez, Chief Project Manager - David Mejia, Project Manager - Emily Cavazos -	the following staff: -Yesenia Tijerina, Assoc. AIA -Octavio Cantu, Jr., Design Lead - Juan J. Cantu, AIA, NCARB, LEED AP BD+C - Roberto Pruneda,	following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Senior Project Architect - Carolyn James, Senior Interior Designer/Space Planner - Ivan Perez - Rossello, Project Architect - Nicholas Gignac, Architectural Designer - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Claudio Leon - Project	following staff:  Jesus J. Jimenez, Principal In Charge  Hugo P. Gonzalez, Project Manager  Ajmer S. Kular, QA/QC Manager  Craig Forsythe, Lead Architect  Andrew Nieman, Architect  Luis Nava, Construction Management  Carlos Montalvo, Cost  Estimator/Project Scheduler  Juan Carlos Cardenas, Civil Engineer  Julio Macias, Civil Engineer  Mitch Sanchez, Architectural Designer  Candido Munoz, Survey Crew Chief  Jaime Torres,  CADD/Designer  Hector Flores,	the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Architect - Bruce W. Menke,	the following staff: - Carolina Civarolo, AIA LEED AP - Erick Darbo Diaz, AIA - Eliazar Rodriguez, Studio Director Leader - Luis Mauro Murillo, Project Manager - Pedro Alan Correa, Production & Construction	the following staff: - Luis Figueroa, Principal/Owner - Servando Miranda,	Included resumes for the following: - Sam R. Garcia, Principal - Sergio Castillo, Production Manager - Zuri Rivera, Lead Designer - Jose Luis Rios, Jr., Project Architect
2.2.3 Prime Firm proximity and meeting availability  Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.  Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.  Indicated they are located in McAllen, TX a 13 miles from STC campus and will be very accessible for meeting throughout the entire project.  Indicated they are located in McAllen, TX a 13 miles from STC campus and will be very accessible for meeting throughout the entire project.  Indicated they are located in McAllen, TX a 13 miles from STC campus and will be very accessible for meeting throughout the entire project.  Indicated that the firm is not involved in any wild every accessible for meeting throughout the entire project.  Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.  Indicated that the firm is not involved in any litigation that could affect the which could affect the	Assignments and Lines	assignments within firm are shown in an organizational chart that	assignments within firm are shown and the percentage of time they	assignments within firm are shown in an	assignments within firm are shown in an	assignments within firm are shown in an organization chart that includes eight staff	assignments within firm are shown and the percentage of time they	indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of	assignments within firm are shown and the percentage of time they	indicated in an	Indicated duties and time assignments for the team members.
litigation the prime firm is currently involved in which could affect the which could affect the litigation that could affect me which could affect the which co	proximity and meeting	presence give them the opportunity to respond in a timely many to any planned or unexpected	away from the STC Pecan	the RGV and is able to met and provide services	away from the STC Pecan	in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire	in Edinburg, TX a 13 miles from STC campus and will be very accessible for meeting throughout the	Firm is located within 15 miles from the Pecan	flexible to attend unscheduled meetings immediately. Close proximity to STC Pecan	miles away from the STC and able to respond at a moments notice to any	Indicated that the firm is 2.7 miles away from the Pecan Campus.
professional services to STC   the firm's ability to provide professional services.   litigation.	litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to	not involved in any litigation that could affect the firm's ability to provide									Indicated that the firm is not involved in any litigation.
2.3 Project Team	2.3 Project Team			1	<u> </u>						<u> </u>
2.3.1 Organization chart which showed the chart with Role of Prime Firm and each consultants firm  2.3.1 Organization Chart with Role of Prime Firm and each consultants firm  2.3.1 Organization Chart with Role of Prime Firm and each consultants firm  2.3.1 Organization Chart with Role of Prime Firm and each consultants firm  2.3.1 Organization Chart which showed the following consultants:  - Chanin Engineering - Civil Engineering - Civil & Structural  - Chanin Engineering - Civil & Structural  - Chanin Engineering - Civil & Structural  - Chanin Engineering - Civil & Structural  - Chanin Engineering - Civil & Structural  - Structural  - Structural  - Chanin Engineering - Civil & Structural  - Structural  - Structural  - Chanin Engineering - Civil & St	chart with Role of Prime Firm and each	chart which showed the following consultant: - Halff Associates, Inc MEP - Chanin Engineering, LLC	showing prime firm and the following consultants: - Chanin Engineering - Structural Engineering - Halff Engineering - Civil Engineering - DBR Engineering - MEP	chart which showed the following consultants: - CHLH Engineering - Civil & Structural Engineering - VME Engineering LLC - MEP	chart showing prime firm and the following sub- consultants: - Halff Associates - MEP - Perez Consulting Engineers - Civil	showing prime firm and the following consultants: - Melden & Hunt - Civil Engineering - DBR Engineering - MEP Engineering	Included organizational chart showing prime firm and the following consultant:	chart showing prime firm and the following consultant:	showing prime firm and the following consultants: - Perez Consulting Engineers - Civil Engineer - Intelligent Engineering Services - Structural	chart showing prime firm and the following consultant:  - Chanin Engineering - Structural Engineering	Included organizational chart showing prime firm and the following consultants: - Ethos Engineering- Electrical/Mechanical - Rioplex Engineering - Civil Engineer & Survey - Heffner Design Team - Architectural Landscape - Green, Rubiano & Associates - Structural - Texas Fire Sprinkler Contractor, LLC - Fire Protection Engineer - Sam Garcia Architect - CEI &

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### SOUTH TEXAS COLLEGE ARCHITECTURAL SERVICES - PECAN PLAZA EAST BUILDING B RENOVATIONS PROJECT NO. 25-26-1008

					PROJECT NO. 25-26					
VENDOR	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	CG5 Architect, LLC.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	International Consulting Engineers (ICE)	Negrete & Kolar Architects, LLP.	Orange Made, LLC.	Rike Ogden Figueroa Allex Architects, Inc.	Sam Garcia Architect, LLC.
2.4 Representative Proje	ects									
2.4.1 Minimum of five (5) projects firm has worked on	- UTRGV - HACRB Academic Research Building Renovations (\$342,000) - UTRGV - (BROBL) Employee/Student Clinic+Counseling Renovation (\$800,000) - UTRGV - HCEBL Clinical Education Building (\$53,839)	- South Texas College - Pecan Campus Cooper Center for Performing Arts (\$8,600,000) - Houston Community College System - Northwest Alief Center Cosmetology Classroom Renovation (\$1M) - West Texas A&M University - Public Safety Facility(\$7,600,000)	Assessments - (\$12M) -La Joya ISD - Roof Assessments (\$28.8M) - City of Mission - Speer Memorial Library & Historical Museum Roof Assessment and Recommendation	- South Texas College - Regional Workforce Development Healthcare Center Building E (\$6,169,052) - South Texas College - Nursing and Allied Health Professions School Expansion (\$40,500,152) - South Texas College Continuing Education & Testing Center(\$7M)	- Del Mar College Emerging Technology Expansion (\$8,000,000) - Del Mar College Memorial Classroom Building Expansion (\$8,000,000) - Del Mar College Center for Mexican-American Studies at Harvin Student Center (\$13.5 Million)	- South Texas Vocational Technical Institute (\$5 M) - Del Mar College Health Science Center (\$28 M) - Renovation of Building 1717/1735 & Repair of B54 (\$21 M)	- STC Nursing & Allied Health Kitchen Lab Expansion (\$180,000) - UTRGV Marialice Shary Shivers (MASS) Administration Bldg. Interior Renovations (\$2,345,000) - La Joya ISD Nellie Schunior Central Administration Building (\$6,500,000)	(\$1M) - Little Haven PPECC, Brownsville, Texas (\$1,200,000) - Memorial Civic Center Renovation with Parks & Rec Office Addition, Pharr, Texas (\$3,500,000)	- Edinburg CISD Career and Technical Education Center (\$23,016,606) - Donna ISD New Welding Shop (\$16,500,000) - Hidalgo County Emergency Management Center Annex IV (\$505,250.97) Harlingen ISD School of Health Professions (\$15,319,40) - Vanguard Academy Beethoven Secondary Campus (\$27,454,000) Vanguard Academy Early Childhood Campus (\$5,500,000) Zeferino Farias Elementary School (\$10,358,911)	-Cavazos Sports Institute (\$150,000) -Hinojosa Law Firm (Ongoing) -KHIT Chiropractic Corporation HQ (Ongoing)
2.5 References										
2.5.1 References for five	- UTRGV - Museum of South Texas History - City of McAllen - McAllen International Airport Terminal	- Tarleton State University - West Texas A&M University - Dallas College	- La Joya ISD - PSJA ISD - City of Mission	- City of Edinburg - Brownsville PUB - City of San Juan	- City of Edinburg - Roma ISD - Brownsville ISD	- U.S Army Corp of Engineers - City of Del Rio - City of Kingsville	- City of Edinburg - NVS Corporate Services Inc Washington Alliance Capital, LLC	- UT Pan-American University (now UTRGV) - CBG Commercial Real Estate - Freedom Bank	- Donna ISD -Edinburg Consolidated ISD - Hidalgo County	- City of La Joya - EB Merit Construction - KHIT Multidisplinary Group
2.6 Project Execution										
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	3 registered Architects, five full time CAD technicians, a and two administrative personnel. Stated they currently utilize Building Information Modeling (BIM).	Our Design Philosophy and Methodology will center on the premises that reflects the aspect of the building but focused on the colleges objectives through a collaborative process that encourages communication, understanding and consensus.	stakeholders and key personnel to expedite the design and construction process and mitigate any issues before time and cost are effected.	Indicated they follow an established management plan that has mutually agreed on milestones throughout the schedule. Formal meetings and reviews occur at those milestones. Informally for the Owner, the Design Team meets weekly to discuss issues, advance concepts, test adherence to the plan and seek and solve problems. Provided details on their project delivery process.	Provided very detailed project approach process.	Provided a very detailed project approach process and methodology.	Provided a project timeline that covers key events of entire project.	approach from collaborative engagement, phased project management, with quality assurance & control, and a	Stated that it is imperative to maximize client involvement during the design phases, as decisions made early in the design phase have the greatest impact. Included the frame work for their process.	communication between the design team, the client
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.	Due to our firms 170 employees, we have the ability and resources to meet the demands of the college.	Stated have the ability to staff up to 10 people for immediate resources on any size project. Our consultants are staffed locally in the RGV and also have the ability to meet any size work demand to meet schedules and timelines.	Stated they are willing and able to expedite design services and construction administration for the project.	Indicated they are able to adjust schedules and fast- track projects to meet owner deadlines.	Stated they are willing and able to expedite design services and construction administration for the project.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Indicated they have the capacity, experience, and proactive management strategies necessary to meet tight timelines without compromising quality.	Stated that the team will schedule weekly meetings with contractors, bi-weekly meeting with contractor and our representative. All architectural construction documents will be done in house.	what needs to be done from a staffing and manpower perspective to meet client's
EVALUATION POINTS	559.60	562.80	547.60	584.00	529.40	573.80	558.80	585.20	582.00	557.20
RANKING	6	5	9	2	10	4	7	1	3	8
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The Director of Purchasing has reviewed all the responses and evaluations completed.

### SOUTH TEXAS COLLEGE ARCHITECTURAL SERVICES - PECAN PLAZA EAST BUILDING B RENOVATION PROJECT NO. 25-26-1008 EVALUATION SUMMARY

							EV	/ALUAT	ION SUM	IMARY										
VENDOR	Sim	nghouse pson rchitects	Watford A	Reynolds Architects	CG5 Arch	itect, LLC.	LLC. / d		Gign Associat	ac & es, LLP.	Interna Const Enginee	ulting	Negrete Archited	& Kolar		lade, LLC.	Rike Ogde Allex Arch	n Figueroa nitects, Inc.	Sam (	ct, LLC.
ADDRESS	3301 N N	AcColl Rd		way 83 Ste	1314 E	22nd St	35 Paseo De	l Prado Ste 5	3700 N	10th St	261 Sarat	toga Blvd	11720 No	orth IH-35		ood Ave Ste	1007 Wa	ılnut Ave	1200 Aubu 28	ırn Ave Ste 80
CITY/STATE/ZIP	McAllen,		McAllen,		Mission, 7		Edinburg,		McAllen,		Corpus C	hristi, TX 417	Austin, T			TX 78501	McAllen,		McAllen,	
PHONE		0-9494	214-52		956-23			5-4655	956-68		361-82		512-46			00-4384	956-68		956-63	
FAX		0-2058	214-52					2-6256	361-88		361-82						956-68			
CONTACT	Danny Bo	ultinghouse	Andrew		Jose C. C	arcia, III	Brian C	Godinez	Raymon	d Gignac	Jesus J.	Jimenez	David 1	Negrete	Carolina	Civarolo	Luis A.	Figueroa	Sam R.	Garcia
2.1 Statement of Interest (up to 100 points)	nts)				•															
2.1.1 Statement of interest on project 2.1.2 Firm History including	97		97		90		97		97		90		95		90	-	93		95	
credentials 2.1.3 Narrative describing the design team's unique qualifications and	93		96		90		99		94		82		94		98	-	92		97	
specialized design experience as it relates to the project	97	96	97	96.8	90	92.6	96	97.6	97	96.2	95	92.2	97	96.4	95	95.6	97	95.2	95	96.2
2.1.4 Availability & commitment of firm and its principal(s) and key	98 95		98 96		97 96		98		98 95		98 96		98 98		97 98	-	96 98		98 96	
professionals  2.2 Prime Firm (up to 100 points)	93		90		90		96		93		90		90		96		96		90	
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will	96		95		90		93		90		90		95		95		90		90	
be involved in the project(s), including their experience with similar projects and the number of years with the prime firm  2.2.2 Proposed project assignments,	98		100		95		100		100		96		98		100		98		100	
lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these	95	97.2	96	97.2	93	94	96	97	90	94.6	96	95.2	96	96.6	97	97.6	90	94.8	97	96.2
individuals will be involved in the project(s). 2.2.3 Prime Firm proximity and meeting availability	98		98		96		98		96		98		98		98		98		98	
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	99		97		96		98		97		96		96		98		98		96	
2.3 Project Team (up to 100 points)	l	I			ı							l	l			1	ı	 		
2.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	95		95		90		95		90		90		95		95		90		95	
Identify the consultant and provide a brief history about the consultant Describe the consultant's proposed role in the project and its related project	100		100		99		100		100		98		99		99		100		100	
experienceList a project(s) that the prime firm and the consultant have worked together on during the last five years	95	97.2	97	97.2	95	95.4	97	97.4	97	96	98	95.6	97	97	97	97.4	97	96.2	97	97.6
Provide a statement of the consultant's availability for the projects(s) Provide resumes giving the experience	98		98		98		98		98		97		98		98		98		98	
and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)	98		96		95		97		95		95		96		98		96		98	

### SOUTH TEXAS COLLEGE ARCHITECTURAL SERVICES - PECAN PLAZA EAST BUILDING B RENOVATION PROJECT NO. 25-26-1008 EVALUATION SUMMARY

									ION SUN								•			
	Sim	nghouse pson		Reynolds			LLC. / d		Gign		Cons	_	_	& Kolar			Rike Ogde		Sam (	
VENDOR		rchitects	Watford	Architects	CG5 Arch	itect, LLC.	Arch	itects	Associat	es, LLP.	Enginee	ers (ICE)	Archited	ets, LLP.	Orange N	<mark>Iade, LLC.</mark>	Allex Arch	nitects, Inc.	Archite	et, LLC.
2.4 Representative Projects (up to 100 po	oints)			l												1				
2.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an	95	-	95		90		93		95		90		95		90		95		95	
educational settingProject name and location; Project Owner and contact information;	99		100		97		99		99		99		99		100		100		97	
Project construction cost; Project size in gross square feet; Date project was started and completed;	90	95.2	98	97.4	90	93.6	93	95.2	90	95	90	94.2	90	95	98	96.8	98	98	90	94.4
Professional services prime firm provided for the project; Project manager; Project architect; Project	97		98		97		97		97		97		97		98		98		97	
designer; Names of consultant firms and their expertise.	95		96		94		94		94		95		94		98		99		93	
2.5 Five References (up to 100 points)				ı		ı					1		ı			_				
2.5.1 Provide references for 3 projects, other than STC. The references shall include the	76		76		76		100		50		100		76		100		100		76	
following current information:Owner's name, Owner's	76		76		76		100		50		100		76		100		100		76	
representative who served as the day- to-day liaison during planning, design, and construction of the	76 76	76	76 76	76	76 76	76	100	100	50	50	100	100	76 76	76	100	100	100	100	76 76	76
project, and the Owner representative's telephone number and email address	76	-	76		76		100		50		100		76		100		100			
2.6 Project Execution (up to 100 points)																				
2.6.1 Provide a summary of your approach to the project that	95		95		90		90		95		90		95		95		95		90	
addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain	100		100		96		100		100		100		100		98	-	100		100	
quality control, and final project close-out.  2.6.2 Provide information as part of submission response to assure that	100	98	100	98.2	100	96	100	96.8	100	97.6	100	96.6	100	97.8	100	97.8	100	97.8	100	96.8
Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if	98		98		98		98		98		98		98		98		98		98	
Architect is intending to supplement production capability in order to meet schedule demands.	97		98		96		96		95		95		96		98		96		96	
TOTAL EVALUATION POINTS	559	9.60	562	2.80	547	7.60	584	1.00	529	0.40	573	3.80	558	3.80	585	5.20	582	2.00	557	.20
RANKING		6		5		9		2		0		4		7		1	3			3
			1		1		1										1			

The Director of Purchasing has reviewed all the responses and evaluations completed.

### **Project Fact Sheet** 8/5/2025

Project Name	Pecan Plaza Building I	B Renovations/ Unext	ended					Project No.	2024	I-005C
Funding Source(s):	Renewals & Replacen									
runung source(s).	nenewals & replacen	nents i unu			FY 24-25					
					FT 24-25	Variance of				
					FY 24-25	Project Budget vs.				Total Actual
				Total	Actual	Actual				Expenditures T
					Expenditures	Expenditures				
Construction:				Project Budget						<u>Date</u>
				\$ 5,146,050.00		\$ 5,146,050.00				\$ -
Design				\$ 514,605.00		\$ 514,605.00				-
Miscellaneous:				\$ 128,652.00	0 \$ -	\$ 128,652.00				\$ -
FFE:				\$ 437,414.00	0 \$ -	\$ 437,414.00				-
Technology:				\$ 437,414.00	0 \$ -	\$ 437,414.00				-
Total:				\$ 6,664,135.00	0 Ś -	\$ 6,664,135.00				\$ -
				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				T.
	Project Team	1					Board Status			
Approval to Solicit	i ioject ieali			<del>                                     </del>		1	Doura Status	Contract	Actual	
Architect/Engineer:				Board Approval of	f NA	Location	Vendor	Amount	Expenditures	Variance
Architect/Engineer:				Schematic Design		PCN Plaza	\$	42,800.00		\$ 42,800.0
							Ÿ	12,000.00	•	, 12,000.0
Contractor:				ĺ		1				
						-				
				Substantial						
				Completion	TBD	<u> </u>	Board Acceptance TBD			
				I						
STC FPC Project Manager:	Kelly Nelson									
				Final Completion	TBD	В	Board Acceptance TBD			
				-		_	<del></del>			
	Project Descript	tion					Project Scope			
This project will involve, but n	not limited to, replacing	existing ceiling liner v	vith new ceiling	Need to replace ex	isting damaged cei	iling liner in the Atrium	area of the exposed ceiling			
liner										
			1	Pro	ojected Timeline					
Board Approval to	Board Approval of	Board Approval of	Board Approval of	Construction Start	Board	Approval of	Board Appro	val of		
Solicit Architect/Engineer	Architect/Engineer	Schematic Design	Contractor	Date		Completion Date	Final Completion		FFF Completi	ion of Move In
04/23//2024	8/26/2025	10/28/2025	4/28/2025	5/18/2026		27/2025	8/31/202			/2025
					of Expenditures b					
					•					
Fiscal Year	Constr	ruction	Design	Miscel	laneous	FFE	Tech		Projec	ct Total
2024-25		-			-	-		-	\$	-
Project Total	\$	-	\$ -	\$	-	\$ -	\$		\$	-
-				Cur	rent Agenda Item					
				Cui	Telli Agellua Itelli					
08/12/2025 Facilities Commi	ttee Meeting. Review a	nd Recommend Action	on on Contracting	Architectural Servic	es for the Pecan P	laza East Building B Re	enovations			
										186
	The state of the s						***		189	
	QUILLIAM THE	NUULINUULIN								- Table 1
/47	Mente O CHILLIAM O	811111181111111111111111111111111111111				100				- Table (1)
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SOUTH TEXAS									DI	III DING P
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FPC Project Manager	, Kec	indland		_	FPC Directo	Robert S.	Doorey FPC	Executive Director	RHA	<u> </u>
	KIC	Callen		-	FPC Directo	Robert 5	Doney FPC	Executive Director	RALL	<u> </u>

### ACTION ITEM III, Review and Recommend Action on Schematic Design and Authorization to Solicit Construction Services for the Pecan Campus Athletic Field Building R

### **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 March 25, 2025, the Board of Trustees approved contracting architectural services with Negrete & Kolar Architects, LLP. The architect has worked with College staff to develop a schematic design to meet the needs of the program.

Design and construction of the building to include the following:

- Storage Area
- Snack Kiosk
- Restrooms
- Custodial Room
- Electrical Room

Total Square Footage: 1,671 sq. ft.

The estimated construction cost for the project is \$841,487.50.

### Enclosed Documents

Appendix A – Schematic Design

Appendix B – Fact Sheet

### **Funding**

The total Pecan Campus Athletic Field Building R Project 2025-001C estimated cost, including construction, design, miscellaneous, and FFE, is \$569,300.

	Total	\$569,300
•	Technology	15,000
•	FFE	25,000
•	Miscellaneous	14,500
•	Design	46,800
•	Construction	\$468,000

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

Facilities Motions – August 12, 2025 Page 5, Revised 8/7/2025 @ 2:03:38 PM

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

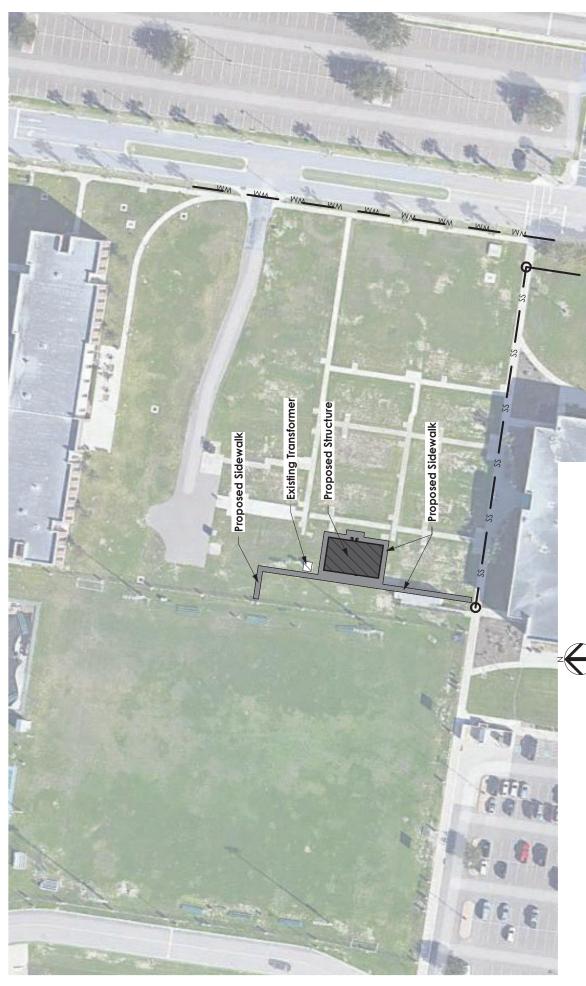
Athletic Field Building R project as presented.

Appendix A

Schematic Design follows in the packet.

Appendix B

Fact Sheet follows in the packet.



Proposed Floor Plan

NEGRETE & KOLAR ARCHITECTSLLP



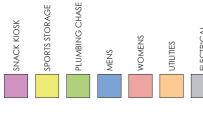
53' - 4"

Mini Split A/C Compressors

Janitor

Electrical 24 SF

29 SF



### AREAS

New Concrete Sidewalk Proposed Gross Area Grand total: 3

Plumbing Chase 118 SF

≥

CE

REF

0

Mens 198 SF

Womens 201 SF

0

Snack Kiosk

91 SF

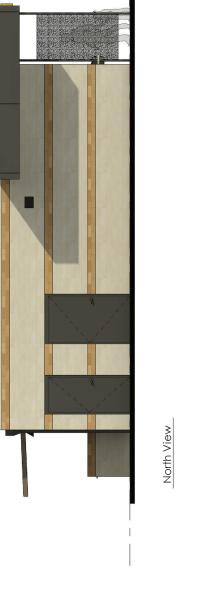
Counter

2247 SF 1671 SF 3918 SF

### ELECTRICAL

24 Heavy Duty Shelves

Sports Storage 804 SF



FIRST FLOOR PLAN 0"

### 30

East View

Top of Wall 14' - 0"

FIRST FLOOR PLAN 0"





South View

West View



Southwest 3D View

Southeast 3D View



Northeast 3D View

Cost Analysis

UPPER CLERESTORY WINDOWS @ STORAGE	0	EA.	49	1,000.00	s		
DUAL VENDING WINDOW ASSEMBLY	-	EA	69	7,200.00	69	7,200.00	
DIVISION TOTAL	T				4	24,105.00 \$	24,105.00
DIVISION 9 - FINISHES							
GENERAL BLDG. PAINTING	1.670	SF	49	2.00	69	3.340.00	
BRICK SEALANT	2,000	SSF	69	2.00	49	10,000.00	
CEMENT BOARD CEILING TAPED & FLOATED	260	R	49	8.00	s	4,480.00	
SEALED CONCRETE	860	SF	49	1.50	49	1,290.00	
RESTROOMS EPOXY FLOORING	490	R	69	00.9	69	2,940.00	
DIVISION TOTAL					w	22,050.00 \$	22,050.00
DIVISION 10. SDECIAL TIES							
DOOR SIGNAGE	7	FA	6	120 00	4	840.00	
EXTERIOR PRIVACY SCREENS	. 2	Æ	69	3.000.00		6.000.00	
RESTROOM ACCESSORIES	CI	EA	69	3,000.00	49	6,000.00	
TOILET PARTITIONS	00	EA	69	3,600.00	49	28,800.00	
FIRE EXTINGUISHERS	4	ea	69	440.00	6	1,760.00	
DIVISION TOTAL					s	43,400.00 \$	43,400.00
DIVISION 12 - FURNISHINGS						8	
DIVISION TOTAL					w		٠
DIVISION 14 - CONVEYING SYSTEMS							
DIVISION TOTAL.						_	
DIVISION 15 - MECHANICAL / PLUMBING							
HVAC - MINI SPLIT S	1,300	R.	69	24.00	69	31,200.00	
PLUMBING	21	EA	69	5,200.00	s	109,200.00	
DIVISION TOTAL	П				s	140,400.00 \$	140,400.00
DIVISION 16 - ELECTRICAL SYSTEMS							
ELECTRICAL POWER DISTRIBUTION/OUTLETS	1,670	SF	49	00.9	49	10,020.00	
INTERIOR ELECTRICAL LIGHTING	1,670	SF	69	16.00	6	26,720.00	
EXTERIOR WALL MOUNT DARK SKY WALL LIGHTS	60	EA	49	1,600.00	6	12,800.00	
IT/COMMUNICATIONS CONDUIT	1,670	SF	49	1.00	49	1,670.00	
DIVISION TOTAL	Ī				w	51,210.00 \$	51,210.00
TOTAL MATERIALS AND LABOR - BUILDING.						s	713,125.00
						s	
GENERAL CONTRACTOR GEN. CONDITIONS & SUPERVISION				12%		s	85,575.00
GENERAL CONTRACTOR PROFIT				%9		9	42,787.50

# GRAND TOTAL SITE & BUILDING/IMPROVEMENTS - \$841,487.50

119,476.00

119,476.00 \$

825.00

DIVISION 8 - DOORS AND WINDOWS
INSULATED STEEL DOORS
EXT DOOR HM FRAMES

DIVISION TOTAL

ALUMINUM P SEALANTS

1,336.00

### **ARCHITECTS**<sub>LLP</sub> **NEGRETE & KOLAR**

52,420.00

52,420.00 \$

24.00

R S R

1,670 500 1,670

ROOF STRUCTURAL STEEL

DIVISION 5 - STEEL

CANTILEVERED CANOPY I

DIVISION TOTAL

17,004.00 \$

10,020.00 44,000.00 3,120.00 61,000.00

6.00 20.00 24.00 50.00 0.80

1,670 SF \$ 2,200 SF \$ 130 LF \$ 5,000 SF \$ 0 0 SSF \$ 1,670 SF \$ 1,6

MEMBRANE ROOFING PARAPET SYSTEM
METAL TRIM, FLASHINGS, GUTTERS & DOWNSPOL
ALUMINUM PANEL CANOPY VOLUME
ALUMINUM PANEL UPPER VOLUME CLADDING

DIVISION 7 - THERMAL / MOISTURE PROTECTION ROOF INSULATION SYSTEM

**DIVISION TOTAL** 

5,400.00 1,600.00 8,000.00 2,004.00

300.00 160.00 40.00

18 LF \$ 200 LF \$ 1,670 SF \$

DIVISION 6 - WOOD AND PLASTICS
RESTOOM COUNTERS
SINGLE LAYER CONCESSION COUNTER
PARAPET ROCE BLOCKING
MISC. BLOCKING

128,320.00 \$

28.00

S R

3,640

NON-LOAD BEARING BRICK

DIVISION TOTAL

84,680.00 \$

0.60 3.00 4.50 0.50 7.00 150.00 150.00 2.00 50.00

SITE SCARIFY FOR NEW DIVENANCE SITE SCARIFY FOR NEW DUMON TON SITE SCARIFY FOR NEW PURDON TON HEW TATWORK NEW BLOCK SUBGRADE PREPARATION FOR NEW PLOCK SUBGRADE PREPARATION FOR NEW CONCRETE FLATWORK & SIDEWALKS

DIVISION 2. STE WORK & DEMOLITION
SITE WORK & DEMOLITION
SITE SCARIFY FOR NEW SITE
TO A CAMBIFY FOR NEW FOR
THE WORK A PROPERTY FOR NEW FOR NE

NEW WATER LINE
NEW SEWER LINE
DETENTION & STORMWATER CONTROL
MINIMAL RE-SEED LANDISCAPE & IRRIGATION
ELECTRICAL SERVICE EXTENSION

COST

.TNAUQ

STC - ATHLETICS FIELD BUILDING SCHEMATIC
NEW 1,570 S FB UILDING ON FIELDS SITE
MCALLEN, TEXAS
AUGUST 12, 2025

30,060.00 \$

30,060.00

18.00

1,670 SF

DIVISION 3 - CONCRETE
REINF. CONCRETE FOUNDATION

DIVISION TOTAL

DIVISION TOTAL



### **Project Fact Sheet** 8/5/2025

COLLEGE Project Name:	Pecan Campus - Athl	etic Field Buildii	ng R						Project N	lo.	2025	-001C	
unding Source(s):	Unexpended Plant Fu								,	-			
anding source(s).	Onexperiaca Fiance	anu			FY 24-25 FY 24-25		ariance of ject Budget					Total A	
onstruction:			Original Project Budget \$ 468,000.00	Project Budget	Actual Expenditures \$ -		s. Actual penditures					Expendi To Da	
Design:			46,000.00	46,000.00	-	Ÿ	46,000.00						_
Miscellaneous:			10,000.00	4,500.00			4,500.00						_
FE:			25,000.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_		-						
echnology:			15,000.00		-		-						
otal:			\$ 564,000.00	\$ 50,500.00	\$ -	\$	50,500.00					\$	-
	•		•										
	Project Team							Board Status				•	
pproval to Solicit rchitect/Engineer:	1/20/2025								Contract	Actual Expenditu		Variance	
rchitect/Engineer:	1/28/2025			Board Approval of Schematic Design	TBD			Vendor TBD	Amount	Experior	ires	\$	_
ontractor:	TBD							TBD	\$ -	\$	-	\$	_
				Substantial Completion	TBD			Board Acceptance	TBD				
TC FPC Project Manager:	Kelly Nelson			Final Completion	TBD			Board Acceptance	TBD				
	Project Description	on						Project Scope					
				Project	ed Timeline								
		Board Approva		riojeco	eu rimeime								
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	of Schematic	Board Approval of Contractor	Date	Board A Substantial C	omple	tion Date	Board Appro Final Completi	on Date	FFE C		on of Move	In
1/28/2025	3/25/2025	8/26/2025	11/25/2025	12/17/2025 roject Calendar of Ex		0/202		07/28/20	126		8/25	/2026	
				Toject Calendar of Ex	tpenditures by F	iscai	Teal						
Fiscal Year	Construction	D	esign	Miscella	neous		FFE	Tech			Projec	t Total	
2024-25	-		-		-					\$	·		-
Project Total	\$ -	\$		\$	-	\$	-	\$		- \$			-
				Current A	Agenda Item								
18/05/2025 Facilities Com Building R	mittee Meeting-Revie	w and Recomme	end Action on Sche	ematic Design and Au	thorization to Pr	rocee	d with Solicit	tation of Construction S	Services for th	ne Pecan Cam	npus Ath	nletic Field	
	Control of the Contro												

FPC Project Manager

FPC Director Rollat 5. Donney FPC Executive Director

### ACTION ITEM IV, Review and Recommend Action on Additional Architectural Services for the Nursing and Allied Health Campus Health Science Professions and Event Center Building E Renovation

**Purpose** 

To approve additional architectural services for the project.

Justification

On February 25, 2025, the Board of Trustees approved the schematic design as prepared by ERO Architects for the project. During the construction document phase, Nursing faculty and staff requested modifications to the design of the physical/occupational therapy skills lab and the dental hygienist lab.

The increased costs for the additional services are as follows:

Total Additional Architectural Services Cost	\$55,347.60
Cost Plus 10%	5,031.60
Additional Architectural Services Moving Forward	13,740.00
Additional Architectural Services Fee to Date	\$36,576.00

Current Architectural Services Fee \$433,286.89 Additional Architectural Services Cost 55,347.60 **Total Revised Architectural Services Fee** \$488,634.49

Enclosed Documents

Appendix A – Fact Sheet

**Funding** 

The total Nursing and Allied Health Campus Health Science Professions and Event Center Building E Renovation Project 2023-020C project budget, including construction, design, miscellaneous, FFE. and technology, is \$7,297,552.50.

	Total	\$7,297,552.50
•	Technology	277,000.00
•	FFE	277,000.00
•	Miscellaneous	131,000.00
•	Design	443,500.00
•	Construction	\$6,169,052.50

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

Facilities Motions – August 12, 2025 Page 7, Revised 8/7/2025 @ 2:03:38 PM

Recommendation Administration requests the Facilities Committee recommend Board approval of the additional services for ERO Architects at a fee increase of \$55,347.60 for the Nursing and Allied Health Campus Health Science Professions and Event Center Building E Renovation project as presented.

### Appendix A

Fact Sheet follows in the packet.





Project Name:	Nursing 9 Alliad !!	Ith Campus Health	Scionco Brofossios	nd Event Contex Pulls	ding E			Droinet M-	2023-	0200
			Science Professions a	na Event Center Build	ing E			Project No.	. 2023-	U2UC
Construction: Design: Miscellaneous: FFE:	Unexpended Plant Fu	*Original Project Budget \$ 4,000,000.00 \$ 400,000.00 \$ 120,000.00 \$ 240,000.00	Revised <u>Project Budget</u> \$ 6,169,052.50 443,500.00 131,000.00 277,000.00		FY 22-23  FY 22-23  Actual  Expenditures  \$	Variance of Project Budget vs. Actual Expenditures \$	Project Budget 2,500,000.00 250,000.00 5,000.00	FY 23-24  FY 23-24  Actual  Expenditures	Variance of Project Budget vs. Actual Expenditures \$ 2,500,000.00 250,000.00 4,501.49	
Technology: <b>Total:</b>		\$ 240,000.00 \$ 5,000,000.00	277,000.00 \$ <b>7,297,552.50</b>		\$ -	\$ -	\$ 2,755,000.00	\$ 498.51	\$ 2,754,501.49	
Total.		3 3,000,000.00	\$ 7,237,332.30	-	, -	<del>,</del> -	3 2,733,000.00	3 436.31	3 2,734,301.43	
* Pending Architect's Pr	obable Cost for Con	struction								
Construction: Design: Miscellaneous: FFE: Technology: Total:				Project Budget \$ 4,433,000.00 443,500.00 131,000.00 277,000.00 277,000.00 \$ 5,561,500.00	FY 24-25 Actual Expenditures 239,872.61 7,548.23	Variance of Project Budget vs. Actual Expenditures \$ 4,433,000.00 203,627.39 123,451.77 277,000.00 277,000.00				Total Actual Expenditures To Date \$ - 239,872.6 8,046.7
	Project Te	am		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7,	<del>, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	Board Status			7,0
Approval to Solicit Architect/Engineer: Architect/Engineer:	7/25/2023 goERO International,	LLC		Board Approval of Schematic Design	02/25/2025			Amount \$ 406,563.75	Expenditures \$ 239,872.61	<b>Variance</b> \$ 166,691.14
Contractor:	TBD			Substantial			TBD	\$ -	\$ -	\$ -
STC FPC Project Manager:	Project Descr			Final Completion	TBD		Board Acceptance Project Scope	TBD		
Design, renovation, and exp Development Healthcare C		acility for the Region	al Workforce	Renovation of the e Workforce Develop			n to provide classrooms	s, office spaces, a	nd event center fo	the Regional
			Board	Projected	Timeline					
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Desig	of Approval of Contractor	Construction Start Date	Substantial C	Approval of Completion Date	Board Appr Final Complet	ion Date	FFE Completic	
7/25/2023	5/28/2024	2/25/2025	9/23/2025 Proj	10/31/2025 ject Calendar of Expe		24/2026	12/22/2	026	12/22	/2025
			FIO	curcinal of Expe						
Fiscal Year	Constr		Design	Miscellar		FFE	Tech		Project	
2022-23 2023-24		-			498.51	-		-	\$	498.51
2024-25		-	239,872.61		7,548.23	-		-	\$	247,420.84
Project Total	\$	-	\$ 239,872.61		8,046.74	\$ -	\$	-	\$	247,919.35
08/12/2025 Facilities Com	oc. no	w and Recommend	Action on Additional A	Current Ago Architectural Services		AN	The state of the s	DEPARTME  DEPART	NT LEGEND  157. 157. 158. 159. 159. 159. 159. 159. 159. 159. 159	Center
	SOUTH TEAS NURSING & ALLIED & HEALTH CAMPUS	550	E ASSOCIATION			OFFICE OFFICE OFFI	THE STATE OF THE S			

FPC Project Manager <u>David A. Valdag</u>

FPC Director Robert 5. Doorag

FPC Executive Director



### ACTION ITEM V, Review and Recommend Action on Color Selections for the Pecan Campus Kinesiology Building Q

**Purpose** To approve the interior color selections for the project.

Justification On June 28, 2022, the Board approved contracting architectural

services with Boultinghouse Simpson Gates Architects. On April 22, 2025, the Board approved contracting construction services with Tri-

Gen Construction, LLC.

Boultinghouse Simpson Gates Architects has prepared a presentation and color board for review by the Facilities Committee.

Enclosed Documents

Appendix A - Color Selections

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

**Recommendation** Administration requests the Committee recommend Board approval

of the color selections for the Pecan Campus Kinesiology Building Q

project as presented.

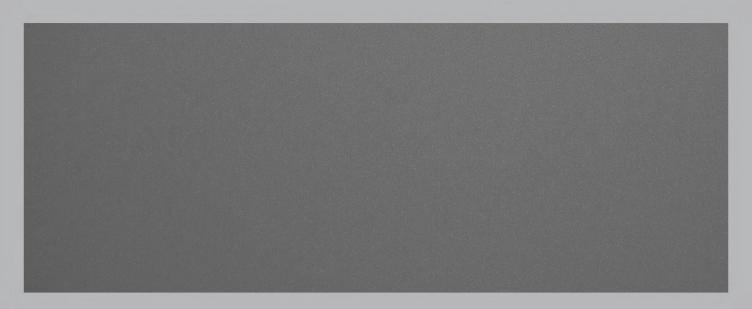
### Appendix A

Color Selections follow in the packet.









ALUMINUM COMPOSITE PANEL
ALUCOBOND STEEL CITY SILVER MICA



**RED BRICK**INTERSTATE RED EMPEROR



**BUFF BRICK**INTERSTATE TUBMBLEWEED EMPEROR



### KINESIOLOGY BUILDING



















MODULAR CARPET
MANNINGTON CRYPTOGRAM AUTOMATA
CHAIN 12372

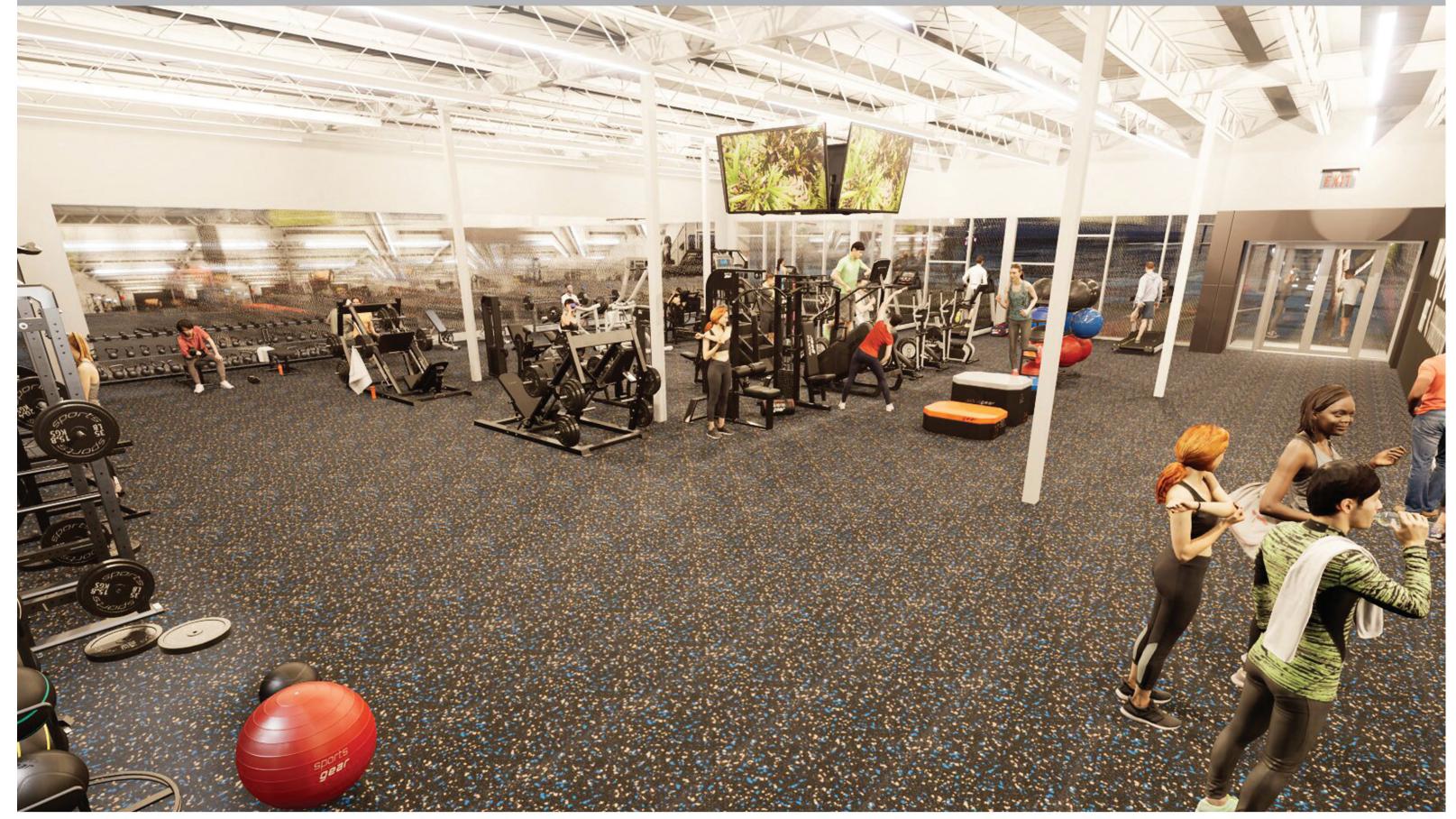


WALK OFF CARPET
MANNINGTON FORCE FRIXTION
SLIDE 34368







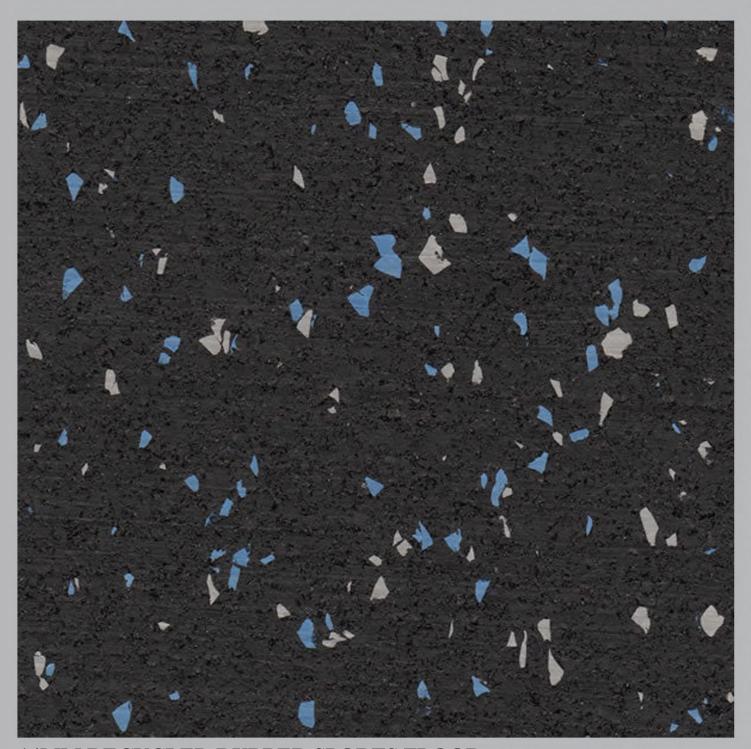








LUXURY VINYL TILE
12X18 MANNINGTON SPACIA ABSTRACT STEEL SS5A2804
BREAK ROOM



14MM RECYCLED RUBBER SPORTS FLOOR REGUPOL AKTIVPRO APR101013 BLUE STREAK EXERCISE ROOM, DOJO, AND SPIN ROOM







DALTILE VOLUME 1.0 STEREO GRAY VL73 RESTROOM/LOCKER ROOM/SHOWER

DALTILE VOLUME 1.0 STERO GRAY VL73 RESTROOM/LOCKER ROOM/SHOWER

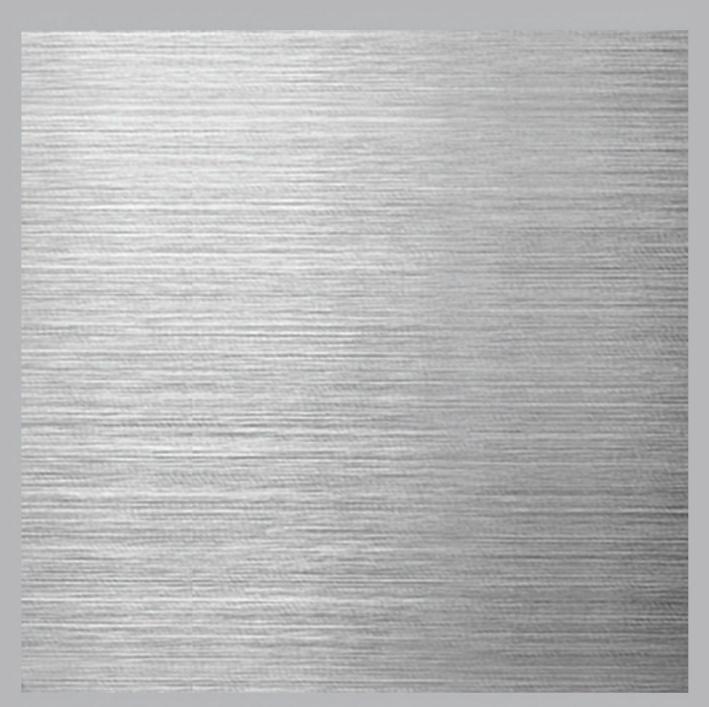








WALL BASE JOHNSONITE BLACK B-40



STOREFRONT SYSTEM
CLEAR ANODIZED







PLASTIC LAMINATED ACCENT WALL
WILSONART RESTORED OAK PLANK YO331K
LOBBY,/CONFERENCE ROOM,/FRONT OFFICES/MISC NICHES



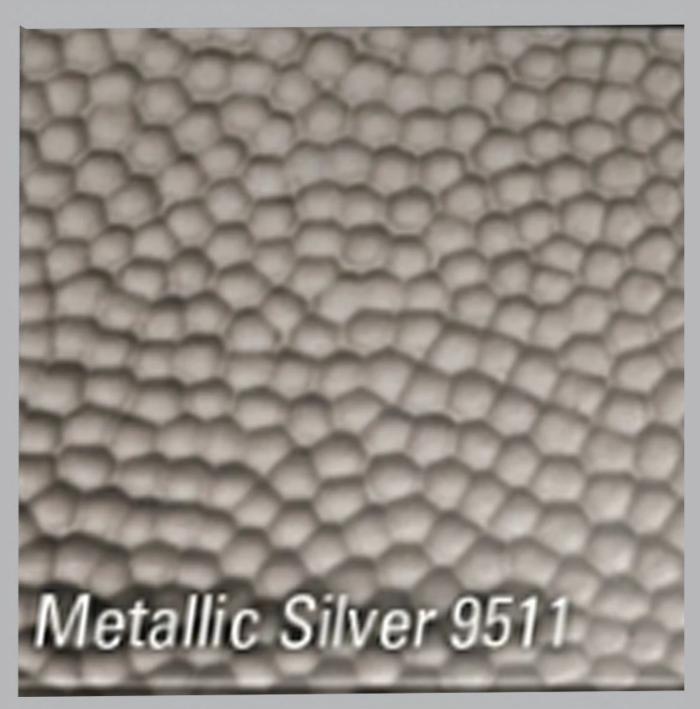
**DOOR FINISH**VT INDUSTRIES
SELECT ROTARY CUT SELECT WHITE BIRCH







QUARTZ COUNTERTOPS
WILSONART GREY LAKE Q1009
LOBBY,/OFFICES,RESTROOMS/BREAK ROOM



TOILET PARTITIONS
ASI METALLIC SILVER 9511
RESTROOM











### ACTION ITEM VI, Review and Recommend Action on Color Selections for the District Wide Stucco Repainting At Starr County Campus Workforce Center Building D

**Purpose** To approve the exterior color selections for the project.

Justification On October 29, 2024, the Board approved contracting construction

services with Terra Fuerte Construction, LLC.

College staff have prepared a presentation for review by the Facilities

Committee.

Enclosed Documents

Appendix A – Color Selections

**Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

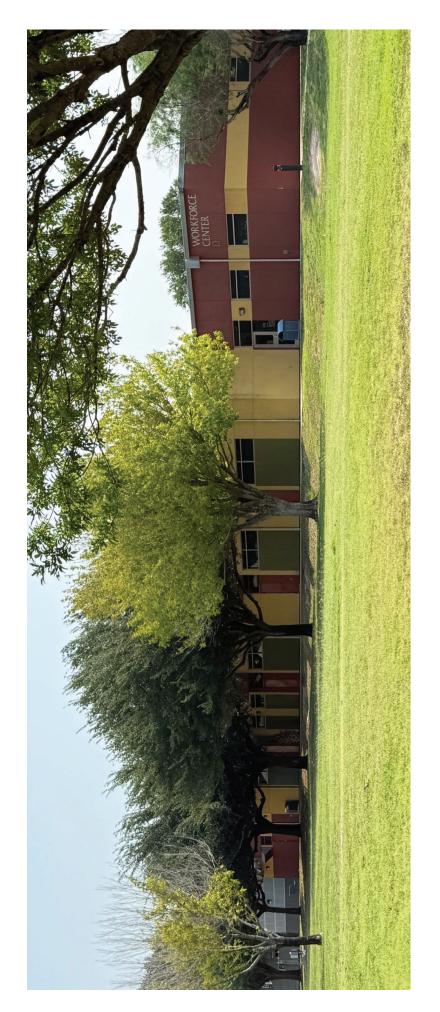
Services

**Recommendation** Administration requests the Committee recommend Board approval

of the color selections for the District Wide Stucco Repainting At Starr County Campus Workforce Center Building D project as presented.

### Appendix A

Color presentation follow in the packet.



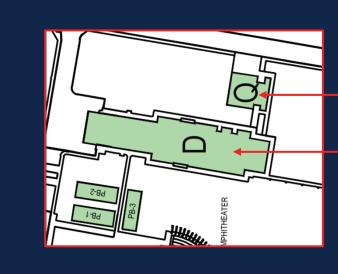


# DISTRICT WIDE STUCCO REPAINTING STARR COUNTY CAMPUS WORKFORCE CENTER BUILDING D

Proposed New Stucco Colors

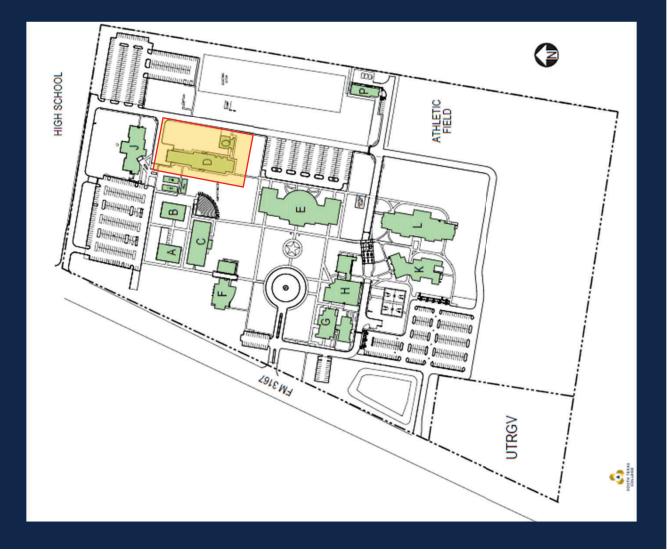
# STARR COUNTY CAMPUS - SITE PLAN





Workforce Center Building D

Automotive Lab Building Q



Existing Colors

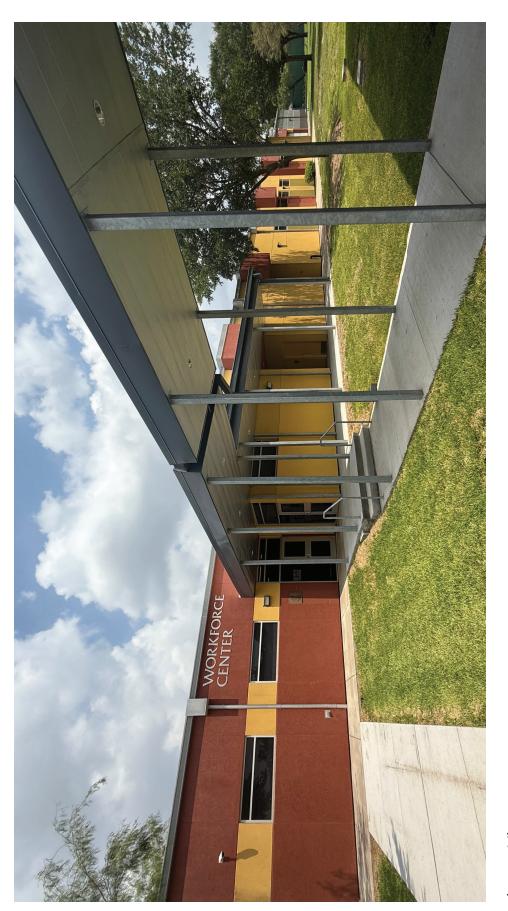




Southwest View

Existing Colors

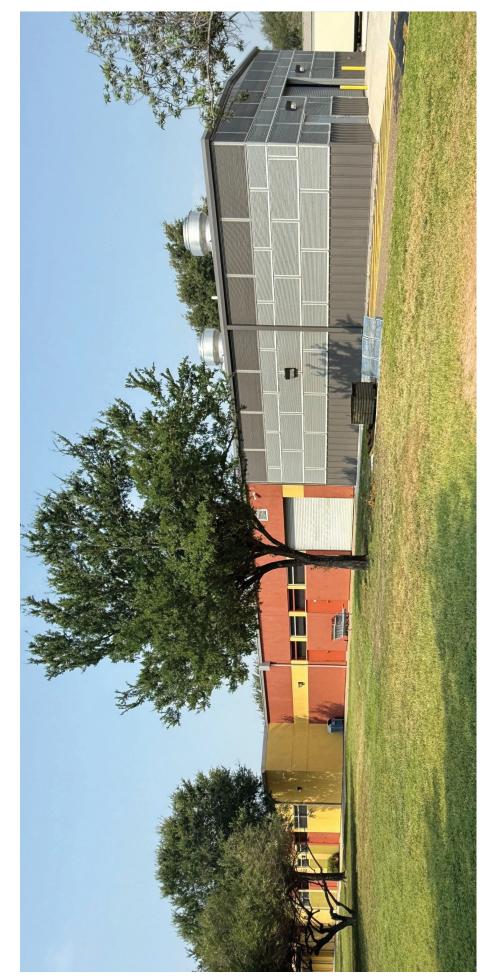




Southeast View

Existing Colors





Northeast View



Southeast View

### STARR COUNTY CAMPUS WORKFORCE CENTER BUILDING D & AUTOMOTIVE LAB BUILDING Q **Existing Colors**





South View

### STARR COUNTY CAMPUS WORKFORCE CENTER BUILDING D & AUTOMOTIVE LAB BUILDING Q **Existing Colors**



# STARR COUNTY CAMPUS AUTOMOTIVE LAB BUILDING Q

Existing Colors







East View

Southwest View



### Fiery Brown (SW 6055)

### Peppercorn (SW 7674)

Sherwin Williams

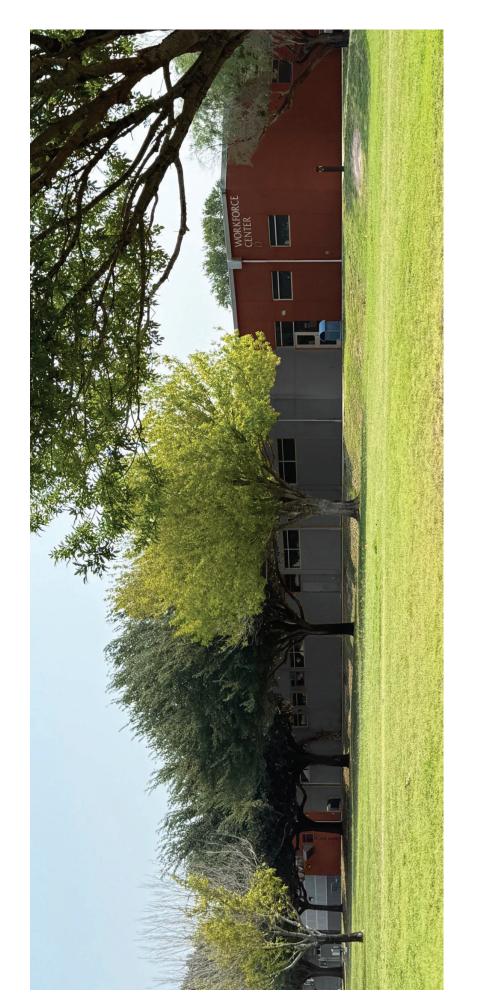




**Sherwin Williams** 

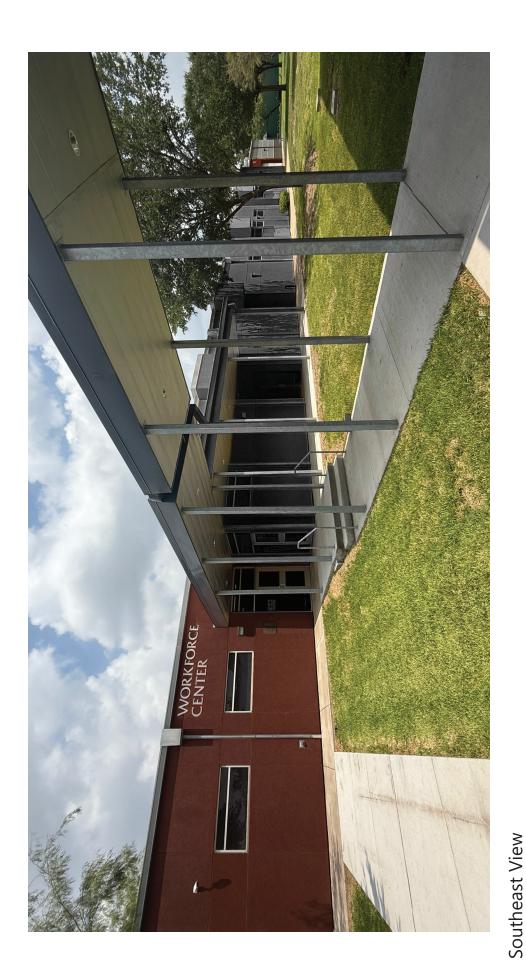
Proposed Colors





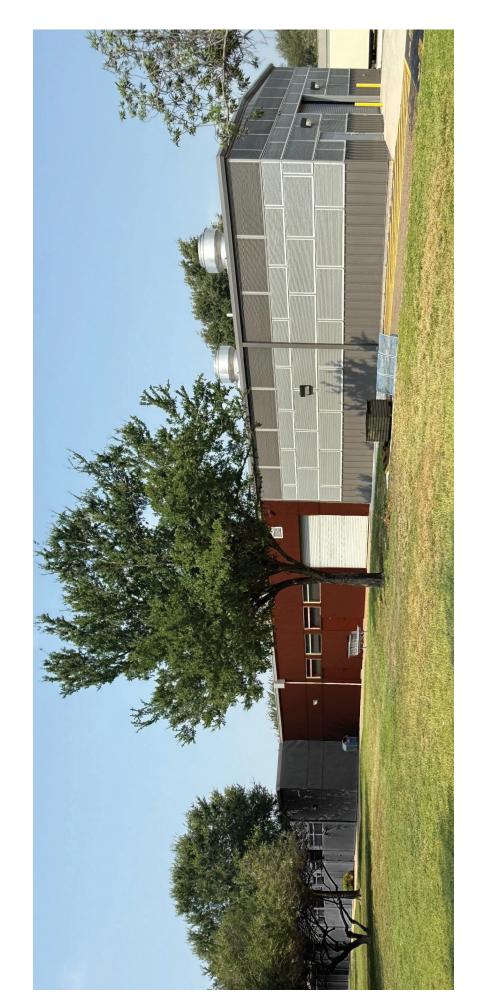


Proposed Colors



Proposed Colors





Northeast View



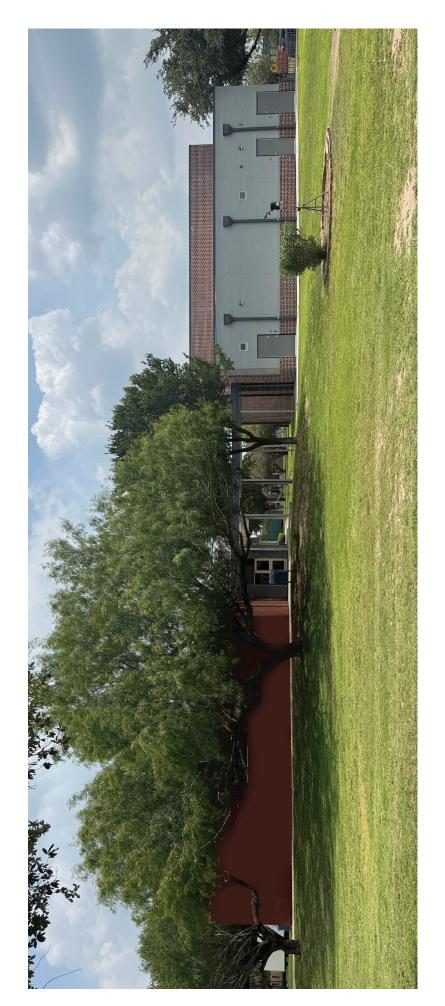
South View

# STARR COUNTY CAMPUS WORKFORCE CENTER BUILDING D & AUTOMOTIVE LAB BUILDING Q



Proposed Colors





### ACTION ITEM VII, Review and Recommend Action on Substantial and Final Completion of the Mid Valley Campus Child Development Center Canopy for Portable Building L2

**Purpose** To approve substantial completion, final completion, and release of

final payment for the project.

Justification College staff visited the site and developed a construction punch list

on August 5, 2025.

Contractor: Calidad 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 Calidad Construction, LLC. 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 \$69,005.

**Enclosed** Appendix A – Current Budget Status

**Documents** Appendix B – Photos

Appendix C – Substantial Completion

Appendix D – Final Completion Appendix E – Fact Sheet

Funding The funds for the Mid Valley Campus Child Development Center

Canopy for Portable Building L2 Project 2025-004C are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

**Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

**Recommendation** Administration requests the Committee recommend Board approval

of substantial completion, final completion, and release of final payment of \$69,005.00 for the Mid Valley Campus Child Development Center Canopy for Portable Building L2 project as

presented.

### Appendix A Current Budget Status

Mid Valley Campus Child Development Center Canopy for Portable Building L2										
Construction Approved Budget Proposal Amount		Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance					
\$69,005.00	\$69,005.00	\$0	\$69,005.00	\$0	\$69,005.00					

### Appendix B

Photos follow in the packet.

Appendix C
Substantial Completion follows in the packet.

### Appendix D

Final Completion follows in the packet.

### Appendix E

Fact Sheet follows in the packet.

Mid Valley Campus Child Development Center Canopy for Portable Building L2



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

## **Substantial Completion Acceptance**

Project Name:	Mid Valley Campus – Child Care Development Canopy Expansion	
Project No.:	24-25-1033	
Owner:	South Texas College	
Contractor:	Calidad Construction LLC	
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	f Acceptance: <u>8/5/2025</u>	
This constitutes	the Owner's acceptance for Beneficial Occupancy: Yes	No No
of this acceptance items on such list (Contract Documer by the Architect/E designated portion As of the effect security, custodial acceptance. The Contract for any a subcontractors when The Owner and completion and acceptance of the also the date of contract for any and completion and acceptance of the also the date of contract for any and completion and acceptance of the also the date of contract for any and completion and acceptance of the also the date of contract for any acceptance of the also the date of contract for acceptance of the also the date of contract for acceptance of the acceptance o	extion(s). The "punch list(s)" of items remaining to be completed or corrected as of so that it is is formally issued under separate cover. It is expressly understood that the failure (s) does not alter the responsibility of the Contractor to complete all Work in accordance. In accordance with the Contract, the Date of Substantial Completion is that Dangineer, owner and Contractor that the Work is sufficiently completed for the Owner thereof, for the intended purpose. It is intended above, the Contractor is relieved of the responsibilities for utilities, services, and insurance coverage, which may pertain specifically to the Work, covered to the project not yet accepted, and such coverage as may be necessary for it is engaged in completion of the punch list items as identified above.  A/E will continue to inspect the entire project, including the work accepted herein as the items currently remaining on the punch list (s). The date of Substantial Cover project or portion designated above is the date of issuance established by this downer than the contract Documents.	e to include any rdance with the te jointly certified her to utilize it, or maintenance, ered by this quired by the s employees and , until final ay have been mpletion
•	shall complete/correct the items identified on the punch list(s) within from the Effective Date of this Acceptance.	
	Signature	816/2025 Date
Trinica valle and rice	Signature	Date
The Architect/Enused as intended N/A	<b>gineer</b> agrees that the Work noted in this Acceptance is sufficiently comp I.	lete to be
Printed Name and Title	Signature	Date
Work designated	on of those items noted on the attached "punch list(s)", the <b>Owner</b> accept herein as Substantially Complete as of the Effective Date of this Acceptar Signature	



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

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

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

August 5, 2025

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

Re: RFP 24-25-1033 Mid Valley Campus – Child Care Development Canopy Expansion

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC <u>Mid</u>

<u>Valley Campus – Child Care Development Canopy Expansion</u> as of <u>August 5, 2025</u> and recommends release of final payment to Calidad Construction LLC.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Executive Director Facilities Planning & Construction 3200 W. Pecan Blvd., Bldg. N. Suite 179

McAllen, TX 78501 Phone: 956-872-3737 Fax: 956-872-3747



### **Project Fact Sheet** 8/6/2025

COLLEGE						0, 0,	2023							
Diaz Flooring	Mid Valley Campus (	Child Care Developn	ent Center Canop	у Ехра	ansion					Pro	ject No.	2025	-004C	
unding Source(s):	Unexpended Plant F	und												
	·					F	Y 24-25							
								Varia	ance of					
							Y 24-25		t Budget					l Actua
					Total		Actual		Actual					ditures
					ject Budget		enditures		nditures				1 -	<u>ate</u>
onstruction:				\$	60,000.00	Ş	-	\$ 6	50,000.00					-
esign					-		-		-					-
liscellaneous:					5,000.00		502.12		4,497.88					502.
FE:					-		-		-					-
echnology:				ļ.,	-		-		-				L	-
otal:				\$	65,000.00	\$	502.12	\$ 6	4,497.88				\$	502.1
	Project Team	l								Board Status				
										Cont		Actual		
pproval to Solicit :	N/A				d Approval		NA			Vendor Amo	unt	Expenditures	Va	riance
ushitast/Eusinaan					hematic					Calidad Construction, LLC \$ 69	,005.00		\$ 6	0.005
rchitect/Engineer:				Desi	gn					Construction, LLC \$ 69	,005.00		, (	59,005.0
ontractor:	Calidad Construction	n, LLC												
		,, ===												
				Subs	tantial									
					pletion	TBD				Board Acceptance TBD				
				-	piction					- ISS				
TC FPC Project Manager:	Martin Villarreal													
				Final	Completion	TBD				Board Acceptance TBD				
					•									
	Project Descript		+- - -  - :: - : DD	D						Project Scope try ramps recently constructed f	D	Luthing DD 12	,	
xpansion of Existing Canopy 2.	to cover walkways and	a entry ramps at por	table building Pb-		oximately 26		o cover new	Walkwa	iys and em	try ramps recently constructed in	or Portable	bulluling PB-LZ		
2.				Appi	Oximately 20	) J LI .								
		T	T		Project	ed Tim	neline			I				
Board Approval to	Board Approval of	Board Approval of	Board Approval of	f Cons	truction Start		Board Ap	oproval o	of	Board Approval of				
Solicit Architect/Engineer	Architect/Engineer	Schematic Design	Contractor		Date		ubstantial Co			Final Completion Date		FFE Complet	ion of M	ove In
N/A	N/A	N/A	2/25/2025	4	/24/2025			/2025		8/26/2025			I/A	
		•	Pro	ject C	alendar of Ex	kpendi	itures by Fis	cal Year						
Fiscal Year	Constr	uction	Design		Miscel	laneou		1	FFE	Tech			ct Total	
2024-25		-		-			502.12		-		- \$			502.1
Project Total	\$	-	\$ -	\$			502.12	<b>\</b>	-	\$	- \$	)		502.1
					Current	Agend	a Item							
/12/25 Facilities Committee	Meeting - Review and	d Recommend Actio	n on Substantial a	nd Fin	al Completio	n for t	he Mid Valle	ey Camp	us Child C	are Development Center Canopy	/ Expansion	Project		
		7												
			MINOR THE					_	1					
			PS (FB)		Project		TERNATE #1							
		E 54011469 3 1480 E 54011469 3 1480 E 54011469 3 1480			Location				PE	3-L2 7				
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			FILLER											
		Treath the					TERNATE #1		P	B-L1				
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		MID VALLEY CA	IPUS 🚱											
	_													

FPC Project Manager \_\_\_\_\_ Muts | Maneal

FPC Director Rollands 5. Doorway FPC Executive Director

## ACTION ITEM VIII, Review and Recommend Action on Final Completion of the Pecan Campus Athletic Fields Reseeding and Regrading

Purpose To approve final completion and release of final payment for the

project.

Justification On July 22, 2025, the Board of Trustees approved Substantial

Completion of this project.

Contractor: GST Construction, Inc.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. The original cost approved for this project was \$113,754.

**Enclosed** Appendix A – Current Budget Status

**Documents** Appendix B – Photos

Appendix C – Final Completion Letter

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 final completion and release of final payment with GST Construction, Inc. in the amount of \$67,517.50 for 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.

Facilities Motions – August 12, 2025 Page 13, Revised 8/7/2025 @ 2:03:38 PM

Appendix C
Final Completion Letter follows in the packet.

Appendix D
Fact Sheet follows in the packet.

Pecan Campus Athletic Fields Reseeding and Regrading



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

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

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

August 07, 2025

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

Re: RFP 24-25-1020 Pecan Campus Reseeding and Regrading of Athletic Fields

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC <u>Pecan</u> <u>Campus Reseeding and Regrading of Athletic Fields</u> as of <u>August 07, 2025</u> and recommends release of final payment to GST Construction, Inc.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Executive Director Facilities Planning & Construction 3200 W. Pecan Blvd., Bldg. N. Suite 179

McAllen, TX 78501 Phone: 956-872-3737 Fax: 956-872-3747



### **Project Fact Sheet** 8/5/2025

Project Name:	Pecan Campus - Rese	eding and Regrac	ding of Athletic Field	ls						Project No.		1920-	037R	
Funding Source(s):	Renewal & Replacem	ents Fund												
Construction: Design: Miscellaneous: FFE: Technology:	Renewal & Replacem	ents runu	Original Project Budget \$ 100,000.00 10,000.00	Project Budget \$ 100,000.00 10,000.00 1,000.00	FY 24-25  Actual  Expenditures  \$ 108,066.30  - 502.12	Proj vs Exp	ect Budget 5. Actual benditures (8,066.30) 10,000.00 497.88						Expe	al Actual enditures o Date 1.08,066.3( - 502.1)
Total:			\$ 111,000.00	\$ 111,000.00	\$ 108,568.42	\$	2,431.58						\$ 1	.08,568.42
	Project Team							Board Status					•	
Approval to Solicit Architect/Engineer:	N/A							Vendor	Cont		Actual Expendit	uroc	Varia	200
Architect/Engineer.	N/A			Board Approval of				GST Construction,	AIIIO	unt	Expendit	uies	Varia	ice
Architect/Engineer: Contractor:	N/A GST Construction, Inc.			Schematic Design	N/A			Inc.	\$	113,754.00	\$ 10	8,066.30	\$	5,687.70
				Substantial Completion	6/11/2025			Board Acceptance		TBD				
STC FPC Project Manager:	David Valdez			Final Completion	TBD			Board Acceptance		TBD				
	Project Descripti	on						Project Scope						
Reseeding and Regrading of	Athletic Fields			Improvements for r	eseeding and reg	rading	g of the exist	ing Pecan Campus At	hletic f	Fields.				
			•	Project	ed Timeline									_
Board Approval to Solicit Architect/Engineer N/A	Board Approval of Architect/Engineer N/A	of Schematic N/A	Board Approval of Contractor 1/28/2025	Construction Start Date 3/31/2025 Project Calendar of E		omple 2/202!	tion Date 5	Board Apş Final Compl 08/26,	letion D		FFE	Completic N/		ove In
Fiscal Year	Construction 108,066.30	De	esign -	Miscella	502.12		FFE	Te	ch		\$	Projec		.08,568.4
2024-25														,000,7

Current Agenda Item

08/12/2025 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the Pecan Campus Reseeding and Regrading of Athletic Fields





FPC Project Manager <u>David A. Valdez</u>

FPC Director Robot 5. Doors

FPC Executive Director

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

**Purpose** To approve final completion and release of final payment for the

project.

Justification On May 27, 2025, the Board of Trustees approved Substantial

Completion of this project.

• Engineer: Perez Consulting Engineers, LLC

Contractor: D&J Site Construction

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 \$178,723.73.

**Enclosed** Appendix A – Current Budget Status

**Documents** Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for the Technology Campus Resurfacing of Parking Lot #2

and Regrading of Existing Swales Project 2024-010R are available in the Renewals & Replacements Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

**Recommendation** Administration requests the Committee recommend Board approval

of final completion and release of final payment with D&J Site Construction in the amount of \$25,056.90 for the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales

project as presented.

### Appendix A

**Current Budget Status** 

Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales											
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance						
\$178,723.73	\$178,723.73	(\$585.66)	\$178,138.07	\$153,081.17	\$25,056.90						

Facilities Motions – August 12, 2025 Page 15, Revised 8/7/2025 @ 2:03:38 PM

Appendix B
Photos follow in the packet.

Appendix C
Final Completion Letter follows in the packet.

## Appendix D

Fact Sheet follows in the packet.

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

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



July 31, 2025

South Texas College Facilities Planning and Construction Attn: Mr. Ricardo De La Garza, Executive Director 3200 W. Pecan Blvd., Bldg. N, Ste. 179 McAllen, Texas 78501

Re: Final Acceptance

STC Technology Campus – Resurfacing of Parking Lot #2 and Regrading of Existing Swales McAllen, Texas

Dear Mr. De La Garza,

A final inspection of this project was conducted on Monday, July 28, 2025, by David Perez, P.E., along with representatives from STC and Mark Goldammer from D&J Site.

The site was visually inspected, and to the best of my knowledge, this project has been completed and found to be satisfactory in accordance with the plans and specifications.

The Closeout Binder, which will include As-Builts documents, Release of Liens, Warranties, and any product manuals, is pending review and will be submitted early next week as per the Contractor.

PCE recommends approving this project and the release of any pending retainage payments.

We appreciate the opportunity to offer our consulting services and look forward to collaborating with STC on future projects. If you have any questions, please feel free to contact us at 956.631.4482 or email us at dp@perezce.com.

Respectfully submitted,
Perez Consulting Engineers, LLC

David Perez, P.E.

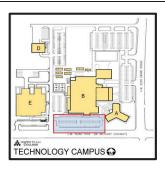
President





Project Name:	Technology Campus - Re	surfacing of Parking L	ot #2 and Regrading o	of Swale					Project No.	2024-010R
unding Source	Renewal and Replaceme	nts Fund								
					FY 23-24			FY 24-25		
Construction: Design: Wiscellaneous: FEE: Technology:			Original Project  Budget \$ 350,000.00  35,000.00  10,000.00  -		10,816.25 521.40 -	24,183. 9,478.6 -	Project Budget  350,000.00 \$ 7,000.00	18,819.75 3,969.15 - -	(11,819.75) 1,030.85	Total Actual Expenditures Total \$ 153,081.: 29,636.0 4,490.:
Γotal:			\$ 395,000.00	\$ 395,000.00	\$ 11,337.65	\$ 383,662.3	\$ \$ 362,000.00 \$	175,870.07	\$ 186,129.93	\$ 187,207.7
	Project Team						Board Status			
Approval to Solicit								Contract	Actual	
Architect/Engineer:	10/31/2023						Vendor Perez Consulting	Amount	Expenditures	Variance
Architect/Engineer:	Perez Consulting Engine	ers		Board Approval of Schematic Design	N/A		Engineers \$	30,080.00	\$ 29,636.00	\$ 444.0
Contractor:	D&J Construction			Scriematic Design			D&J Construction \$	178,723.73	\$ -	\$ 178,723.7
STC FPC Project Manager:	Kelly Nelson			Substantial Completion Final Completion	4/28/2025 7/31/2025		Board Acceptance	5/27/2025 TBD		
	Project Descripti	on					Project Scope			
Parking lot 2 on the South side south side of parking lot # 2 a	of the Technology Campu	s will be resurfaced. 1		Design and Construc Parking Spaces: 142		resurfacing and re	gradging of swale along Mili	itary Highway. <b>Parking L</b> o	ot # 2: 53,606 SF,	Swale: 13.045 SF
				Proje	cted 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 Su Da			inal Completion Date	FFE Comple	etion of Move In
10/31/2023	3/26/2024	N/A	11/28/2024	2/3/2024		/2025		/2025		N/A
		·	·		Expenditures by Fisc	cal Year	·			
Fiscal Year	Construction	Des		Misc.	FFE		Tech			ect Total
2023-24	\$ -	\$	10,816.25						\$	11,337.6
2024-25	\$ 153,081.17		18,819.75	3,969.15	-			-		175,870.
Project Total	\$ 153,081.17	\$	29,636.00	\$ 4,490.55	\$ -	\$		-	\$	187,207

08/12/2025 Facilities Committee Meeting - Review and Recommend action on Final Completion of the Technology Campus Resurfacing of Parking Lot #2 and Regrading of Existing Swales









FPC Project Manager

\_

FPC Director Robert 5. Donary

FPC Executive Director

## ACTION ITEM X, Review and Recommend Action on Final Completion of the Starr County Campus Building Q Automotive Lab Expansion

Purpose To approve final completion and release of final payment for the

project.

**Justification** On April 22, 2025, the Board of Trustees approved Substantial

Completion of this project.

Architect: Able City, LLC.Contractor: Triun, LLC.

Final Completion, including punch list items, was not accomplished as required in the Owner/Contractor agreement for this project. The original cost approved for this project was \$2,330,000.

The contract amount will be reduced by the unused Contingency Allowance amount of \$60,917.74. The Contingency Allowance amount is detailed below:

Updated Contingency Allowance	\$60,917.74
Change Order - Credit to Owner	31,682.50
Change Orders - Deductive	(62,314.76)
Original Contingency Allowance	\$91,550.00

**Enclosed** Appendix A – Current Budget Status **Documents** Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for the Starr County Campus Building Q Automotive Lab

Expansion Project 2022-005R are available in the Renewals &

Replacements Fund for use in FY 2024 – 2025.

**Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

**Recommendation** Administration requests the Committee recommend Board approval

of final completion and release of final payment with Triun, LLC. in the amount of \$95,011.43 for the Starr County Campus Building Q

Automotive Lab Expansion project as presented.

## Appendix A Current Budget Status

Starr County Campus Building Q Automotive Lab Expansion										
Budget Overview										
Construction Budget	Approved Proposal Amount	Reduction: Contingency Allowance	Current Project Cost	Previous Amount Paid	Remaining Balance					
\$2,330,000.00	\$2,330,000.00	(\$60,917.74)	\$2,269,082.26	\$2,174,070.83	\$95,011.43					

<u>Appendix B</u> Photos follow in the packet.

Appendix C
Final Completion Letter follows in the packet.

### Appendix D

Fact Sheet follows in the packet.

Starr County Campus Building Q Automotive Lab Expansion

Starr County Campus Building Q Automotive Lab Expansion



May 06, 2025

Mr. Ricardo de la Garza Executive Director of Facilities Planning and Construction South Texas College Pecan Campus N-172 McAllen, Texas 78501

Re: Final Completion for the Auto Lab at South Texas College Starr County

Mr. De la Garza,

As of May 06, 2025 Triun Construction has completed construction and has addressed all punch list items for the Auto Lab at STC Starr County.

To the best of our knowledge the work has been performed in accordance with the Contract Documents and Able City recommends final project acceptance. The close-out documentation including the as-built documents, warranties, O&M manuals have been submitted, and are currently under review. Able City recommends the procuring of the Consent of Surety, and Affidavit for the Release of Liens prior to release of the final retainage payment to Triun.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Ricardo Solis, AIA Able City, LLC

Cc: file



## Project Fact Sheet 8/6/2025

Project Name:	Starr County Campus - Bu	uilding Q Automotive Lab	Expansion				Project No.	2022-	005C
unding Source(s):	Unexpended Plant Fund								
				FY 21-22			FY 22-23		
	Original Project Budget	*Revised Project Budget	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 820,000.00			\$ -	\$ 172,000.00		\$ 248,474.50	\$ 654,473.50	
Design	82,000.00	86,000.00	65,600.00	64,872.47	727.53	13,650.00	7,067.16	6,582.84	
Miscellaneous:	20,500.00	20,500.00	5,500.00	1,272.32	4,227.68	5,500.00	4,176.33	1,323.67	
FE:	45,100.00 69,700.00	45,100.00 69,700.00	-	-	-	-	-	-	
Technology: <b>Total:</b>	\$ 1,037,300.00		\$ 243,100.00	\$ 66,144.79	\$ 176,955.21	\$ 922.098.00	\$ 259.717.99	\$ 662.380.01	
rotai.	\$ 1,037,300.00	\$ 2,551,500.00	3 243,100.00	3 00,144.75	3 170,333.21	*Revised Project Budget b			
		FY 23-24	!		FY 24-25	!			
		FY 23-24	Variance of Project Budget vs. Actual		FY 24-25	Variance of Project Budget vs. Actual			Total Actual Expenditures To
Constantion	Project Budget	Actual Expenditures	Expenditures	Project Budget	Actual Expenditures	<u>Expenditures</u>			<u>Date</u>
Construction:	\$ 1,700,000.00				\$ 996,243.44				\$ 2,174,070.7
Design: Miscellaneous:	30,000.00 12,000.00	13,900.40 10,447.61	16,099.60 1,552.39	25,800.00 6,000.00	15,363.60 4,729.02	10,436.40 1,270.98			101,203.6 20,625.2
FFE:	45,100.00	10,447.61	45,100.00	6,000.00	4,729.02	1,270.98			20,625.2
Гесhnology:	69,700.00	_	69,700.00	35,000.00	48,385.36	(13,385.36)			48,385.3
Total:	\$ 1,856,800.00	\$ 953,700.82			\$ 1,064,721.42				\$ 2,344,285.0
Approval to Solicit	•	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1	Contract	Actual	,
Architect/Engineer:	7/27/2021		Board Approval of			Vendor	Amount	Expenditures	Variance
Architect/Engineer:	Able City Architects		Schematic Design	2/22/2022		Able City Architects Triun	\$ 71,352.14 \$ 2,330,000.00		
Contractor:	Triun		Board Approval of Revised Schematic Elevation	4/26/2022					
STC FPC Project Manager:	Martin Villarreal		Substantial Completion	4/2/2025		Board Acceptance	4/22/2025		
ore respect managers	War cirr Villari Car		Final Completion	6/11/2025		<b>Board Acceptance</b>	TBD		
	Project Description					Project Scope			
Expansion of the Automotive	Lab by providing a new faci	lity .		ion of Automotive Lab necting to Building D.		bays, storage, wash statio	n, eyewash, mechanica	l room, electrical room	, custodial room, and
	1			Projected Time		I			
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 Fina		FFE Completion	
7/27/2021	10/26/2021	2/22/2022	1/31/2023	4/11/2023	4/22/2025	8/26/2	025	4/2/	2025
Fiscal Year	Construction	Design	Miscell	laneous	FFE	Tecl	<u> </u>	Projec	t Total
2021-22	\$ -	\$ 64,872.47	\$	1,272.32		\$	-	\$	66,144.7
2022-23	248,474.50	7,067.16		4,176.33	-		-		259,717.9
2023-24 2024-25	929,352.81	13,900.40		10,447.61 4,729.02			48,385.36		953,700.8 1,064,721.4
Project Total	996,243.44 \$ <b>2,174,070.75</b>			4,729.02 <b>20,625.28</b>	\$ -	\$	48,385.36 48,385.36	Ś	2,344,285.0
,	1 - 2,27 -,370.73	102,203.03	1 *	Current Agenda		1 7	10,000100	T	2,5,265.0
				current agenue					







FPC Project Manager Mat Mulaneal

FPC Director

# ACTION ITEM XI, Review and Recommend Action on Final Completion of the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion

**Purpose** To approve final completion and release of final payment for the

project.

Justification On April 22, 2025, the Board of Trustees approved Substantial

Completion of this project.

Architect: Able City, LLC.

• Contractor: Triun, LLC.

Final Completion, including punch list items, was not accomplished as required in the Owner/Contractor agreement for this project. The original cost approved for this project was \$438,000.

**Enclosed** Appendix A – Current Budget Status

**Documents** Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for the Starr County Campus North Academic Building C

HVAC-R Outdoor Covered Area Expansion Project 2022-007C are available in the Unexpended Construction Plant Fund for use in FY

2024 - 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

**Recommendation** Administration requests the Committee recommend Board approval

of final completion and release of final payment with Triun, LLC. in the amount of \$49,088.22 for the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion

project as presented.

### Appendix A

**Current Budget Status** 

Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion											
Construction Budget	Construction Approved Net Total Current Project Previous Amount Remaining										
\$438,000.00	\$438,000.00	\$0	\$438,000.00	\$388,911.78	\$49,088.22						

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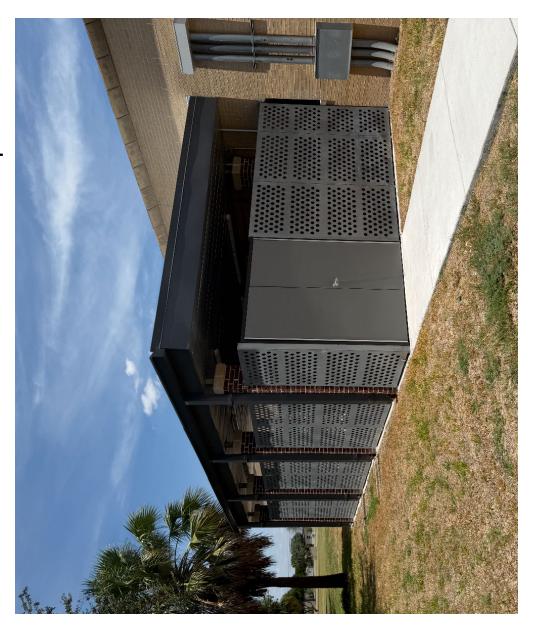
Appendix B
Photos follow in the packet.

Appendix C
Final Completion Letter follows in the packet.

## Appendix D

Fact Sheet follows in the packet.

Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Expansion





May 06, 2025

Mr. Ricardo de la Garza Executive Director of Facilities Planning and Construction South Texas College Pecan Campus N-172 McAllen, Texas 78501

Re: Final Completion for HVAC-R Addition at South Texas College Starr County

Mr. De la Garza,

As of May 06, 2025 Triun Construction has completed construction and has addressed all punch list items for the HVAC-R Addition at STC Starr County.

To the best of our knowledge the work has been performed in accordance with the Contract Documents and Able City recommends final project acceptance. The close-out documentation including the as-built documents, warranties, O&M manuals have been submitted, and are currently under review. Able City recommends the procuring of the Consent of Surety, and Affidavit for the Release of Liens prior to release of the final retainage payment to Triun.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Ricardo Solis, AIA

Able City, LLC

Cc: file



oject Name:	Starr County Campus -	North Academic E	Building C HVAC-R Outdo	or Covered Area Addit	on					Project No.	2022-007C
nding Source	Unexpended Plant Fun	d									
						FY 21-22			FY22-23		
							Variance of Project		FY 22-23	Variance of Project	
			Original Total	*Revised Total		FY 21-22	Budget vs. Actual		Actual	Budget vs. Actual	
			Project Budget	Project Budget	Project Budget	Actual Expenditures	Expenditures	Project Budget	Expenditures	Expenditures	
nstruction:			\$ 90,000.00	\$ 438,000.00	,		\$ 19,000.00			\$ 215,940.08	
sign:			9,000.00	26,628.00	7,200.00	15,675.08	(8,475.08)	13,802.00	1,779.34	12,022.66	
scellaneous:			15,000.00	15,000.00	5,500.00	1,334.01	4,165.99	5,500.00	544.24	4,955.76	
:			10,000.00	10,000.00	-	-	0.00	-	-	0.00	
chnology:			25,000.00	25,000.00	-	-	0.00	-	-	0.00	
tal:			\$ 149,000.00	\$ 514,628.00	\$ 31,700.00	\$ 17,009.09	\$ 14,690.91	\$ 296,878.00	\$ 63,959.50	\$ 232,918.50	
				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7		7,	*Revised Project Budget base			
								Revised Froject Budget base	d on the constructi	on cost amount.	
						FY 23-24			FY 24-25		
						1123-24			1124-23		
							Variance of Project		FY 24-25	Variance of Project	Total Actua
						FY 23-24	Budget vs. Actual		Actual	Budget vs. Actual	Expenditures
					Project Budget	Actual Expenditures	Expenditures	Project Budget	Expenditures	Expenditures	
											Date
nstruction:						\$ 137,169.32		\$ 131,400.00		\$ (58,706.54)	\$ 388,91
sign:					30,000.00	2,734.20	27,265.80	7,989.00	4,557.00	3,432.00	24,74
scellaneous:					5,000.00	465.99	4,534.01	2,500.00	38.42	2,461.58	2,382
E:					10,000.00	17,530.00	(7,530.00)	5,000.00		5,000.00	17,530
chnology:					25,000.00	17,550.00	25,000.00	12,500.00	7,804.48	4,695.52	7,804
tal:								·			
					\$ 390,000.00	\$ 157,899.51	\$ 232,100.49	\$ 159,389.00			\$ 441,374
proval to Solicit	7/27/2021								Contract	Actual	
:hitect/Engineer:	7/27/2021							Vendor	Amount	Expenditures	Variance
chitect/Engineer:	Able City Architects				Board Approval of	2/22/2022		Able City Architects	\$ 20,215.38	\$ 24,745.62	\$ (4,530
ntractor:	Triun				Schematic Design			Triun	\$ 438,000.00	\$ 388,911.78	\$ 49,088
					Substantial						
					Completion	4/2/2025		Board Acceptance	4/22/2025		
C FPC Project Manager:	Martin Villarreal					,,,,			,,,		
C FPC Project Wanager:	ividi tili villali edi										
					Final Completion	6/11/2025		Board Acceptance	TBD		
					Tillal Collipiction	0/11/2023		board Acceptance	100		
	Proj	ect Description						Project Scope			
AC-R Outdoor Covered a	rea for Brazing				Design and Construct	ion of HVAC-R Outside	e Covered Area for bra	zing instruction, equipment sto	orage, and addition	al /data in classrooms C3	12, C313, C314 a
					C315. 4,868 sqft						
					·						
						Timeline					
					Projected	rimeline					
Board Approval to	Board Approval of		Approval of	Board Approval of	Construction Start	Board Ap	pproval of	Board Approva			
Solicit Architect/Engineer	Architect/Engineer	Scher	matic Design	Contractor	Construction Start Date	Board Ap Substantial Co	mpletion Date	Final Completion		FFE Completion	
		Scher		Contractor 1/31/2023	Construction Start Date 4/11/2023	Board Ap Substantial Co 4/22,	mpletion Date /2025			FFE Completion 4/22/2	
Solicit Architect/Engineer 7/27/2021	Architect/Engineer 10/26/2021	Scher 2 <i>j</i>	matic Design /22/2022	Contractor 1/31/2023 Pr	Construction Start Date 4/11/2023 Dject Calendar of Expe	Board Ap Substantial Co 4/22 enditures by Fiscal Ye	mpletion Date /2025	Final Completion 8/26/2025		4/22/2	025
Solicit Architect/Engineer 7/27/2021 Fiscal Year	Architect/Engineer 10/26/2021  Construct	Scher 2/ tion	matic Design /22/2022 Des	Contractor 1/31/2023 Priign	Construction Start Date 4/11/2023 Digect Calendar of Expo	Board Ap Substantial Co 4/22,	mpletion Date /2025	Final Completion			025 Total
Solicit Architect/Engineer 7/27/2021  Fiscal Year 2021-22	Architect/Engineer 10/26/2021	Scher 2/	matic Design /22/2022 Des	Contractor 1/31/2023 Priign 15,675.08	Construction Start Date 4/11/2023 oject Calendar of Expo Misc. 1,334.01	Board Ap Substantial Co 4/22 enditures by Fiscal Ye	mpletion Date /2025	Final Completion 8/26/2025		4/22/2	70tal 17,009
Solicit Architect/Engineer 7/27/2021 Fiscal Year	Architect/Engineer 10/26/2021  Construct	Scher 2/ tion	matic Design /22/2022 Des	Contractor 1/31/2023 Priign	Construction Start Date 4/11/2023 Digect Calendar of Expo	Board Ap Substantial Co 4/22, enditures by Fiscal Ye FFE	mpletion Date /2025 ar	Final Completion 8/26/2025	Date	4/22/2 Project	Total 17,009
Solicit Architect/Engineer 7/27/2021  Fiscal Year 2021-22	Architect/Engineer 10/26/2021  Construct	Scher 2/	matic Design /22/2022 Des	Contractor 1/31/2023 Priign 15,675.08	Construction Start Date 4/11/2023 oject Calendar of Expo Misc. 1,334.01	Board Ap Substantial Co 4/22, enditures by Fiscal Ye FFE	mpletion Date /2025 ar	Final Completion 8/26/2025	Date	4/22/2 Project	Total 17,009
Solicit Architect/Engineer 7/27/2021  Fiscal Year 2021-22 2022-23	Architect/Engineer 10/26/2021  Construct	Scher 2, tion - 61,635.92	matic Design /22/2022 Des	Contractor 1/31/2023 Prign 15,675.08 1,779.34	Construction Start Date 4/11/2023 Dject Calendar of Expo Misc. 1,334.01 544.24	Board Ap Substantial Cc 4/22, enditures by Fiscal Ye FFE \$ -	mpletion Date /2025 ar	Final Completion 8/26/2025	Date	4/22/2 Project	Total 17,009 63,950 157,899
Solicit Architect/Engineer 7/27/2021  Fiscal Year 2021-22 2022-23 2023-24	Architect/Engineer 10/26/2021  Construct	Scher 2/ tion - 61,635.92 137,169.32	matic Design (22/2022 Des	Contractor 1/31/2023 Pr ign 15,675.08 1,779.34 2,734.20	Construction Start Date 4/11/2023 Dject Calendar of Exp Misc. 1,334.01 544.24 465.99 38.42	Board Ag Substantial Cc 4/22 enditures by Fiscal Ye FFE \$ - 17,530.00	mpletion Date /2025 ar \$	Final Completion 8/26/2025	- - -	4/22/2 Project	025







FPC Project Manager Marts Williamsal

FPC Asst. Director

Robert S. Doorey

FPC Director

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

Purpose To approve final completion and release of final payment for the

project.

**Justification** On June 24, 2025, the Board of Trustees approved Substantial

Completion of this project.

• Engineer: Perez Consulting Engineers, LLC.

• Contractor: 2GS, LLC./ dba Earthworks Enterprise

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 \$278,334.29.

**Enclosed** Appendix A – Current Budget Status

**Documents** Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for the Regional Center for Public Safety Excellence

Parking Lot #1 Additional Spaces Project 2024-008C are available in the Unexpended Construction Plant Fund for use in FY 2024 – 2025.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

**Recommendation** Administration requests the Committee recommend Board approval

of final completion and release of final payment with 2GS, LLC./ dba Earthworks Enterprise in the amount of \$13,916.71 for the Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces

project as presented.

## Appendix A Current Budget Status

Regional C	Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces											
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance							
\$278,334.29	\$278,334.29	\$0	\$278,334.29	\$264,417.58	\$13,916.71							

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Appendix B
Photos follow in the packet.

Appendix C
Final Completion Letter follows in the packet.

## Appendix D

Fact Sheet follows in the packet.

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



August 6, 2025

South Texas College Facilities Planning and Construction Attn: Mr. Ricardo De La Garza, Executive Director 3200 W. Pecan Blvd., Bldg. N, Ste. 179 McAllen, Texas 78501

Re: Final Acceptance

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

RFP # 24-251015

Dear Mr. De La Garza,

A final inspection of this project was conducted on Thursday, July 31, by David Perez, P.E., along with representatives from STC, Heffner Design Team, Sigma HN Engineers and Earthworks.

The site was visually inspected, and to the best of my knowledge, this project has been completed and found to be satisfactory in accordance with the plans and specifications.

The Closeout Binder, which includes As-Builts documents, Release of Liens, Warranties, and any product manuals, is currently under review.

PCE recommends final project acceptance and approving the release of any pending retainage payments.

We appreciate the opportunity to offer our consulting services and look forward to collaborating with STC on future projects. If you have any questions, please feel free to contact us at 956.631.4482 or email us at dp@perezce.com.

Respectfully submitted,
Perez Consulting Engineers, LLC

David Perez, P.E.

President



Project Name:	Regional Center for Public Safet	y Excellence - Parking Lo	t #1 for Additiona	l Spaces				Project No.	. 2024-0	008C	
Funding Source(s):	Unexpended Plant Fund										
					FY 23-24			FY 24-25			
			<u>Total</u> Project Budget	Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actua Expenditure To Date	
Construction:			\$ 287,000.00	\$ 287,000.00	expenditures	\$ 287,000.00				\$ 230,619.9	
Design:			28,700.00	28,700.00	8,421.50		28,700.00	3 250,619.99 17,346.86		25,768.	
Miscellaneous:			15,000.00	15,000.00		\$ 8,742.55	14,000.00	8,983.43		15,240	
FFE:			15,000.00	13,000.00	0,237.43	\$ 6,742.55	14,000.00	0,303.43	\$ 5,016.57	15,240.	
Technology:			-	-		\$ -	-		\$ - \$ -	-	
Total:									7		
TOTAL:			\$ 330,700.00	\$ 330,700.00		\$ 316,021.05	\$ 329,700.00		\$ 72,749.72	\$ 271,629.	
	Project Team						Во	oard Status			
Approval to Solicit	( (						Contract		Actual		
Architect/Engineer:	10/31/2023						Vendor Perez Consulting	Amount	Expenditures	Variance	
Architect/Engineer:	Perez Consulting Engineers, LLC			Board Approval	N/A		Engineers, LLC	\$ 31,775.00	\$ 25,768.36	\$ 6,006.	
Contractor:	2GS, LLC dba Earthworks, LLC			of Schematic	,		2GS, LLC dba				
				Design			Earthworks, LLC	\$ 278,334.29	\$ 230,619.99	\$ 47,714.	
STC FPC Project Manager:	David Valdez			Substantial Completion	TBD		Board Acceptance	TBD			
				Final Completion	TBD		Board Acceptance	TBD			
	Project Description			Project Scope							
				Projected '	Timeline		1				
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Contractor	oroval of Construction Start Board Approval of Substantial actor Completion Date			Roard Approval	of Final Completion Date	FFE Completion	on of Move In		
10/31/2023	2/27/2024	Schematic Design N/A	11/26/2024	1/18/2025		6/24/2025		8/26/2025	TBD		
		·	Projec	t Calendar of Expe			1				
etlw	0						_	de este			
Fiscal Year 2023-24	S Constructi	on -	<b>Design</b> \$ 8,421.50	Miscella	6,257.45	FFE \$ -	\$	echnology	Project \$	14,678.9	
2023-24	\$	230,619.99	\$ 8,421.50	Y	8,983.43		\$	-		256,950.	
Project Total	\$			\$	15,240.88		\$		\$	271,629.	
		·		Current Age	enda Item						
08/12/2025 Facilities Comm	ittee Meeting - Review and Recom	mend Action on Final Cc	ompletion of the R			llence Parking Lot	#1 Additional Spaces				
		AMAZANA					A A				

FPC Project Manager David A. Valdez

FPC Director Rollat 5 Doors FPC Executive Directo

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

Purpose To approve final completion and release of final payment for the

project.

Justification On June 24, 2025, the Board of Trustees approved Substantial

Completion of this project.

• Contractor: 5 Star GC Construction

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 \$124,830.

**Enclosed** Appendix A – Current Budget Status

**Documents** Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding 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.

Staff Resource Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

**Recommendation** Administration requests the Committee recommend Board approval

of final completion and release of final payment with 5 Star GC Construction in the amount of \$124,830 for 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 Ca	ampus Stu	dent Activities Bu	ıilding H				
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance			
\$124,830.00	\$124,830.00	\$0	\$124,830.00	\$0	\$124,830.00			

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Appendix B
Photos follow in the packet.

Appendix C
Final Completion Letter follows in the packet.

## Appendix D

Fact Sheet follows in the packet.

JAGU District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H SOUTH TEXAS COLHEGE,

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



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

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

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

August 5, 2025

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

Re: RFP 24-25-1037 District Wide Flooring Replacement – Pecan Campus Students Activities Center Building H

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC <u>District Wide Flooring Replacement Pecan Campus Students Activities Center Building H</u> as of <u>July 28, 2025</u> and recommends release of final payment to Diaz Floors & Interiors, LLC.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Executive Director Facilities Planning & Construction 3200 W. Pecan Blvd., Bldg. N. Suite 179

McAllen, TX 78501 Phone: 956-872-3737 Fax: 956-872-3747



### Project Fact Sheet 8/5/2025

Project Name	District Wide - Floori	ng kepiacement Phas	se IV					Project No.	. 2	025-014R	
Funding Source(s):	Renewals & Replace	ments Fund									
Construction: Design Wiscellaneous: FFE: Fechnology: Total:	The state of the s			Total Project Budget \$ 500,000.00 \$ - \$ 4,000.00 \$ - \$ - \$ 504,000.00	FY 24-25 Actual Expenditures \$ 186,424.01 \$ - \$ 525.01 \$ - \$ 186,949.02	\$ - \$ 3,474.99 \$ - \$ -				Total Actua  Expenditures To \$ 186,4 \$ 5 \$ 5	
	Project Team						Board Sta	atus			
Approval to Solicit	-			Board Approval		Location		Contract	Actual		
Architect/Engineer:	N/A			of Schematic	NA		Vendor	Amount	Expenditures	Variance	
Architect/Engineer: Contractor:	N/A  Diaz Floors & Interio  PCN Bldg. C  STARR Bldg. G	rs LLC Tech Bldg. B		<u>Design</u>		PCN Bldg. M MVC Bldg. G PCN Bldg. C PCN Bldg. H STARR Bldg. G	Diaz Floors & Ints. Terra Fuerte Diaz Floors & Ints. 5StarGC Diaz Floors & Ints.	\$ 2,424.44 \$ 37,359.20 \$ 72,240.00 \$ 124,830.00 \$ 20,912.00	\$ 37,359.20 \$ 68,628.00 \$ -	\$ 3,6 \$ 124,8	
Contractor:	5 Star GC Construction	on				Tech Bldg. B	Diaz Floors & Ints.	\$ 63,403.37			
	PCN Bldg. H			Substantial Completion	MVC G - 8/30/202	4	PCN C -04/02/2025 STARR G -3/26/2025 TECH B -4/14/2025	Board Acceptance	MVC G: 09/24/2024	PCN C-4/22/2025 STARR G - 4/22/2	
STC FPC Project Manager: Kelly Nelson					MVC G - 10/25/20 PCN C , STARR G, 1 05/05/2025			MVC G: 11/26/2024 PCN C - PCN C , STARR G, TECH B-05/27/2025			
	Project Descript	ion					Project So	cope			
Replacing various flooring n expectancy. Request for Pr estimated construction cost	naterial district wide due oposals or Request for Q	to flooring reaching t					ave the flooring repla	ced. Maintenance develope ring replacements per fiscal y		ty schedule	
				ı	Projected Timeline						
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Date Substantial Completion Date		Board Approval of Final Completion Date		FFE Completion of Move In			
N/A	N/A	N/A	1/28/2025	3/4/2025	7/22/ ar of Expenditures		8	3/26/2025		N/A	
				Project Calend	ai oi expenditures	by riscal rear					
Fiscal Year	cal Year Construction Design		Miscellaneous FFE				Tech	Project Total			
2024-25	Colisti	186,424.01	- Design	iviisceili	525.01	-		-	\$	186,9	
Project Total	\$	186,424.01	\$ -	\$	525.01	\$ -	\$	-	\$	186,9	

08/12/2025 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the District Wide Flooring Replacements Phase IV at Pecan Campus Student Activities Building H



Pecan Campus Silvia Esterline Center for Learning Excellence



Pecan Campus Students Activities Center Building H



Starr County Campus Student Services Building G



Technology Campus Advanced Technical Careers Building B

FPC Project Manager

FPC Directo

FPC Executive Director

## ACTION ITEM XIV, Review and Recommend Action on Annual Facility Usage Agreements for the Kinesiology Program

**Purpose** To approve the annual facility usage agreements.

Justification The College leases available facilities on an annual basis which are

used for various instructional purposes. The facilities will provide for Bowling, Golf, Basketball, Volleyball, Swimming, Softball, Soccer, Flag Football, and Tennis courses in the Kinesiology Program for the

Fall 2025, Spring 2026, and Summer 2026 semesters.

Additional facilities may be required through the fiscal year due to unforeseen circumstances. In these circumstances, the President will be asked to review and approve the use of various facilities as needed, pursuant to Policy CF — Purchasing and Acquisition.

Enclosed Documents

Staff Resource

Appendix A – Examples of Potential Facilities

**Funding** Funds will be budgeted in the proposed FY 2025 - 2026 Physical

Education Facility Rental budget.

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 FY 2025 – 2026 annual facility usage agreements for

use by the Kinesiology program as presented.

### Appendix A

Examples of Potential Facilities follow in the packet.

- · City of McAllen
  - Boys and Girls Club Othal Brand Center
  - o Boys and Girls Club Roney Center
  - Boys and Girls Club Pool
  - Las Palmas Park
  - Los Encinos Park Tennis Courts
  - Municipal Baseball Complex
  - Municipal Pool
  - Champion Lakes Golf Course
  - Parks and Recreation Bicentennial Soccer Field
  - Westside Park
- City of Mission
  - Bannworth Park
  - Parks & Recreation North Side Pool
- City of Weslaco
  - Weslaco City Park
  - Harlon Block Park (Weslaco, TX)
- Main Event (Pharr, TX)
- Flamingo Bowl (McAllen, TX)
- McAllen ISD McAllen High School Tennis Courts

Facilities
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# ACTION ITEM XV, Discussion and Recommend Action as Necessary on Technology Campus Building F Welding Lab Expansion Architectural Services (Texas Government Code 551.071, Consultation with Attorney)

Purpose Administration will review the Technology Campus Building F

Welding Lab Expansion architectural services with the Facilities Committee and legal counsel will discuss the options regarding the

matter in executive session.

Recommendation The Facilities Committee of South Texas College approves and

recommends action as recommended by legal counsel regarding the Technology Campus Building F Welding Lab Expansion architectural

services.

# ACTION ITEM XVI, Discussion and Recommend Action as Necessary on Technology Campus Building F Welding Lab Expansion Construction Services (Texas Government Code 551.071, Consultation with Attorney)

Purpose Administration will review the Technology Campus Building F

Welding Lab Expansion construction services with the Facilities Committee and legal counsel will discuss the options regarding the

matter in executive session.

Recommendation The Facilities Committee of South Texas College approves and

recommends action as recommended by legal counsel regarding the Technology Campus Building F Welding Lab Expansion construction

services.