South Texas College Board of Trustees Facilities Committee

Pecan Campus, Ann Richards Administration Building X

Board Room Tuesday, September 9, 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 August 12, 2025 Facilities Committee Meeting Minutes 1 - 20
II.	Review and Recommend Action on Renaming the Dr. Ramiro R. Casso Nursing and Allied Health Campus to the Dr. Ramiro R. Casso Health Science Professions Campus
III.	Review and Discussion on Contracting Architectural and Engineering On-Call Services
IV.	Review and Update on the Pecan Plaza East Building B Renovation for Cosmetology and Police Department Project Interviews with Architectural Firms
V.	Review and Recommend Action on Color Selections for the Pecan West Continuing Education and Testing Center Building A
VI.	Review and Recommend Action on Contracting Construction Services for the Pecan Campus Physical Plant Building E Cooling Tower Above-Ground Piping System
VII.	Review and Recommend Action on Contracting Construction Services for the Dr. Ramiro R. Casso Health Science Professions Campus - Health Science Professions Building E
/III.	Review and Recommend Action on Contracting Construction Services for the Dr. Ramiro R. Casso Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab 56 - 74
IX.	Review and Recommend Action on Final Completion of the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs

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ACTION ITEM I, Approval of August 12, 2025 Facilities Committee Meeting Minutes

Purpose The Minutes for the Facilities Committee Meeting of August 12, 2025,

are presented for Committee approval.

Enclosed Appendix A – August 12, 2025 Facilities Committee Meeting Minutes

Documents

Appendix A

August 12, 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, August 12, 2025 @ 4:00 PM

MINUTES

The Facilities Committee Meeting was held on August 12, 2025 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:08 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Danny Guzman via teleconference

Members absent: None

Also present: Dr. Ricardo J. Solis via teleconference, 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. Luis Silva, Ms. Kelly Nelson, Dr. Esmaeili, Mr. David Valdez, Dr. Marcos Silva, Ms. Jessica Galloso, M.s Carla Rodriguez, Ms. Claudia Olivares, Ms. Alicia Correa, Mr. Lucio Gonzalez, Mr. Khalil Abdullah Mr. Martin Villarreal, Ms. Gardenia Perez, Ms. Deyadira Leal, Mr. Javier Villalobos, Mr. John Gates, Ms. Monica Benitez, Ms. Caolina Civarolo, Ms. Carla Belleza, Mr. Robert Gomez, Ms. Janis Lopez, Ms. Yesenia Tijerina, Mr. Angelo Gomez, Ms. Marcela Beas, Ms. Olivia Gomez, Ms. Myra De La Garza, Mr. Andrew Fish, and Ms. Venisa Earhart.

Approval of July 8, 2025 Facilities Committee Meeting Minutes

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

1. July 8, 2025 Facilities Committee Meeting

Hearing no corrections Dr. Salinas adopted the Minutes for the July 8, 2025 Facilities Committee Meeting with corrections discussed.

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
- 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, and

Appendix D - Fact Sheet were included in the packet for the Committee's information and review.

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

Recommendation Administration requests the Facilities Committee recommend Board approval to contract architectural services with Orange Made, LLC.

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for the Pecan Plaza East Building B Renovation for Cosmetology project as presented.

Upon a suggestion by Mr. Paul Rodriguez that this item be reviewed under Level 3 Review, this item was tabled until the August 26, 2025 Regular Board Meeting.

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 and

Appendix B – Fact Sheet were included in the packet for the Committee's information and review.

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.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Facilities Committee recommended Board approval of the schematic design and authorization to proceed with the solicitation of construction services for the Pecan Campus Athletic Field Building R project as presented.

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

Total Revised Architectural Services Fee	\$488.634.49
Additional Architectural Services Cost	55,347.60
Current Architectural Services Fee	\$433,286.89

Enclosed Documents

Appendix A – Fact Sheet was included in the packet for the Committee's information and review.

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

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

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 were included in the packet for the

Committee's information and review.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Mr. John Gates from Boultinghouse Simpson Gates Architects presented the color recommendations for the Pecan Campus Kinesiology Building Q project.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the color selections for the Pecan Campus Kinesiology Building Q project as presented.

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 were included in the packet for the

Committee's information and review.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommended Board approval of the color selections for the District Wide Stucco Repainting At Starr County Campus Workforce Center Building D project as presented.

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.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended 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.

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, and

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

Committee's information and review.

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended 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.

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, and

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

Committee's information and review.

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas 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.

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, and

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

Committee's information and review.

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas 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.

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.

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

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, and

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

Committee's information and review.

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

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

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, and

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

Committee's information and review.

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

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

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

Appendix A – Examples of Potential Facilities were included in the

packet for the Committee's information and review.

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 &

Staff Resource Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Upon a motion by Mr. Paul Rodriguez and second by Ms. Rose Benavidez the Facilities Committee recommend Board approval of the FY 2025 – 2026 annual facility usage agreements for use by the Kinesiology program as presented.

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.

This item was tabled until the August 26, 2025 Regular Board Meeting.

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.

This item was tabled until the August 26, 2025 Regular Board Meeting.

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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 5:01 p.m.

I certify that the foregoing are the true and correct Minutes of the August 12, 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 Renaming the Dr. Ramiro R. Casso Nursing and Allied Health Campus to the Dr. Ramiro R. Casso Health Science Professions Campus

Purpose To approve renaming the campus as presented.

Justification The Dr. Ramiro R. Casso Nursing and Allied Health Campus was

named for the instruction offered in allied health fields and in nursing. After discussions between College staff and Administration, it is proposed to rename the campus to the Dr. Ramiro R. Casso Health

Science Professions Campus.

The newly proposed name is to better address the broad range of

instruction and training at the campus.

Enclosed Documents

None.

Staff Resource Dr. Anahid Petrosian, Vice President and Provost for Academic

Affairs and Economic Development

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requests the Committee recommend Board approval

to rename the Dr. Ramiro R. Casso Nursing and Allied Health Campus to the Dr. Ramiro R. Casso Health Science Professions

Campus as presented.

ACTION ITEM III, Review and Discussion on Contracting Architectural and Engineering On-Call Services

Purpose

To discuss contracting on-call architectural and engineering services for district-wide construction projects less than \$500,000 in total construction costs.

Justification

A pre-approved pool of architectural, civil engineering, and mechanical, electrical, and plumbing (MEP) engineering firms reduces the estimated project schedules by not soliciting qualifications on a project-by-project basis. It is recommended that the design on-call services apply to construction projects with budgets under \$500,000, and a minimum of three (3) to five (5) firms in each professional discipline be approved for a period of one year, with the option to renew for two additional one-year periods, with Board approvals.

College staff would present solicitations of qualifications for architectural firms and engineering firms for Board approval, and then recommend contracting with each firm as construction projects under \$500,000 are initiated. The assignment of projects to each firm can be based on a rotational basis or on the most qualified, and then monitored on an annual basis to ensure an equitable amount of work and fees are awarded to each firm on the list.

The selection of a firm per project can be based on considerations including, but not limited to, the following:

- Type of project
- Location of project
- Previous experience with the building
- Previous experience with the site
- Firms availability

The Board of Trustees last approved a pool of on-call design firms on June 26, 2014, which expired in 2017 after renewals. This process has proven effective and allows architectural and engineering design services to be expedited.

Enclosed Documents

None.

Staff Resource

Ricardo de la Garza, Executive Director for Facilities Planning & Construction

Mary Del Paz, Vice President for Finance and Administrative Services

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Recommendation This item is presented for the Committee's review and discussion only. No recommendation is requested.

ACTION ITEM IV, Review and Update on the Pecan Plaza East Building B Renovation for Cosmetology and Police Department Project Interviews with Architectural Firms

Purpose An update on the status of contracting architectural services for the

project.

Justification On August 26, 2025, the Board of Trustees requested to interview the

top two (2) ranked architectural firms and approved the questions to be asked at the interviews. The two (2) firms will be interviewed at a

September 23, 2025 Board meeting.

Enclosed Documents

None.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation This item is presented for the Committee's information only. No

recommended action is requested.

ACTION ITEM V, Review and Recommend Action on Color Selections for the Pecan West Continuing Education and Testing Center Building A

Purpose To approve the interior color selections for the project.

Justification On December 6, 2023, the Board approved contracting architectural

services with goERO International, LLC./dba ERO Architects. On January 28, 2025, the Board approved contracting construction

services with E-Con Group, LLC.

goERO International, LLC./dba ERO 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 West Continuing Education and

Testing Center Building A project as presented.

Appendix A

Color Selections follow in the packet.

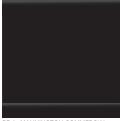


CONTINUING EDUCATION BUILDING **INTERIOR FINISHES**









TYPE-1 USG RADAR ACOUSTICAL PANELS - SQUARE EDGE





CT-2, 3, 4, & 5 - DALTILE
INDOTERRA - WHITE DESERT (COLOR REFERENCE)



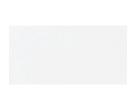
TP-1 SCRANTON PRODUCTS SHALE



CT-1 - DALTILE INDOTERRA - TRAIL (COLOR REFERENCE)



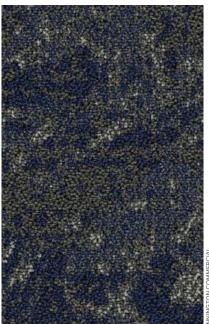
PLAM-1 - WILSONART KENSINGTON MAPLE



QUARTZ-1 - WILSONART











LVT-3 - MANNINGTON COMMERCIAL
NATURAL OPTIMIST - ABSTRACT - GEMMA MOONSLICE







ACTION ITEM VI, Review and Recommend Action on Contracting Construction Services for the Pecan Campus Physical Plant Building E Cooling Tower Above-Ground Piping System

Purpose

To contract construction services for the project.

Justification

On March 25, 2025, the Board of Trustees approved the solicitation of construction services for the project. On June 24, 2025, the Board rejected a construction services proposal. The project was deemed over budget by Administration, and then re-solicited with an updated scope of work.

The project consists of constructing an above-ground piping system for the cooling tower.

The proposed scope of work is summarized as follows:

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

Enclosed Documents

Appendix A – RFP Solicitation Information

Appendix B – Project Presentation

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

Funding

The total estimated cost of the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System Project 2024-010R, including construction, design, and miscellaneous, is \$731,250.

Construction \$650,000
 Design 65,000
 Miscellaneous 16,250
 Total \$731,250

The funds are available in the Renewals & Replacements Fund for use in FY 2025 – 2026.

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 to authorize contracting construction services with Johnson Controls, Inc. in the amount of \$886,178 for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System project as presented.

Appendix A RFP Solicitation Information

Advertised on	July 16, 2025 and July 23, 2025
RFP Responses Due	August 21, 2025
RFP Issued To	Three (3) Vendors
Responses Received From	Four (4) Responses
	Representative from the Engineer, Facilities
Responses Reviewed By	Operations & Maintenance, Facilities Planning &
	Construction, and Purchasing Departments

Appendix B

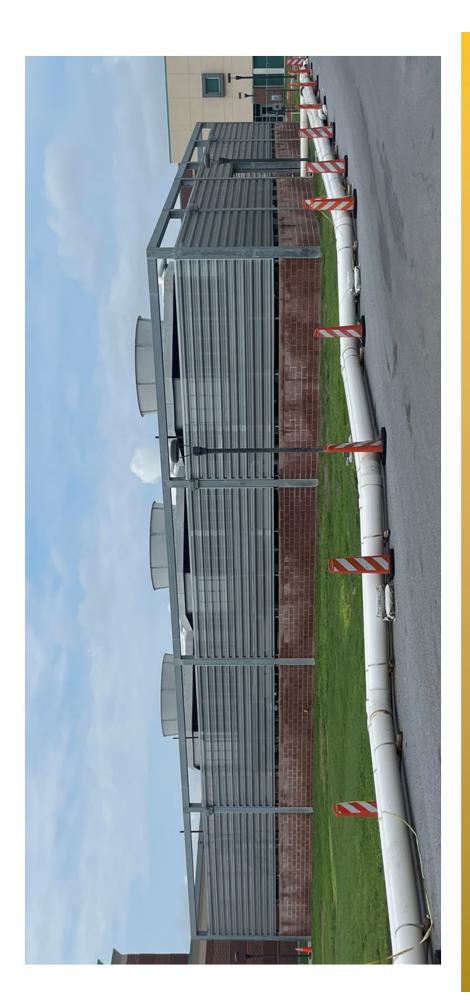
Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.





PECAN CAMPUS

Re-bid Physical Plant Building E Cooling Tower Above Ground Piping System 2025-026R



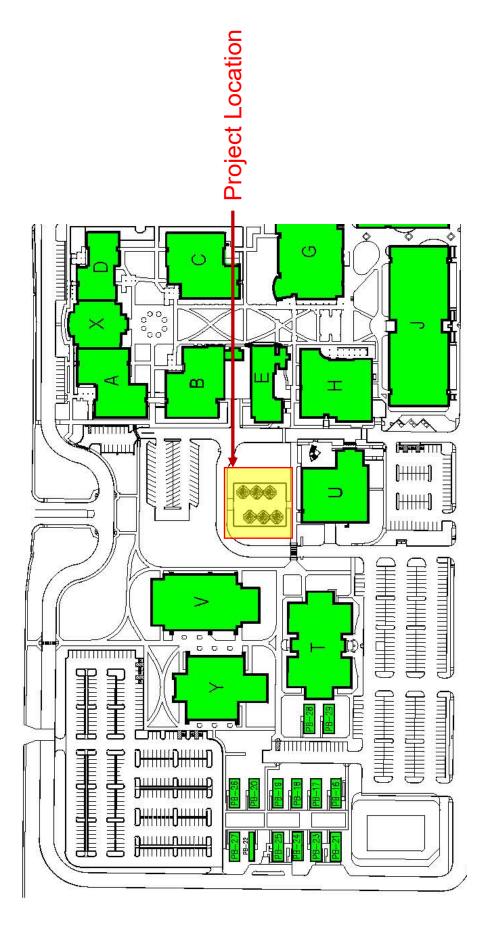
PROJECT LOCATION





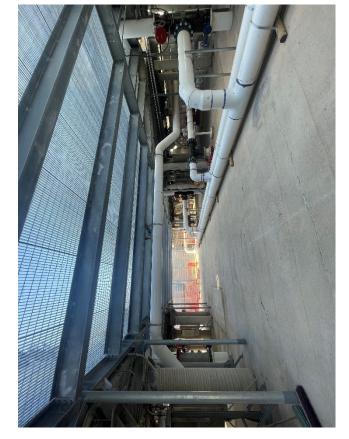


PROJECT SITE





EXISTING PHOTOS



South West Interior View



South Interior View

Requested By

Facilities Operations and Maintenance

Scope of Work

New Above Ground Cooling Tower Piping to Replace the Existing Underground Piping System

Total Project Budget

Construction	\$	650,000
Design		65,000
Miscellaneous		16,250
Total Project Budget	\$	731,250



PROJECT SCOPE & BUDGET

	RE-BID PECAN CAMPUS	SOUTH PHYSICAL PLANT BUILD PROJEC	SOUTH TEXAS COLLEGE RE-BID PECAN CAMPUS PHYSICAL PLANT BUILDING E COOLING TOWER ABOVE GROUND PIPING SYSTEM PROJECT NO. 25-26-1009	BOVE GROUND PIPING SY	STEM
	VENDOR NAME	Holchemont Ltd.	Johnson Controls, Inc.	Texas Chiller Systems LLC	Victoria Air Conditioning, LTD.
	ADDRESS	900 N. Main Street	2209 N. Padre Island Dr. Suite F	1443 N Tower Rd.	200 S. Ben Jordan St.
	CITY/STATE/ZIP	McAllen, TX 78501	Corpus Christi, TX 78408	Alamo, TX 78516	Victoria, TX 77901
	PHONE	956-686-2901	956-451-5470	956-800-4353	361-578-5241
	FAX	956-686-2925			361-576-0811
	CONTACT	Michael C. Montalvo	Omar Rodriguez	Baldemar Quintero	Warren Heilker
#	Description	Proposed	Proposed	Proposed	Proposed
1	Base Proposal	\$ 1,667,000.00	\$ 989,618.00	\$ 1,078,115.00	\$ 1,743,000.00
2	Alternate #1 Proposal-Contractor shall provide shedule 40 steel pipe for all new pipe in leu of the PVC schedule 80 with PVC (socket) fittings and solvent weld joints.	\$ 1,623,000.00	\$ 886,178.00	\$ 901,400.00	\$ 1,730,000.00
3		10 Working Days	10 Working Days	10 Working Days	10 Working Days
4	Completion of Work Within	220 Calendar Days	98 Calendar Days	150 Calendar Days	300 Calendar Days
Ā	Alternate #1 Proposal	\$ 1,623,000.00	\$ 886,178.00	\$ 901,400.00	\$ 1,730,000.00
Ĺ	TOTAL EVALUATION POINTS	92.99	91.10	87.84	63.99
8	RANKING	3	1	2	4

	Victoria Air Conditioning, LTD.	200 S. Ben Jordan St.	Victoria, TX 77901	361-578-5241	Warren Heilker			23.05					∞					∞					3.8		
	Victoria Air	200 S. Ber	Victoria,	361-57	Warren	23.05	23.05	23.05	23.05	23.05	7.5	∞	∞	∞	8.5	~	∞	7	∞	6	4	4	3	4	4
SYSTEM	Systems LLC	ower Rd.	X 78516	0-4353	Quintero			44.24					8.5					8					3.8		
OUND PIPING	Texas Chiller Systems LLC	1443 N Tower Rd	Alamo, TX 78516	956-800-4353	Baldemar Quintero	44.24	44.24	44.24	44.24	44.24	8	~	∞	9.5	6	8	8	7	6	∞	4	4	4	4	3
R ABOVE GRO	ntrols, Inc.	re Island Dr. e F	ti, TX 78408	1-5470	odriguez			45					∞					8.3					4		
LLEGE OLING TOWE 26-1009 AMARY	Johnson Controls, Inc.	2209 N. Padre Island Dr. Suite F	Corpus Christi, TX 78408	956-451-5470	Omar Rodriguez	45	45	45	45	45	7	8	8	8	6	6	8	7	8.5	6	4	4	4	4	4
SOUTH TEXAS COLLEGE I BUILDING E COOLING? PROJECT NO. 25-26-1009 EVALUATION SUMMARY	ont Ltd.	in Street	TX 78501	5-2901	Montalvo			24.57					7.8					7.9					3.8		
SOU AL PLANT BU PRO EVAI	Holchemont Ltd.	900 N. Main Street	McAllen, TX 78501	956-686-2901	Michael C. Montalvo	24.57	24.57	24.57	24.57	24.57	7.5	&	~	8.5	7	8	&	7	8.5	∞	4	3	4	5	3
SOUTH TEXAS COLLEGE RE-BID PECAN CAMPUS PHYSICAL PLANT BUILDING E COOLING TOWER ABOVE GROUND PIPING SYSTEM PROJECT NO. 25-26-1009 EVALUATION SUMMARY	VENDOR NAME	ADDRESS	CITY/STATE/ZIP	PHONE	CONTACT			The Respondent's price proposal. (up to 45 points) 1-a. Refer to RFP Section 4. Pricing and Delivery Schedule.			The Respondent's experience and reputation, (up to 10 points)	-a. rrowed can a lumber of current compare pripayes. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business.	-d. Are there currently or in the past they years, any judgements, claims, aroundand or the control of the cont	 Provide a usefulorar derence is of no ises fain in rec's organization in on whom your organization has previously provided services of equal type and especy within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person. 	response number and description of the project. Activities will be connected as part of this cealuation.	The quality of the Respondent's goods or services, (up to 10 points)	Describe your company's quality control program. Baplain the methods asked to maintain quality control in the construction project. Describe commands encoured to the Advances of	Describe Company's process on second responsible for mantaning quality control.	 Provide examples of past SIC construction projects or other similar projects. (all responses will receive an minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be confacted that past performance bond is poor). Reference for similar projects will be confacted. 	and responses will be considered as part of this evaluation.	The Respondent's safety record, (up to 5 points)	-a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in	compliance with. 4 -b. What is your company's Experience Modifier Rate (EMR) for the three	(3) most recent annual insurance-year ratings?-c. Have you had any OSHA fines within the last three (3) years? If yes,	provide details.

	SOUTH TEXAS COLLEGE RE-BID PECAN CAMPUS PHYSICAL PLANT BUILDING E COOLING TOWER ABOVE GROUND PIPING SYSTEM PROJECT NO. 25-26-1009 EVALUATION SUMMARY	SOU L PLANT BU PRO EVAI	SOUTH TEXAS COLLEGE F BUILDING E COOLINGT PROJECT NO. 25-26-1009 EVALUATION SUMMARY	OLING TOWE 26-1009 MMARY	R ABOVE GR	OUND PIPING	SYSTEM		
	VENDOR NAME	Holchemont Ltd.	ont Ltd.	Johnson Controls, Inc.	ntrols, Inc.	Texas Chiller Systems LLC	Systems LLC	Victoria Air Conditioning, LTD.	onditioning, D.
	ADDRESS	900 N. Main Street	un Street	2209 N. Padre Island Dr Suite F	re Island Dr. e F	1443 N Tower Rd	ower Rd.	200 S. Ben Jordan St	Jordan St.
	CITY/STATE/ZIP	McAllen, TX 78501	FX 78501	Corpus Christi, TX 78408	ti, TX 78408	Alamo, TX 78516	X 78516	Victoria, TX 77901	X 77901
	PHONE	956-686-2901	5-2901	956-45	956-451-5470	956-800-4353	0-4353	361-578-524	3-5241
	CONTACT	Michael C. Montalvo	Montalvo	Omar Rodriguez	driguez	Baldemar	Baldemar Quintero	Warren Heilker	Heilker
	The Respondent's proposed personnel, (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The	7		<i>L</i>		7		7	
	resume must include experience in similar projects, number of years with the firm and city of residence. 1. Togethere, the revision experience and the research of time and the revision will be irreduced in the	7		7		7	•	7	
S	project. c. Provide list of member(s) on your	7	7	9	8.9	9	8.9	7	7
	Cettified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key	8		7		7		9	
	subcontractors to be used including a list of five projects recently completed by each subcontractor.	9		7		7		&	
	The Respondent's financial capability in relation to the size and scope of the project. (up to 8	7		7		7		7	
	points) A these la letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the marieer and rotal bouding limitation	9		7		9		7	
9		9	9.9	7	7	7	7	9	6.9
	resolution. -c. Provide a list and description of all construction projects currently under contract including final test and eart and end dates.	7		7		8		7	
	-d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	7		7		7		7.5	
	The Resnandent's arranization and anninach to the project	5		5		5		5	
	the Nesponeous organization and approach to the project. (up to 6 points)	4		5		5		5	
7		5	4.8	5	5	4	4.8	4	4.8
	-c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	5		5		5	1	5	
		5		5		5		5	
		3.29		7		4.7	•	2.44	
		3.29		7	,	4.7		2.44	;
ĸ	(up to / points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	3.29	5.29	,	,	4.7		2.44	‡
		3.29		7		4.7	•	2.44	
		1		0		0		0	
	The impact on the ability of the district to comply with laws and rules	1		0		0	•	0	
6	relating to historically underutilized businesses. (up to 1 point)	1	1	0	0	0	0	0	0
		1		0		0		0	
		1		0		0		0	
TC	TOTAL EVALUATION POINTS	92.99	92	91.	91.10	87.84	.84	63.99	66
Z		3				2	6)	4	
Ę	The Director of Directoring has regiented all the responses and explinations completed	mulated							

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



Project Fact Sheet 9/4/2025

Project Name:	Pecan Campus - Phys	ical Plant Buildin	g E Cooling Towers					Project No.	. 2025	-026R
Funding Source(s):	Renewals & Replacen	nents Fund								
Construction: Design: Miscellaneous: FFE: Technology:			Original Project Budget \$ 650,000.00 65,000.00 16,250.00 -	Project Budget \$ 650,000.00 65,000.00 16,250.00	39,000.00 1,706.45 - -	Variance of Project Budget vs. Actual Expenditures \$ 650,000.00 26,000.00 14,543.55	Project Budget \$ 720,000.00 13,000.00 16,020.00	- -	Variance of Project Budget vs. Actual Expenditures \$ 720,000.00 13,000.00 16,020.00	39,000.00 1,706.49
Total:			\$ 731,250.00	\$ 731,250.00	\$ 40,706.45	\$ 690,543.55	\$ 749,020.00	\$ -	\$ 749,020.00	\$ 40,706.45
Approval to Solicit	Project Team						Board Status	Contract	Actual	
Architect/Engineer: Architect/Engineer:	9/24/2024 DBR Engineering			Board Approval of Schematic Design	3/25/2026		Vendor DBR	\$ 48,750.00	\$ 39,000.00	\$ 9,750.0
Contractor:	TBD			<u> </u>			TBD	\$ 46,730.00	\$ 39,000.00	\$ 9,750.0
STC FPC Project Manager:	Martin Villarreal			Substantial Completion	TBD		Board Acceptance	TBD		
, ,				Final Completion	TBD		Board Acceptance	TBD		
	Project Description	n					Project Scope			
Design and construction of a	bove ground piping sys	tem.		-			tem to replace the exis ral leaks occurring unde		d piping system insi	called in 2016 as
				Project	ed Timeline					
Board Approval to Solicit Architect/Engineer 9/24/2024	Board Approval of Architect/Engineer 11/26/2024	Board Approval of Schematic 3/25/2025	Board Approval of Contractor 9/23/2025	Construction Start Date 10/30/2025	Substantial C	pproval of ompletion Date 1/2026	Board Appr Final Complet 04/21/2	tion Date		on of Move In /A
			P	roject Calendar of Ex	cpenditures by Fi	scal Year				
Fiscal Year 2024-25	Construction	De	esign 39,000.00	Miscellar	1,706.45	FFE	Tech	1	Project \$	t Total 40,706.45
2024-25 2025-26 Project Total	- \$ -	\$	39,000.00	Ś	1,706.45	\$ -	Ś		\$	40,706.4
Project rotar	, -	7	25,000.00	Ą	1,700.45	, -	ې		٧	40,700.

8/12/25 Facilities Committee Meeting - Review and Recommend Action on Construction Services for the Pecan Campus - Physical Plant Building E Cooling Towers Project





FPC Project Manager Marks Mluneal

FPC Director Robot 5. Doorey

FPC Executive Director

ACTION ITEM VII, Review and Recommend Action on Contracting Construction Services for the Dr. Ramiro R. Casso Health Science Professions Campus - Health Science Professions Building E

Purpose

To contract construction services for the project.

Justification

On February 25, 2025, the Board of Trustees approved the solicitation of construction services for the project.

The project consists of renovating the building to accommodate labs and instructional spaces for various health science professions, faculty/staff areas, and conference rooms expansion.

The proposed scope of work is summarized as follows:

- Renovation of the existing building for faculty/staff and instruction.
- Construction of a conference rooms expansion.

Enclosed Documents

Appendix A – RFP Solicitation Information

Appendix B – Project Presentation

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

Funding

The total Health Science Professions Campus - Health Science Professions Building E 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 2025 – 2026.

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 to authorize contracting construction services with Tri-Gen Construction, LLC in the amount of \$6,557,100 for the Health Science Professions Campus - Health Science Professions Building E project as presented.

Appendix A

RFP Solicitation Information

Advertised on	August 13, 2025 and August 20, 2025
RFP Responses Due	August 28, 2025
RFP Issued To	Five (5) Vendors
Responses Received From	Five (5) Responses
Responses Reviewed By	Representative from the Architect, 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.

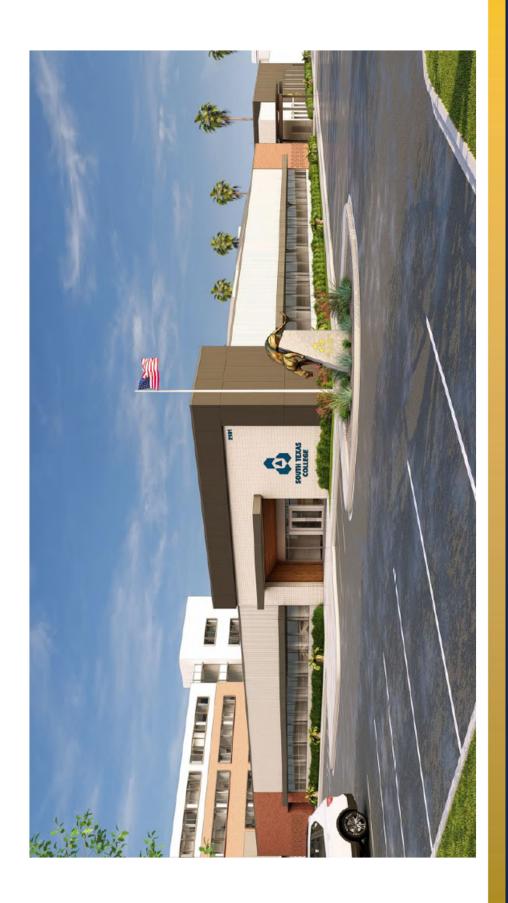
Appendix D

Fact Sheet follows in the packet.



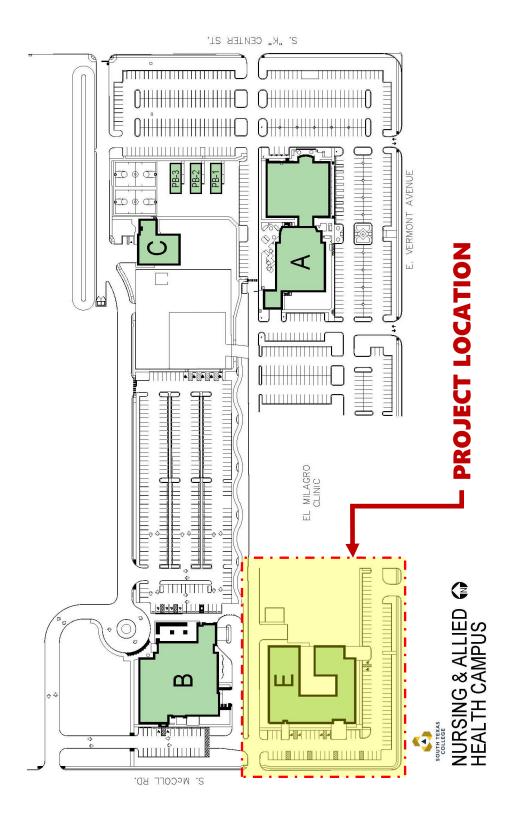


Health Science Professions Building E 2023-020C





PROJECT LOCATION







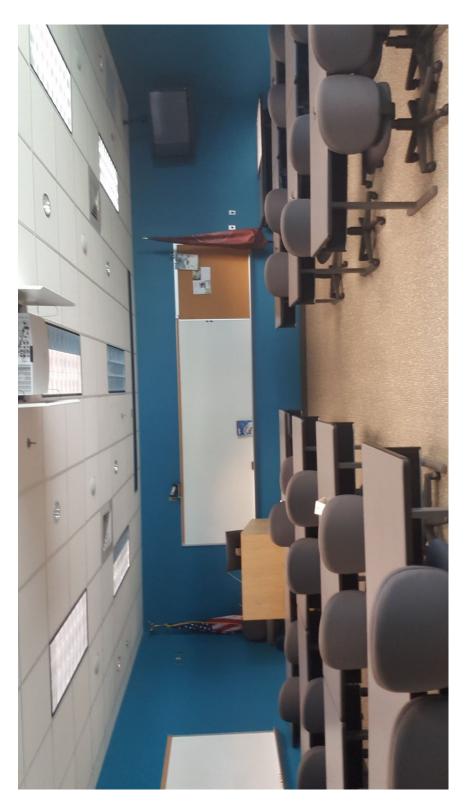




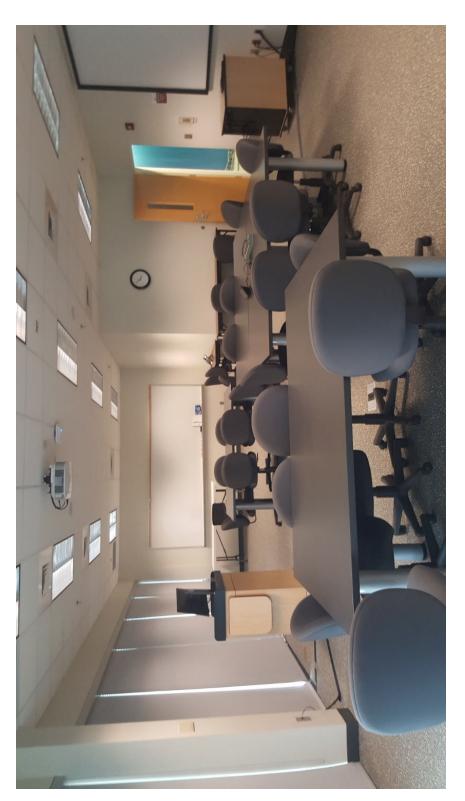


View from South McColl Road

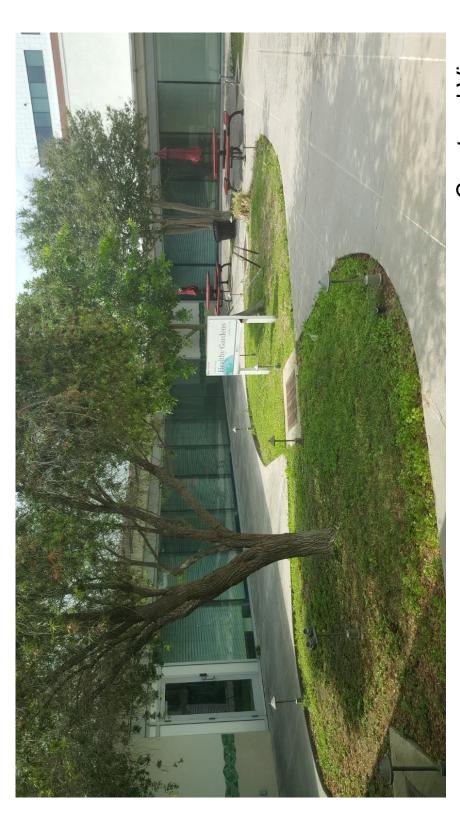












Courtyard View









Requested By

Nursing and Allied Health Department

Scope of Work

includes instructional spaces for various health science professions, faculty/staff areas, and Renovation and expansion of the existing Health Science Professions Building E, which conference room expansion.

Estimated Total Project Budget

Construction	\$ 6,169,052.50
Design	443,500
Miscellaneous	131,000
FFE	277,000
Tech	277,000
Total Project Budget	\$ 7,297,552.50



PROJECT SCOPE

	SOUTH TEXAS REGIONAL WORKFO	H TEXAS COLLEGE NURSING AND ALLIED HEALTH CAMPUS WORKFORCE DEVELOPMENT HEALTHCARE CENTER BUILDING E PROJECT NO. 25-26-1011	LLIED HEALTH CAMPUS THCARE CENTER BUILDI 1011	NG E	
VENDOR NAME	E-Con Group, LLC	Holchemont Ltd.	Kimber 1985, LLC	NM Contracting	Tri-Gen Construction, LLC
ADDRESS	3025 S. Sugar Rd.	900 N. Main Street	302 S. Taylor Rd	2022 Orchid Ave.	2900 N Texas Blvd., Ste. 201
CITY/STATE/ZIP	Edinburg, TX 78539	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504	Weslaco, TX 78599
PHONE	956-259-8005	956-686-2901	956-279-2954	956-631-5667	956-447-1048
FAX	956-259-8009	956-686-2925		956-627-3959	956-447-2003
CONTACT	Gilbert Enriquez	Michael C. Montalvo	Joshua Belgum	Noel Munoz Jr.	Jorge Gonzalez
# Description	Proposed	Proposed	Proposed	Proposed	Proposed
1 Base Proposal	\$ 7,785,000.00	\$ 7,677,000.00	\$ 7,500,000.00	\$ 7,450,300.00	\$ 6,490,000.00
Alternate #1 2 Parking expansion on the east side of the property.	\$ 86,000.00	\$ 110,500.00	\$ 115,000.00	\$ 77,200.00	\$ 67,100.00
3 Begin Work Within	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days
4 Completion of Work Within	425 Calendar Days	365 Calendar Days	305 Calendar Days	365 Calendar Days	340 Calendar Days
TOTAL AMOUNT PROPOSED	\$ 7,871,000.00	\$ 7,787,500.00	\$ 7,615,000.00	\$ 7,527,500.00	\$ 6,557,100.00
TOTAL EVALUATION POINTS	81.96	82.07	78.35	77.17	92.00
RANKING	3	2	4	5	1

	SOUTH TEXAS COLLEGE NURSING AND ALLIED HEALTH CAMPUS REGIONAL WORKFORCE DEVELOPMENT HEALTHCARE CENTER BUILDING E PROJECT NO. 25-26-1011 EVALUATION SUMMARY EVALUATION SUMMARY Holchemont Ltd. Kimber 1985, LLC NM Contracting Tri-Gen Construction, LLC	Blvd., Ste. 201	Weslaco, TX 78599	956-447-1048	onzalez			45					8.5					8.4					4		
	Tri-Gen Cons	2900 N Texas Blvd., Ste. 201	Weslaco,	956-44	Jorge Gonzalez	45	45	45	45	45	6	6	8	8	8.5	6	8	8	8	6	4	4	4	4	4
3.5	ıtracting	hid Ave.	McAllen, TX 78504	1-5667	moz Jr.			39.19					8.4					S					3.7		
TER BUILDING	NM Cor	2022 Orchid Ave.	McAllen,	956-631-5667	Noel Munoz Jr.	39.19	39.19	39.19	39.19	39.19	5	S	5	5	4	5	5	S	9	4	3.5	4	4	4	3
HCARE CENT	985, LLC	302 S. Taylor Rd	Mission, TX 78572	956-279-2954	Joshua Belgum	38.75					5.4					5.4					4				
MENT HEALT	Kimber 1	302 S. T	Mission,	956-27	Joshua	38.75	38.75	38.75	38.75	38.75	S	5	5	7	'n	'n	S	5	7	S	4	4	4	4	4
OLLEGE CE DEVELOP -26-1011 MMARY	WORKFORCE DEVELOI ECT NO. 25-26-1011 JATION SUMMARY Holchemont Ltd.	900 N. Main Street McAllen, TX 78501	McAllen, TX 78501	956-686-2901	Michael C. Montalvo			37.89					7.6					7.8					3.7		
JTH TEXAS COLUMNIA WORKFOR OJECT NO. 25 ALUATION SU	Holcher	900 N. M	McAllen,	89-956	Michael C	37.89	37.89	37.89	37.89	37.89	~	8	~	7	7	8	8	8	8	7	3.5	4	4	3	4
SOU PUS REGIONA PR	PROJECTION 25- EVALUATION SUN Group, LLC Holehem	3025 S. Sugar Rd.	Edinburg, TX 78539	956-259-8005	Gilbert Enriquez			37.49					8.7					8.1					4		
ЕАГТН САМІ	E-Con G	3025 S.	Edinburg,	956-25	Gilbert	37.49	37.49	37.49	37.49	37.49	8	6	6	6	8.5	∞	8	8	8	8.5	4	4	4	4	4
NURSING AND ALLIED H	VENDOR NAME	ADDRESS	CITY/STATE/ZIP	PHONE	CONTACT			The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.			The Respondent's experience and reputation. (up to 10 points)	- provide on number of causes company supposes - provide dollar amounts for each project contracted in the past twenty four months Provide mumber of years your company has been in business.	-c. Are currently or in the past the years, any luggments, claims, aroutation proceedings, claims on bonds or suits pending or outstanding against your organization or its officers?	e. Provide a usoimer reference is so to less man ive. Jorganizations from known your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RPP. Reference let is to include company name, contact present.	telephone number and description of the project. References will be confacted as part of this evaluation.	The quality of the Respondent's goods or services. (up to 10 points)	 Leserbe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's mocess for addressine warranty claims. 	-d. Describe the experience of key personnel responsible for maintaining quality control.	 Provide examples of past STC construction projects or other similar projects. (all respondents will receive an minimum of 3 points for item (e) unless it is determined that near envelopment or broad is nown. Besterness for similar projects will be constructed. 	una pass personance const is prof.) Accessed of similar projects with occontactor, and responses will be considered as part of this evaluation.	The Respondent's safety record. (up to 5 points)	 -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in 	compliance with. 4	(3) most recent annual insurance-year ratings?c. Have you had any OSHA fines within the last three (3) years? If yes,	provide details.

	NURSING AND ALLIED HE	SOUTH TEXAS COLLEGE ALLIED HEALTH CAMPUS REGIONAL WORKFORCE DEVELOPMENT HEALTHCARE CENTER BUILDING E PROJECT NO. 25-26-1011 EVALUATION SUMMARY	SOUT US REGIONAI PRO EVAI	SOUTH TEXAS COLLEGE ONAL WORKFORCE DEVE PROJECT NO. 25-26-1011 EVALUATION SUMMARY	ULEGE SE DEVELOPI 26-1011 AMARY	MENT HEALT	HCARE CENT	ER BUILDING	<u>a</u>		
	VENDOR NAME	E-Con Group, LLC	oup, LLC	Holchemont Ltd.	iont Ltd.	Kimber 1	Kimber 1985, LLC	NM Coi	NM Contracting	Tri-Gen Cons	Tri-Gen Construction, LLC
	ADDRESS	3025 S. Sugar Rd	ugar Rd.	900 N. Main Street	ain Street	302 S. T	302 S. Taylor Rd	2022 Or	2022 Orchid Ave.	2900 N Texas Blvd., Ste. 201	Blvd., Ste. 201
	CITY/STATE/ZIP	Edinburg, TX 78539	TX 78539	McAllen, TX 78501	TX 78501	Mission,	Mission, TX 78572	McAllen,	McAllen, TX 78504	Weslaco,	Weslaco, TX 78599
	PHONE	956-259-8005	9-8005	956-686-2901	6-2901	956-27	956-279-2954	956-63	956-631-5667	956-44	956-447-1048
	CONTACT	Gilbert Enriquez	inriquez	Michael C. Montalvo	Montalvo	Joshua	Joshua Belgum	Noel M	Noel Munoz Jr.	Jorge G	Jorge Gonzalez
	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The	7		7		7		9		7	
	resume must include experience in similar projects, number of years with the firm and city of residence. A Describe the notion a sessionment and the necessit of time each team will be involved in the	7		7		9		7		7	
5	project c. Provide list of member(s) on your staff, directly involved in managing the	7	7	7	8.9	9	6.2	9	6.4	7	7
	Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key	7		9		9		7		7	
	subcontractors to be used including a list of five projects recently completed by each subcontractor.	7		7		9		9		7	
	The Respondent's financial capability in relation to the size and scope of the project. (up to 8	7		7		7		7		7	
	points) - A Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total hondino limitation.	7		7		7		7		7	
9		9	9.9	7	7	7	7	7	8.9	7	7
	resolution. - Provide a list and description of all construction projects currently under contract including total cost and star and end dates.	9		7		7		7		7	
	-d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	7		7		7		9		7	
	The Deserondant's organization and anaroach to the avoiact	5		5		5		5		5	
	The respondents organization and approach to the project. (up to 6 points)	5	•	5		5		5		5	
7		5	'n	4	4.4	4	4.6	4	4.4	4	4.8
	-c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	5	•	4		5	•	4		5	
		5		4		4		4		5	
		5.07	1	5.88		7		5.88		6.3	
	The Respondent's time frame for completing the project.	5.07	•	5.88		7		5.88		6.3	
∞	(up to 7 points)	5.07	5.07	5.88	5.88	7	7	5.88	5.88	6.3	6.3
	- Trick to the control of the contro	5.07	•	5.88		7		5.88		6.3	
		5.07		5.88		7		5.88		6.3	
		0	•	1		0		1		1	
	The impact on the ability of the district to comply with laws and rules	0	•	1		0		1		1	
6	relating to historically underutilized businesses. (up to 1 point)	0	0	1	1	0	0	1	1	1	1
		0	•	1		0		1		1	
		0		1		0		1		1	
ΤC	TOTAL EVALUATION POINTS	81.96	96	82.07	07	78	78.35	77	77.17	92	92.00
R	RANKING	3		2			4		5		

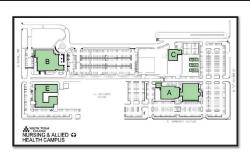
The Director of Purchasing has reviewed all the responses and evaluations completed.

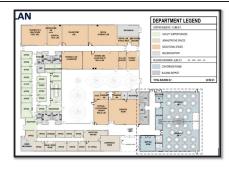


Project Fact Sheet 9/4/2025

Project Name:	Dr Ramiro R Casso I	Health Science Profe	ssions Campus - Healt	h Science Profession	s Building F			Project No	2023	-020C
Funding Source(s):	Unexpended Plant Fu		compas ficult						. 2023	
· analig soul so(e).	опедренией напете				FY 22-23 FY 22-23	Variance of Project Budget		FY 23-24	Variance of Project Budget	
Construction:		*Original Project Budget \$ 4,000,000.00	Revised Project Budget \$ 6,169,052.50	Project Budget	Actual Expenditures \$ -	vs. Actual Expenditures \$ -	Project Budget 2,500,000.00	Actual Expenditures	vs. Actual Expenditures \$ 2,500,000.00	
Design: Miscellaneous: FFE:		\$ 400,000.00 \$ 120,000.00 \$ 240,000.00	443,500.00 131,000.00 277,000.00	Ť	·	•	250,000.00 5,000.00	498.51	250,000.00 4,501.49	
Technology:		\$ 240,000.00	277,000.00						-	
Total:		\$ 5,000,000.00	\$ 7,297,552.50	\$ -	\$ -	\$ -	\$ 2,755,000.00	\$ 498.51	\$ 2,754,501.49	
* Pending Architect's Pr	robable Cost for Con	struction								
				Project Budget	FY 24-25 FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 25-26 FY 25-26 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actua Expenditure To Date
Construction:				\$ 4,433,000.00		\$ 4,433,000.00	\$ 5,140,880.00		\$ 5,140,880.00	\$ -
Design: Miscellaneous:				443,500.00 131,000.00	398,182.07 7,658.92	45,317.93 123,341.08	66,525.00 87,000.00		66,525.00 87,000.00	398,182. 8,157.
FFE:				277,000.00	7,036.32	277,000.00	-		-	0,137
Technology:				277,000.00		277,000.00	-		-	
Total:				\$ 5,561,500.00	\$ 405,840.99	\$ 5,155,659.01	\$ 5,294,405.00	\$ -	\$ 5,294,405.00	\$ 406,339.
Approval to Solicit	Project Te	am					Board Status	Contract	Actual	
Architect/Engineer:	7/25/2023			Board Approval of Schematic Design	02/25/2025		Vendor	Amount	Expenditures	Variance
Architect/Engineer:	goERO International,	LLC					goERO International TBD	\$ 406,563.75 \$ -	\$ 398,182.07 \$ -	\$ 8,381. \$ -
Contractor:	TBD			Substantial Completion	TBD		Board Acceptance	TBD		
STC FPC Project Manager:	David Valdez			Final Completion	TBD		Board Acceptance	TBD		
	Project Descr	iption					Project Scope			
Design, renovation, and exp Development Healthcare C		acility for the Regior	nal Workforce	Renovation of the e Workforce Develop			n to provide classroom	ns, office spaces, a	and event center fo	r the Regional
				Projected '	Timeline		I			
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval Schematic Desig	n of Contractor	Date	Substantial C	Approval of Completion Date	Board App Final Comple	etion Date		on of Move In
7/25/2023	5/28/2024	2/25/2025	9/23/2025	10/31/2025		24/2026	12/22/	2026	12/22	/2025
			Proj	ect Calendar of Expe	enditures by Fisc	ai Year	T .			
Fiscal Year 2022-23	Constru	uction -	Design	Miscellar	neous	FFE -	Тес	:h	Project \$	t Total
2022-23		-	_		498.51	-		-	\$	498.
	+		398,182.07		7,658.92	-			s	405,840.
2024-25		-	330,102.07							
	\$	-	\$ 398,182.07		8,157.43	-	\$	-	\$	406,339.

09/03/2025 Facilities Committee Meeting - Review and Recommend Action on Contracting Construction Services for the Dr. Ramiro R. Casso Health Science Professions Campus - Health Science Professions and Event Center Building E





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

FPC Director Rolled 5. Doorey

FPC Executive Director

ACTION ITEM VIII, Review and Recommend Action on Contracting Construction Services for the Dr. Ramiro R. Casso Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab

Purpose

To contract construction services for the project.

Justification

On April 22, 2025, the Board of Trustees approved the solicitation of construction services for the project.

The project consists of renovating the existing Radiology lab to a Multipurpose Skills Lab for instruction, and renovating the Community Pharmacy Lab on the 3rd floor to meet American Society of Health-System Pharmacists / Accreditation Council for Pharmacy Education (ASHP/ACPE) standards for accreditation.

The proposed scope of work is summarized as follows:

- Renovation and conversion of the Radiology Lab
 - Total Renovation Space 1,278 sq. ft.
- Renovation of the Community Pharmacy Lab on 3rd Floor
 - o Total Square Feet = 1,373 sq. ft.
 - o Spaces to Include:
 - Large Pharmacy Lab
 - Pharmacy Prep Area
 - Pharmacy Storage

Enclosed Documents

Appendix A – RFP Solicitation Information

Appendix B – Project Presentation

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

Funding

The total estimated cost of the Dr. Ramiro R. Casso Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab Project 2023-003C, including construction, design, miscellaneous, FFE, and technology, is \$161,640.

	Total	\$161,640
•	Technology	10,320
•	FFE	10,320
•	Miscellaneous	3,500
•	Design	12,500
•	Construction	\$125,000

The total estimated cost of the Dr. Ramiro R. Casso Health Science Professions Campus East Building A Community Pharmacy Lab Renovations Project 2025-005C, including construction, design, miscellaneous, FFE, and technology, is \$355,607.

	Total	\$355,607
•	Technology	23,341
•	FFE	23,341
•	Miscellaneous	6,865
•	Design	27,460
•	Construction	\$274,600

The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.

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 to authorize contracting construction services with CRC Development & Construction Co., LLC. in the amount of \$265,320.00 for the Dr. Ramiro R. Casso Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab project as presented.

Appendix A

RFP Solicitation Information

Advertised on	July 23, 2025 and July 30, 2025
RFP Responses Due	August 14, 2025
RFP Issued To	Seven (7) Vendors
Responses Received From	Six (6) Responses
	Facilities Operations & Maintenance, Facilities
Responses Reviewed By	Planning & Construction, and Purchasing
	Departments

Appendix B

Project Presentation follows in the packet.

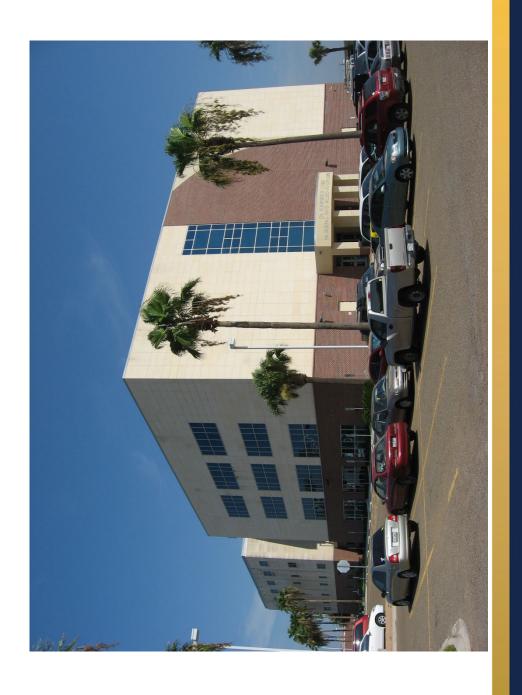
Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.



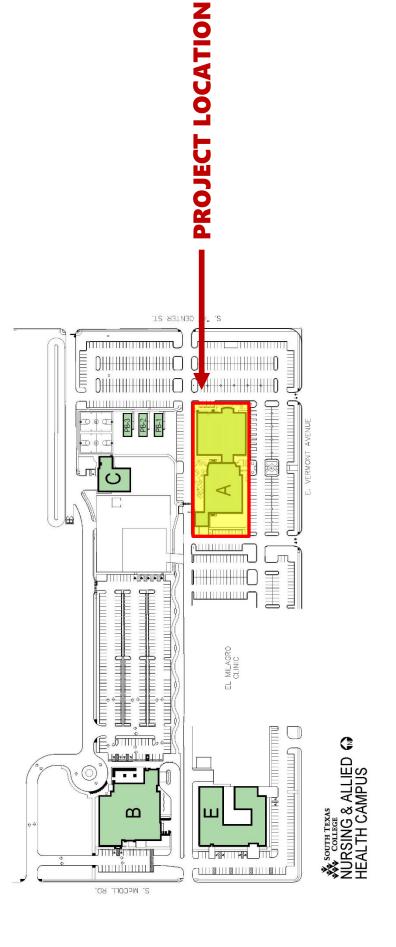


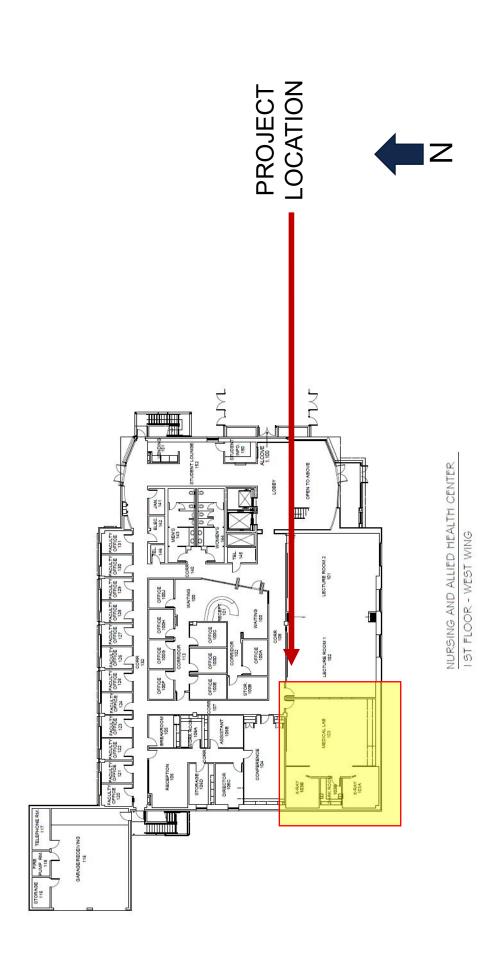
HEALTH SCIENCE PROFESSIONS CAMPUS

East Building A Renovation of Radiology Lab to Multidisciplinary Skills Lab 2023-003C



PROJECT LOCATION



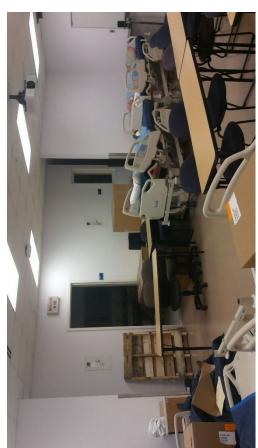














East Interior View

West Interior View





Requested By

Nursing and Allied Health Department

Scope of Work

Renovation of existing Radiology Lab Space to a multi purpose instructional skills lab for hands on training.

- Total Square Feet = 1,278 s.f.
- Renovation to Include:
- Demolition of Two X-Ray Rooms and One Dark Room
 - New Flooring and Wall Base, New Ceiling, Paint Existing Walls

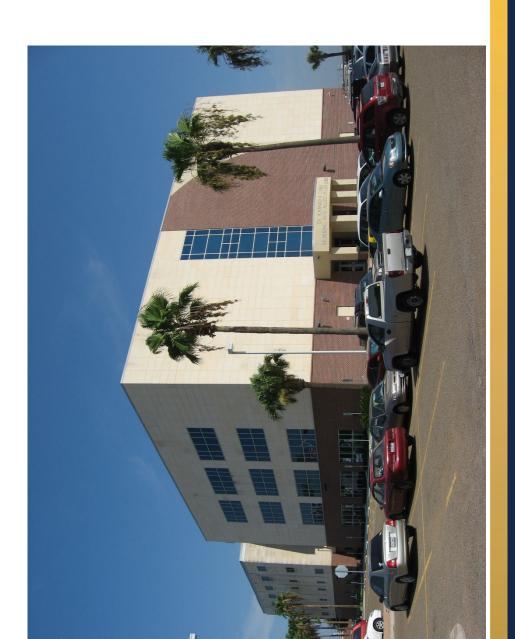
Estimated Total Project Budget

Estimated Total 1 bject Badget	John Dagger
Construction	\$ 125,000
Design	12,500
Miscellaneous	3,500
	10,320
Tech	10,320
Total Project Budget	\$ 161.640



PROJECT SCOPE & BUDGET

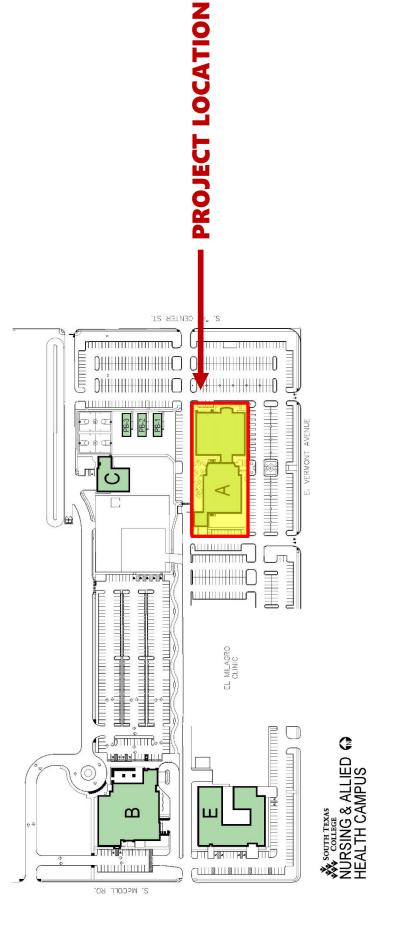


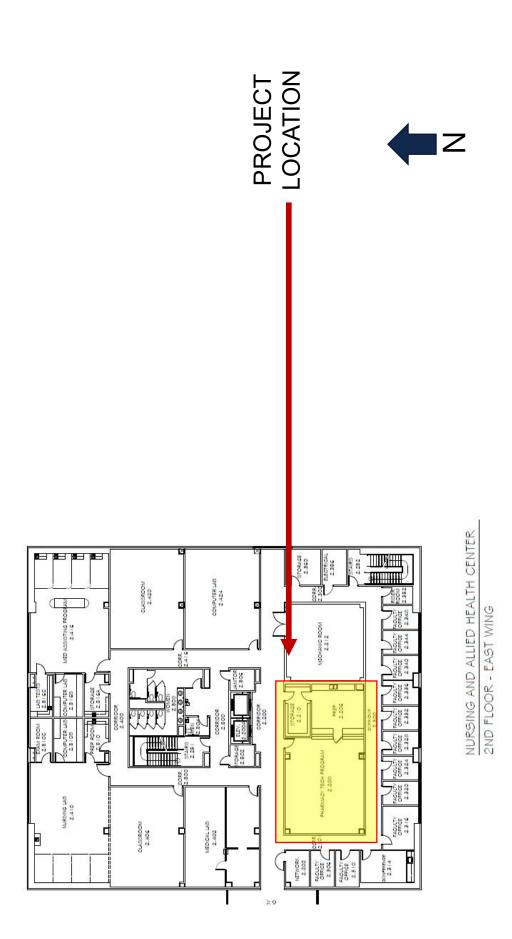


NURSING AND ALLIED HEALTH CAMPUS Community Pharmacy Lab Renovation 2025-005C



PROJECT LOCATION





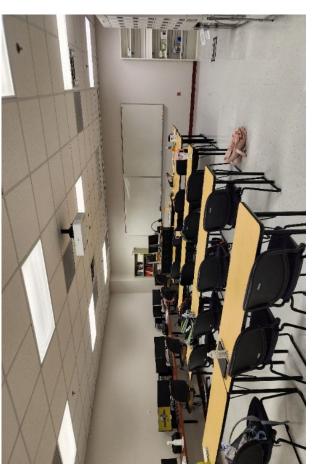


COMMUNITY PHARMACY LAB PROJECT LOCATION





North Interior View



West Interior View





COMMUNITY PHARMACY LAB FLOOR PLAN

Requested By

Nursing and Allied Health Department

Scope of Work

Renovation of existing Community Pharmacy Lab and Pharmacy Technology Lecture area in NAHA 2.206 & 2.208 to include 1 large Community Pharmacy Lab for 8 students, 1 instructor, and 1 lab assistant to work in community pharmacy simulation simultaneously.

Total Square Feet = 1,373 s.f.

2.206 317 s.f.
 2.208 888 s.f.
 2.210 168 s.f.

Spaces to Include:

Large Pharmacy Lab Pharmacy Prep area

Pharmacy Storage

Estimated Total Project Budget

Construction	\$ 274,600
Design	27,460
Miscellaneous	6,865
FFE	23,341
Tech	23,341
Total Project Budget	\$ 355,607



PROJECT SCOPE

SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A RENOVATION OF RADIOLOGY LAB TO MULTI-PURPOSE SKILLS LAB AND COMMUNITY PHARMACY LAB
PROJECT NO. 24-25-1071

		:	Celso Gonzalez			,	-
	VENDOR NAME	8/A Builders, LLC.	Construction, Inc.	Construction Co., LLC.	EB Merit Construction	Holchemont, Ltd.	NM Contracting, LLC.
	ADDRESS	1301 Cedro St	614 N Conway Ave	2016 S 45th St	505 E Interstate 2	900 N Main St	2022 Orchid Ave
	CITY/STATE/ZIP	Penitas, TX 78576	Mission, TX 78572	McAllen, TX 78503	Pharr, TX 78577	McAllen, TX 78501	McAllen, TX 78504
	PHONE	956-627-1327	956-585-3848	208-972-1192	956-601-0336	956-686-2901	956-631-5667
	FAX		956-585-7773			956-686-2925	
	CONTACT	Arnoldo Ochoa	Celso Gonzalez, Jr.	Carlo Cantu	Aurelio Turrubiates	Michael C. Montalvo	Noel Munoz, Jr.
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1	Radiology Lab Renovation to Multi- Purpose Lab Base Proposal	\$ 288,000.00	\$ 169,900.00	\$ 132,660.00	\$ 157,721.00	\$ 145,000.00	\$ 155,700.00
2	Community Pharmacy Lab Renovation Base Proposal	\$ 380,000.00	\$ 212,100.00	132,660.00	\$ 151,535.00	\$ 298,000.00	\$ 183,100.00
c	Begin Work Within	10 Working Days	10 Working Days	10 Working Days	3 Working Days	10 Working Days	10 Working Days
4	Completion of Work Within	127 Calendar Days	150 Calendar Days	150 Calendar Days	90 Calendar Days	100 Calendar Days	120 Calendar Days
Ĺ	TOTAL PROJECT AMOUNT	\$ 668,000.00	\$ 382,000.00	\$ 265,320.00	\$ 309,256.00	\$ 443,000.00	\$ 338,800.00
Ĺ	TOTAL EVALUATION POINTS	60.42	74.11	88.06	85.80	73.65	78.64
~	RANKING	9	4	1	2	5	3

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

SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A RENOVATION OF RADIOLOGY LAB TO MULTI-PURPOSE SKILLS LAB AND COMMUNITY PHARMACY LAB
PROJECT NO. 24-25-1071
EVALUATION SUMMARY

8/A Builders, LLC.		s, LLC.	Celso Gonzalez Construction, Inc.	Celso Gonzalez Construction, Inc.	CRC Development & Construction Co., LLC.	CRC Development & Construction Co., LLC.	EB Merit C	EB Merit Construction	Holchemont, Ltd.	iont, Ltd.	NM Contracting, LLC.	cting, LLC.
	1301 Cedro St	ro St	614 N Conway Ave	ıway Ave	2016 S	2016 S 45th St	505 E In	505 E Interstate 2	N 006	900 N Main St	2022 Orchid Ave	shid Ave
	Penitas, TX 78576	78576	Mission, TX 78572	FX 78572	McAllen, TX 78503	TX 78503	Рһап, Т	Pharr, TX 78577	McAllen, TX 78501	TX 78501	McAllen,	McAllen, TX 78504
	956-627-1327	1327	956-585-3848	5-3848	208-972-1192	2-1192	956-60	956-601-0336	956-686-2901	6-2901	956-631-5667	1-5667
			956-585-7773	5-7773					89-926	956-686-2925		
	Arnoldo Ochoa	Ochoa	Celso Gonzalez, Jr.	ızalez, Jr.	Carlo	Carlo Cantu	Aurelio T	Aurelio Turrubiates	Michael C.	Michael C. Montalvo	Noel Munoz, Jr.	noz, Jr.
	17.87		31.25	•	45		38.6		26.95		35.24	
	17.87	17.87	31.25	31.25	45	45	38.6	38.6	26.95	26.95	35.24	35.24
 -a. Reter to RFP Section 4, Pricing and Delivery Schedule. 	17.87		31.25	•	45	•	38.6		26.95		35.24	
<u> </u>	17.87		31.25		45	1	38.6		26.95		35.24	
	7		~		8		7		8		7	
**. Frovate dotal number of carrier company employees. **. Provide dollar amounts for each project contracted in the past twenty four months. **. Provide number of years your company has been in business.	∞		7		6		6		6		9	
————————————————————————————————————	∞	7.6	~	∞	∞	∞	∞	8.2	8	8.2	7	7
 Provide a considerar (extense les for los Establishes) Provide a considerar (extense les for los Establishes) Provide a considerar (extense for los for	7		8		7		∞		8		7	
retephone numeer and description of the project. References will be contacted as part of this evaluation.	~		6		8		6		8		8	
The quality of the Respondent's goods or services, (up to 10 points)	7		8		8		7		8		7	
 Lescribe your company's quality control program. Explain the methods used for maintain quality control in the construction project. Describe command's mooses for addressing against delines. 	8		8		8		6		6		8	
d. Describe the experience of key personnel responsible for maintaining quality control.	8	7.4	8	8.2	8	8.2	8	8.2	8	8.4	7	7.4
 -E. Frovue examples of pass a Lx construent projects or other similar projects. (aurespondents will receive an minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted 	7		8		8		8		8		7	
	7		6		6		6		6		8	
	4		4		4		4		4		4	
-a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in	5		4		4		5		4		4	
compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three	4	4	4	4	4	3.8	3	4	4	4	4	4
(3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes,	3		4		4	,	4		4		4	
	4		4		3		4		4		4	

SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A RENOVATION OF RADIOLOGY LAB TO MULTI-PURPOSE SKILLS LAB AND COMMUNITY PHARMACY LAB
PROJECT NO. 24-25-1071
EVALUATION SUMMARY

				Celso Gonzalez	onzalez	CRC Deve	CRC Development &						
	VENDOR NAME	8/A Builders, LLC.	ers, LLC.	Construction, Inc.	ion, Inc.	Construction Co., LLC.	n Ĉo., LLC.	EB Merit C	EB Merit Construction	Holchemont, Ltd.	ont, Ltd.	NM Contracting, LLC.	cting, LLC.
	The Respondent's proposed personnel. (up to 8 points) -a. Provider esumes of the Respondent's team that will be directly involved in the project. The	7		7		7		7		7		7	
	resume must include experience in similar projects, number of years with the firm and city of residence.	7		7		7		~	l	7		9	
S		9	9.9	7	7.2	7	9:9	7	7.2	7	8.9	9	8.9
	Certified Constitution Manager through the Construction Management Association of Americae (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key	9		7		9		7	l	7		7	
	subcontractors to be used including a list of five projects recently completed by each subcontractor.	7		8		9		7		9		∞	
	The Respondent's financial capability in relation to the size and scope of the project. (up to 8	7		7		7		7		7		7	
	points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the moicest and total bondine limitation.	9		9		9		8		7		7	
9		7	8.9	7	8.9	9	9:9	9	7.2	7	7.2	7	7
	resolution.	9		9		9		7		7		9	
	-d. Attach a Dum and Bradstreet Analysis or current financial statements, preferably audited.	8		8		8		8		8		8	
<u> </u>	The Deservational commission and annough to the project	5		5		5		5		5		5	
	(up to 6 points)	5		4		4		9		9		5	
7	-a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones.	5	4.4	5	4.6	5	4.8	5	5.4	5	5.2	5	5.2
	-c. Do you anticipate difficulties in serving STC and how do you plan	4		4		5		5		5		5	
	to manage urese? What assistance will you require from 510?	3		5		5		9		5		9	
		4.75		4.06		4.06		7		5.9		5	
	The Respondent's time frame for completing the project.	4.75		4.06		4.06		7		5.9		5	
∞		4.75	4.75	4.06	4.06	4.06	4.06	7	7	5.9	5.9	5	S
	-a. Kefer to KFF Section 4, Fricing and Delivery Schedule.	4.75		4.06		4.06		7		5.9		5	
		4.75		4.06		4.06		7		5.9		5	
		1		0		1		0		1		1	
	The impact on the ability of the district to comply with laws and rules	1		0		1		0		1		1	
6	relating to historically underutilized businesses. (up to 1 point)	1	1	0	0	1	1	0	0	1	1	1	1
		1		0		1		0		1		1	
		1		0		1		0		1		1	
Ţ	FOTAL EVALUATION POINTS	60.42	42	74.11	11	88.	88.06	85.	85.80	73.65	65	78.64	64
₹	RANKING	9		4					2	5		3	~
J													

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



FPC Project Manager Muts Muneal

Project Fact Sheet 9/4/2025

	Nursing and Allied He	ealth Campus - Renov	ation of Radiology	Lab to Multipurpos	se Skills Lab			Project No.	. 2023	-003C
unding Source(s):	Unexpended Constru	ction Fund								
				<u>Total</u> Project Budget	FY 24-25 FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	<u>Total</u> <u>Project Budget</u>	FY 25-26 FY 25-26 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actua Expenditures Date
Construction:				\$ 125,000.00		\$ 125,000.00			\$ 160,000.00	\$ -
Design				12,500.00	10,620.00	1,880.00	· ·	-	2,880.00	10,620
Miscellaneous:				3,500.00	620.21	2,879.79		-	2,750.00	620
FFE:				10,320.00	-	10,320.00 10,320.00		-	10,320.00	
Гесhnology: Гotal:				10,320.00 \$ 161,640.00	\$ 11,240.21	•		\$ -	10,320.00 \$ 186,270.00	\$ 11,240
				7	·,	, 200,000	1,	·		
	Project Team						Board Status	Contract	Actual	<u> </u>
Approval to Solicit :	9/24/2024			Board Approval of Schematic	4/22/2026		Vendor Boulthinghouse Simpson Gates	Amount	Expenditures	Variance
Architect/Engineer: Contractor:	Boulthinghouse Simp	son Gates Architects		<u>Design</u>			Architects TBD	\$ 14,850.00	\$ 10,620.00	\$ 4,230 \$
	155			Substantial Completion	TBD		Board Acceptance	TBD		
STC FPC Project Manager:	Martin Villarreal			Final Completion	TBD		Board Acceptance	TBD		
Renovation of existing Radiatio	Project Description Lab Room 103 to a m		onal skills lab for	Renovation of exis	sting Radiation Lab	Room 103 to a multi p	Project Scope urpose instructional skil	ls lab for hands on	training.	
Renovation of existing Radiation ands on training.			onal skills lab for			Room 103 to a multi p	Project Scope urpose instructional skil	ls lab for hands on	training.	
_			onal skills lab for		sting Radiation Lab	Room 103 to a multi p		ls lab for hands on	training.	
nands on training. Board Approval to Solicit Architect/Engineer	on Lab Room 103 to a m Board Approval of Architect/Engineer	ulti purpose instructi Board Approval of Schematic Design	Board Approval of Contractor	Proje Construction Start Date	ected Timeline Board Substantial	Approval of Completion Date	urpose instructional skil Board App Final Comple	roval of tion Date	FFE Completi	on of Move In
ands on training. Board Approval to	on Lab Room 103 to a m	ulti purpose instructi	Board Approval of Contractor 9/23/2025	Proje Construction Start Date 10/22/2025	ected Timeline Board Substantial	Approval of Completion Date (28/2026	urpose instructional skil Board App	roval of tion Date	FFE Completi	on of Move In /2026
ands on training. Board Approval to Solicit Architect/Engineer	on Lab Room 103 to a m Board Approval of Architect/Engineer	ulti purpose instructi Board Approval of Schematic Design	Board Approval of Contractor 9/23/2025	Proje Construction Start Date	ected Timeline Board Substantial	Approval of Completion Date (28/2026	urpose instructional skil Board App Final Comple	roval of tion Date	FFE Completi	
ands on training. Board Approval to Solicit Architect/Engineer	on Lab Room 103 to a m Board Approval of Architect/Engineer	Board Approval of Schematic Design 4/22/2025	Board Approval of Contractor 9/23/2025	Proje Construction Start Date 10/22/2025 Project Calendar of	ected Timeline Board Substantial	Approval of Completion Date (28/2026	urpose instructional skil Board App Final Comple	roval of tion Date 026	FFE Completi	
Board Approval to Solicit Architect/Engineer 9/24/2024 Fiscal Year 2024-25	Board Approval of Architect/Engineer 11/26/2024	Board Approval of Schematic Design 4/22/2025	Board Approval of Contractor 9/23/2025	Proje Construction Start Date 10/22/2025 Project Calendar of	Board Substantial 4/ Expenditures by F	Approval of Completion Date (28/2026 FISCAI Year FFE -	urpose instructional skil Board App Final Comple \$/26/2	roval of tion Date 026	FFE Completi 3/15 Project	/2026
Board Approval to Solicit Architect/Engineer 9/24/2024 Fiscal Year 2024-25 2025-26	Board Approval of Architect/Engineer 11/26/2024	Board Approval of Schematic Design 4/22/2025	Board Approval of Contractor 9/23/2025 Pussign 10,620.00	Proje Construction Start Date 10/22/2025 Project Calendar of	Board Substantial 4/ Expenditures by F aneous	Approval of Completion Date [28/2026 Fiscal Year FFE -	urpose instructional skil Board App Final Comple 5/26/2 Tec	roval of tition Date 026	FFE Completi	/2026 ct Total 11,240
Board Approval to Solicit Architect/Engineer 9/24/2024 Fiscal Year 2024-25	Board Approval of Architect/Engineer 11/26/2024	Board Approval of Schematic Design 4/22/2025	Board Approval of Contractor 9/23/2025 P	Proje Construction Start Date 10/22/2025 Project Calendar of Miscell	Board Substantial 4/ Expenditures by F aneous 620.21	Approval of Completion Date [28/2026 Fiscal Year FFE -	urpose instructional skil Board App Final Comple \$/26/2	roval of tion Date 026	FFE Completi	/2026 ct Total 11,240
Board Approval to Solicit Architect/Engineer 9/24/2024 Fiscal Year 2024-25 2025-26 Project Total	Board Approval of Architect/Engineer 11/26/2024 Constr	Board Approval of Schematic Design 4/22/2025	Board Approval of Contractor 9/23/2025 Pussign 10,620.00 - \$ 10,620.00	Proje Construction Start Date 10/22/2025 Project Calendar of Miscell \$ Currer	Board Substantial 4/ Expenditures by F aneous 620.21 - 620.21 nt Agenda Item	Approval of Completion Date 228/2026 iscal Year FFE - \$	Board App Final Comple 5/26/2	roval of tion Date 026 h -	FFE Completi 3/15 Project \$ \$ \$	/2026 ct Total
Board Approval to Solicit Architect/Engineer 9/24/2024 Fiscal Year 2024-25 2025-26	Board Approval of Architect/Engineer 11/26/2024 Constr	Board Approval of Schematic Design 4/22/2025	Board Approval of Contractor 9/23/2025 Pussign 10,620.00 - \$ 10,620.00	Proje Construction Start Date 10/22/2025 Project Calendar of Miscell \$ Currer	Board Substantial 4/ Expenditures by F aneous 620.21 - 620.21 nt Agenda Item	Approval of Completion Date 228/2026 iscal Year FFE - \$	Board App Final Comple 5/26/2	roval of tion Date 026 h -	FFE Completi 3/15 Project \$ \$ \$	/2026 ct Total 11,240
Board Approval to Solicit Architect/Engineer 9/24/2024 Fiscal Year 2024-25 2025-26 Project Total	Board Approval of Architect/Engineer 11/26/2024 Constr	Board Approval of Schematic Design 4/22/2025	Board Approval of Contractor 9/23/2025 P Design 10,620.00 - \$ 10,620.00	Proje Construction Start Date 10/22/2025 Project Calendar of Miscell \$ Curren vices for the Nursin	Expenditures by F aneous 620.21 - 620.21 tt Agenda Item g and Allied Health	Approval of Completion Date [28/2026 Fiscal Year FFE - \$ Campus - Renovation	Board App Final Comple 5/26/2 Tec \$	roval of tion Date 026 h -	FFE Completi 3/15 Project \$ \$ \$	/2026 ct Total 11,24

FPC Director Robert S. Doorwy

FPC Executive Director



Project Fact Sheet 9/4/2025

SOUTH TEXAS COLLEGE					9/4/2025					
	Nursing and Allied He	ealth Campus - Comm	nunity Pharmacy La	ab Renovations				Project No.	. 2025	-005C
Funding Source(s):	Unexpended Constru	iction Fund								
				<u>Total</u> Project Budget	FY 24-25 FY 24-25 Actual Expenditures	Variance of Projec Budget vs. Actual Expenditures		FY 25-26 FY 25-26 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
Construction:				\$ 274,600.00		\$ 274,600.0		\$ -	\$ 340,000.00	\$ -
Design				27,460.00	22,950.00	4,510.0		-	6,120.00	22,950.00
Miscellaneous:				6,865.00		6,244.8		-	6,104.00	620.19
FFE:				23,341.00		23,341.0		-	23,341.00	-
Technology: Total:				23,341.00 \$ 355,607.00		23,341.0 \$ 332,036.8		\$ -	23,341.00 \$ 398,906.00	\$ 23,570.19
- Court				\$ 333,007.00	Ų 23,370.13	ÿ 332,030.0	330,300.00	*	Ţ 350,500.00	\$ 23,376.13
	Project Team						Board Status	Contract	Actual	
Approval to Solicit :	9/24/2024			Board Approval	4/22/25		Vendor Boultinghouse Simpson Gates	Amount	Expenditures	Variance
Architect/Engineer:	Boultinghouse Simps	on Gates Architects		of Schematic Design			Architects	\$ 30,150.00	\$ 22,950.00	\$ 7,200.00
Contractor:	TBD									
				Substantial Completion	TBD		Board Acceptance	TBD		
STC FPC Project Manager: Martin Villarreal				Final Completion	<u>TBD</u>		Board Acceptance	TBD		
	Project Descript	ion					Project Scope			
Renovation of existing Commu NAH A 2.206 & 2.208 to include instructor, and 1 lab assistant t	e 1 large Community Ph	narmacy Lab for 8 stu	dents, 1				macy Technology Lecture 1 lab assistant to work in			
	_			Proj	ected Timeline				_	
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start		Approval of Completion Date	Board Appi Final Comple		FFE Completi	on of Move In
9/24/2024	11/26/2024	4/22/2025	9/23/2025	10/22/2025	<u>. </u>	28/2026	5/26/2	026	3/15	/2026
	T		F	Project Calendar o	f Expenditures by F	iscal Year			1	
Fiscal Year 2024-25	Constr	ruction -	Design 22,950.00		Ilaneous 620.19	FFE -	Tech	i -	\$	t Total 23,570.19
2025-26		-			-	-		-	\$	-
Project Total	\$	-	\$ 22,950.00		620.19	\$	- \$	-	\$	23,570.19
				Curre	ent Agenda Item					
9/09/25 Facilities Committee I	Meeting - Review and F	Recommend Action or	n Construction Serv	vices for the Nursi	ng and Allied Healt	n Campus - Commun	ity Pharmacy Lab Renova	itions		
		112	75.	100 May 100 Ma						

FPC Project Manager Marts Wluneal

Nursing and Allied Health

FPC Director Robot 5 Doney

Project Location

FPC Executive Director

Existing Pharmacy

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

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: CCL Contracting, 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 \$42,800.

Enclosed Appendix A – Current Budget Status

Documents Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for Technology Campus Advanced Technical Careers

Building B Atrium Ceiling Repairs Project 2025-027R are available in

the Unexpended Plant Fund for use in FY 2025 – 2026.

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 CCL Contracting, LLC. in the amount of \$1,753.61 for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs

project as presented.

Appendix A Current Budget Status

Technology	Campus Adva	anced Technic	cal Careers Build	ing B Atrium Ceili	ng Repairs
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$42,800.00	42,800.00	\$7,298.59	\$35,501.41	\$33,747.80	\$1,753.61

Facilities Motions – September 9, 2025 Page 14, Revised 9/5/2025 @ 10:00:54 AM

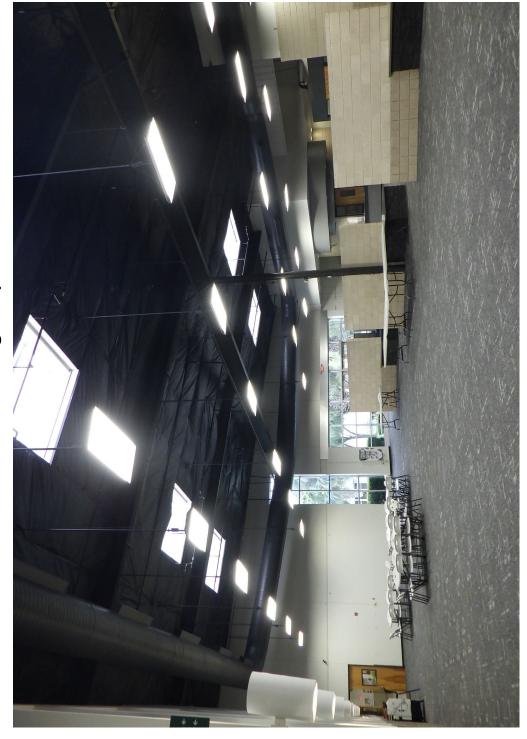
Appendix B
Photos follow in the packet.

Appendix C
Final Completion Letter follows in the packet.

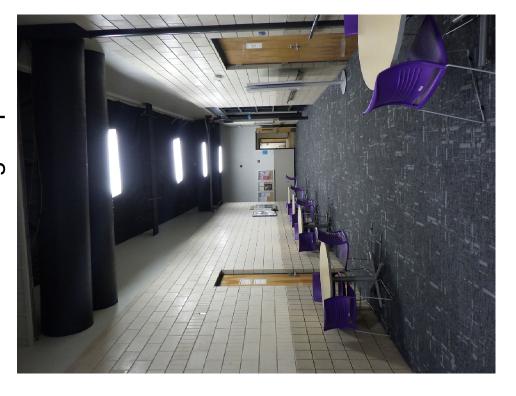
Appendix D

Fact Sheet follows in the packet.

Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs



Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs





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 27, 2025

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

Re: 24-25-1046 Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC <u>Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs</u> as of <u>August 22, 2025</u> and recommends release of final payment to CCL Contracting, 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 9/4/2025

Project Name		Advanced Technical Ca	reers Building B At	trium Ceiling Repairs	;			Project No	2025	-027R
Funding Source(s): Construction:	Renewals & Replacen	nents runu		<u>Total</u> <u>Project Budget</u> \$ 60,000.00	FY 24-25 FY 24-25 Actual Expenditures \$ 33,747.80	Variance of Project Budget vs. Actual Expenditures \$ 26,252.20	Total Project Budget \$ -	FY 25-26 FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures \$	Total Actual Expenditures T Date \$ 33,747.8
Design Miscellaneous: FFE: Technology: Total :				\$ - \$ 1,200.00 \$ - \$ - \$ 61,200.00	\$ - \$ -	\$ - \$ 697.88 \$ - \$ - \$ 26,950.08	\$ -	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -	\$ 502.1 - - \$ 34,249.9
Approval to Solicit	Project Team	1					Board Status	Contract	Actual	
Architect/Engineer: Architect/Engineer: Contractor:	N/A N/A CCL Contracting, LLC.			Board Approval of Schematic Design	. NA	Location TECH Bldg. B	Vendor CCL Contracting	Amount \$ 42,800.00	Expenditures	\$ 42,800.0
				Substantial Completion	6/12/2025		Board Acceptance	7/22/2025		
STC FPC Project Manager:	Kelly Nelson			Final Completion	8/22/2025		Board Acceptance	TBD		
	Project Descript	ion					Project Scope	1		
This project will involve, but n liner	ot limited to, replacing	existing ceiling liner w	ith new ceiling	Need to replace exi	isting damaged ceili	ng liner in the Atr	ium area of the expose	d ceiling.		
			1	Pro	ected Timeline		1			
Board Approval to Solicit Architect/Engineer N/A	Board Approval of Architect/Engineer N/A	Board Approval of Schematic Design N/A	Board Approval of Contractor 3/25/2025	Construction Start Date 5/15/2025	Board Ap Substantial Co 7/22	mpletion Date	Final Co	d Approval of ompletion Date /23/2025		on of Move In
	,	,	., .,		of Expenditures by					
Fiscal Year 2024-25	Constr	ruction 33,747.80	Design	Miscell	aneous 502.12	FFE -		Tech -	Project \$	ct Total 34,249.9
Project Total	\$	33,747.80	\$ -	\$	502.12	\$ -	\$	-	\$	34,249.92
09/09/2025 Facilities Commit	tee Meeting - Review a	and Recommend action	n on Final Complet		gy Campus Advance	d Technical Caree	rs Building B Atrium Ce	eiling Repairs		
	THE COLOR	18.05. U							AN MOCK OF IN	Consumers of the consum
[m]m]m]	Building B -Atrium				chnology Campus ced Technical Caree Building B	ers		TECHNOLOGY	Site Plan	

FPC Project Manager

FPC Director Rollat 5. Donney FPC Executive Director