

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, October 14, 2025
@ 4:00 PM
McAllen, Texas

"At any time during the course of this meeting, the Board of Trustees may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Board of Trustees under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Board of Trustees may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

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ACTION ITEM I, Approval of September 9, 2025 Facilities Committee Meeting Minutes

Purpose	The Minutes for the Facilities Committee Meeting of September 9, 2025, are presented for Committee approval.
Enclosed Documents	Appendix A – September 9, 2025 Facilities Committee Meeting Minutes

Appendix A

September 9, 2025 Facilities Committee Meeting Minutes follows in the packet.

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, September 9, 2025 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on September 9, 2025 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:05 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Danny Guzman, Mr. David De Los Rios, and Ms. Dalinda Gonzalez-Alcantar via teleconference.

Members absent: Ms. Rose Benavidez

Also present: Dr. Ricardo J. Solis, Ms. Mary Del Paz, Mr. Rick De La Garza, Dr. Brett Millan, Dr. Anahid Petrosian, Dr. Margo Vargas-Ayala, Dr. Rodney Rodriguez, Dr. Matt Hebbard, Dr. Jesus Campos, Mr. Nick Hinojosa, Mr. Jose Vela, Ms. Kelly Nelson, Mr. David Valdez, Ms. Monica Benitez, Mr. John Gates, Ms. Carolina Civarolo, Mr. Erick Diaz, Ms. Deyadira Leal, Ms. Olivia De La Rosa, Mr. Robert Pruneda, Mr. Huga H. Avila, Mr. Baldemar Quintero, Ms. Yesenia Tijerina, Mr. Octavio Cantu, Mr. Jose Tigue, Mr. Stephen Crum, Mr. Luis Silva, Dr. Marcos Silva, Ms. Francine Perez, Mr. Martin Villarreal, Ms. Gardenia Perez, Mr. Robert Gomez, Ms. Marcela Beas, Ms. Olivia De La Rosa, Mr. Michael Gillman via teleconference, Ms. Lynda Lopez, Mr. Andrew Fish, and Ms. Venisa Earhart.

Approval of August 12, 2025 Facilities Committee Meeting Minutes

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

1. August 12, 2025 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the August 12, 2025 as presented.

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

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

The motion carried.

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.

No action was needed on this item. It was presented for information purposes only.

**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.

No action was needed on this item. It was presented for information purposes only.

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of the color selections for the Pecan West Continuing Education and Testing Center Building A project as presented.

The Committee requested that renderings of the outside of the building be provided to the Board at the September Board meeting.

The motion carried.

Appendix A

Color Selections followed in the packet.

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. <table><tr><td>• Construction</td><td>\$650,000</td></tr><tr><td>• Design</td><td>65,000</td></tr><tr><td>• Miscellaneous</td><td>16,250</td></tr><tr><td>Total</td><td>\$731,250</td></tr></table> The funds are available in the Renewals & Replacements Fund for use in FY 2025 – 2026.	• Construction	\$650,000	• Design	65,000	• Miscellaneous	16,250	Total	\$731,250
• Construction	\$650,000								
• Design	65,000								
• Miscellaneous	16,250								
Total	\$731,250								
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 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.

The motion carried.

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
Responses Reviewed By	Representative from the Engineer, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B
Project Presentation followed in the packet.

Appendix C
Ranking and Evaluations of Respondents follow in the packet.

Appendix D
Fact Sheet followed in the packet.

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. <table><tr><td>• Construction</td><td>\$6,169,052.50</td></tr><tr><td>• Design</td><td>443,500.00</td></tr><tr><td>• Miscellaneous</td><td>131,000.00</td></tr><tr><td>• FFE</td><td>277,000.00</td></tr><tr><td>• Technology</td><td>277,000.00</td></tr><tr><td>Total</td><td>\$7,297,552.50</td></tr></table> The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.	• Construction	\$6,169,052.50	• Design	443,500.00	• Miscellaneous	131,000.00	• FFE	277,000.00	• Technology	277,000.00	Total	\$7,297,552.50
• Construction	\$6,169,052.50												
• Design	443,500.00												
• Miscellaneous	131,000.00												
• FFE	277,000.00												
• Technology	277,000.00												
Total	\$7,297,552.50												
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 Committee recommended 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.

The motion carried.

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 followed in the packet.

Appendix C
Ranking and Evaluations of Respondents followed in the packet.

Appendix D
Fact Sheet followed in the packet.

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 ○ Total Square Feet = 1,373 sq. ft. ○ 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. <table><tr><td>• Construction</td><td>\$125,000</td></tr><tr><td>• Design</td><td>12,500</td></tr><tr><td>• Miscellaneous</td><td>3,500</td></tr><tr><td>• FFE</td><td>10,320</td></tr><tr><td>• Technology</td><td>10,320</td></tr><tr><td>Total</td><td>\$161,640</td></tr></table> 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.	• Construction	\$125,000	• Design	12,500	• Miscellaneous	3,500	• FFE	10,320	• Technology	10,320	Total	\$161,640
• Construction	\$125,000												
• Design	12,500												
• Miscellaneous	3,500												
• FFE	10,320												
• Technology	10,320												
Total	\$161,640												

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

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.

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

The motion carried.

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
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Appendix B

Project Presentation followed in the packet.

Appendix C

Ranking and Evaluations of Respondents followed in the packet.

Appendix D

Fact Sheet followed in the packet.

**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 Documents	Appendix A – Current Budget Status 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.

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 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.

The motion carried.

Appendix A
Current Budget Status

Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$42,800.00	42,800.00	\$7,298.59	\$35,501.41	\$33,747.80	\$1,753.61

Appendix B
Photos followed in the packet.

Appendix C
Final Completion Letter followed in the packet.

Appendix D
Fact Sheet followed in the packet.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:52 p.m.

I certify that the foregoing are the true and correct Minutes of the September 9 2025 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

**ACTION ITEM II, Review and Recommend Action on Approval of Proposed District
Wide Building Names**

Purpose	To approve the proposed building names as presented.
Justification	The naming of buildings is necessary so that each building can be specifically identified for students, faculty, staff, and the public. It has been proposed that the names of some of the existing and new buildings should be changed to accurately identify their function(s).
Enclosed Documents	Appendix A – List of Proposed Building Names
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 proposed district wide building names as presented.



SOUTH TEXAS COLLEGE

DISTRICT WIDE New Proposed Building Names



PECAN CAMPUS KINESIOLOGY AND FITNESS CENTER BUILDING Q PROJECT LOCATION



PROJECT
LOCATION



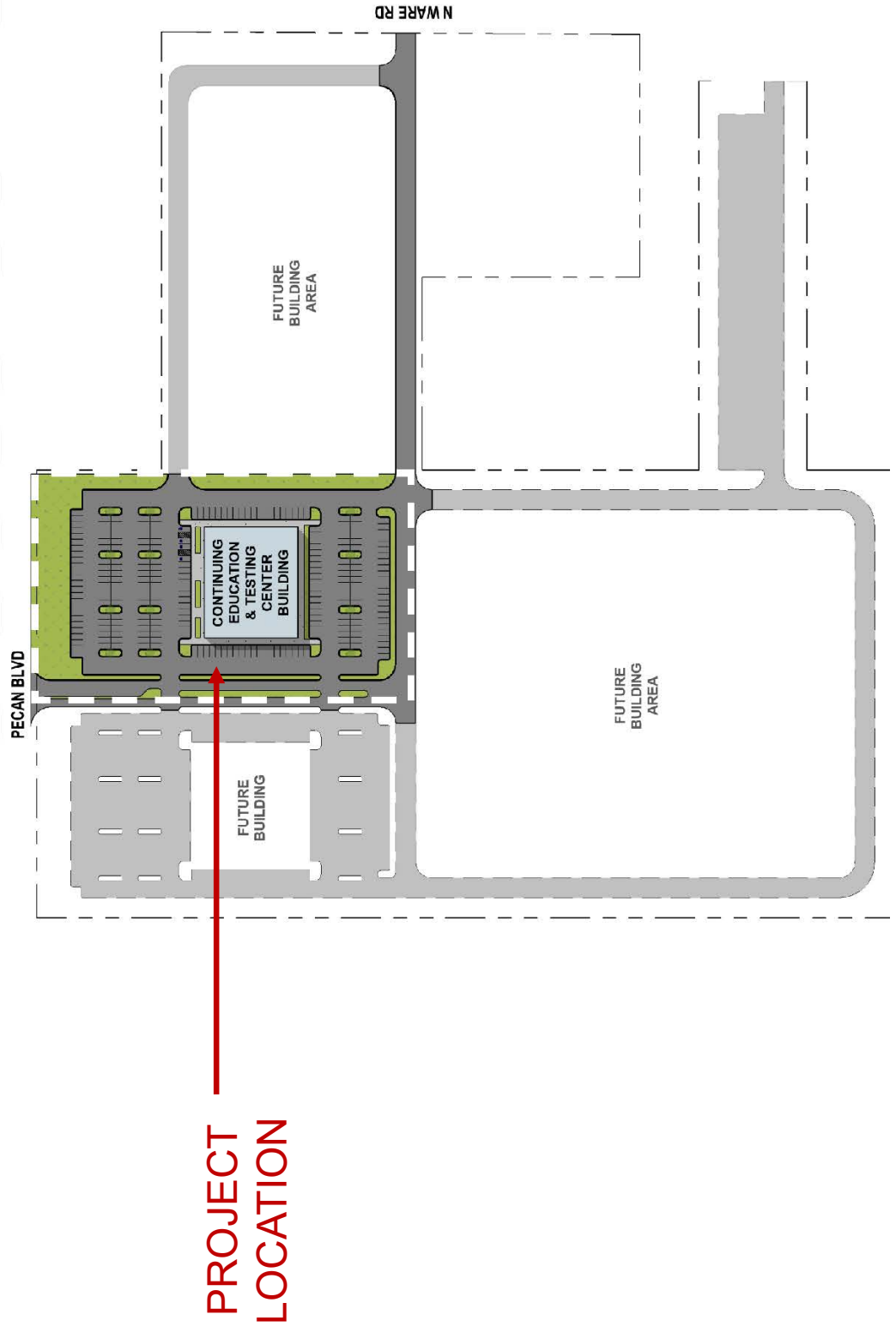


Kinesiology and Fitness Center Building Q

PECAN CAMPUS KINESIOLOGY
AND FITNESS CENTER
BUILDING Q
PROPOSED BUILDING NAME



PECAN WEST CONTINUING EDUCATION AND TESTING CENTER BUILDING A PROJECT LOCATION





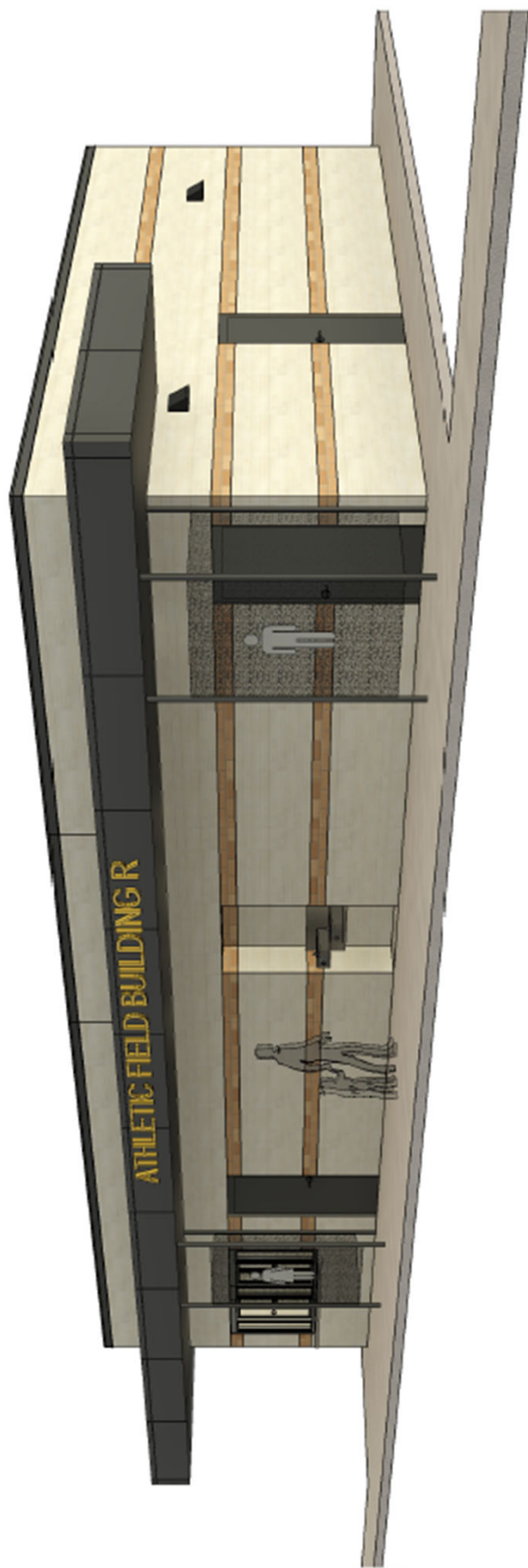
Continuing Education and Testing Center Building A

**PECAN WEST CONTINUING
EDUCATION AND TESTING CENTER
BUILDING A
PROPOSED BUILDING NAME**



PECAN CAMPUS ATHLETIC SUPPORT BUILDING R PROJECT LOCATION





Athletic Support Building R

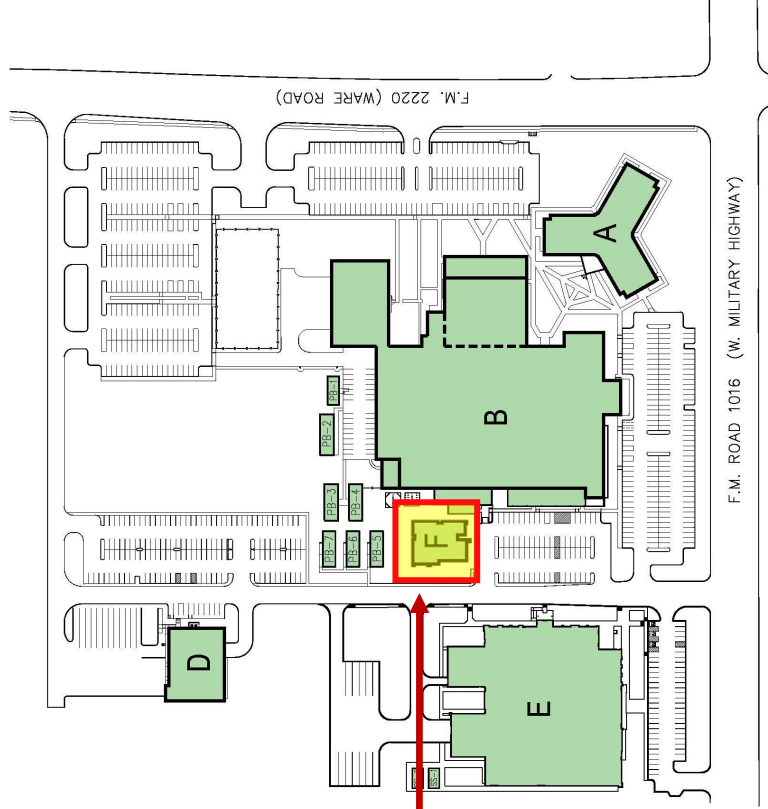
PECAN CAMPUS ATHLETIC
SUPPORT BUILDING R
PROPOSED BUILDING NAME



TECHNOLOGY CAMPUS WELDING TRAINING CENTER BUILDING F PROJECT LOCATION



PROJECT
LOCATION



TECHNOLOGY CAMPUS

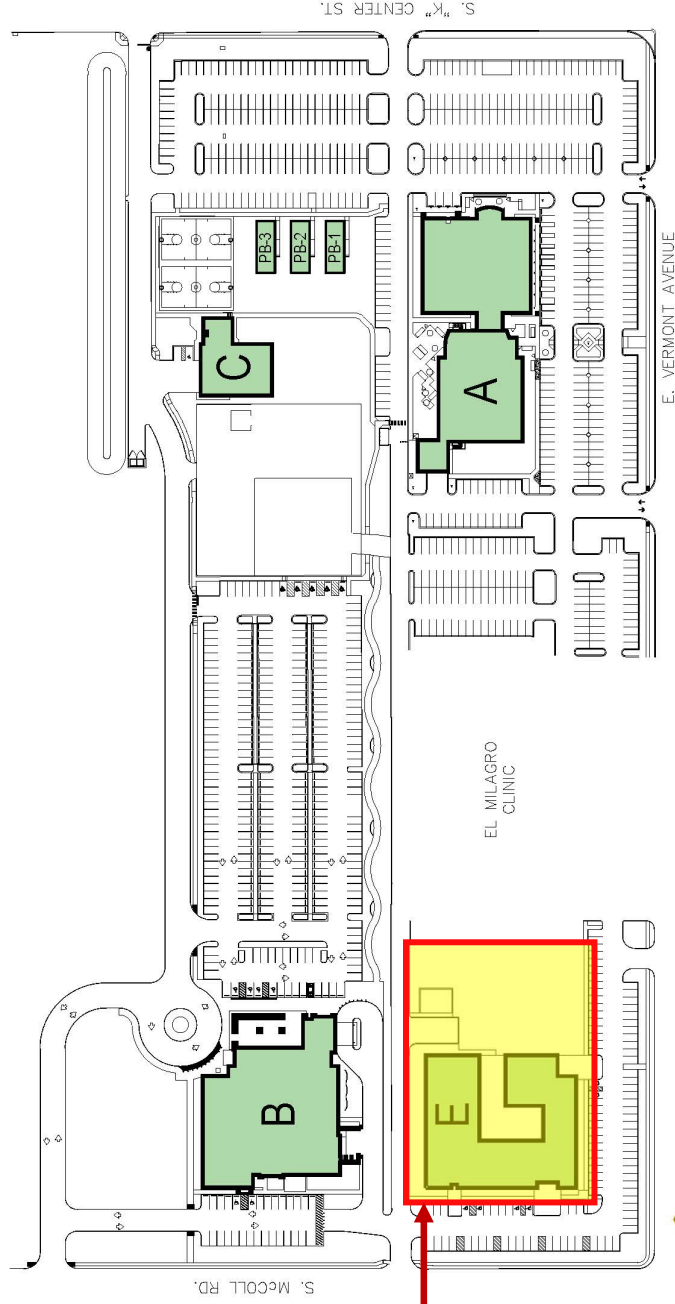


Welding Training Center Building F

TECHNOLOGY CAMPUS WELDING
TRAINING CENTER BUILDING F
PROPOSED BUILDING NAME



DR. RAMIRO R. CASSO HEALTH SCIENCE PROFESSIONS CAMPUS HEALTH SCIENCE PROFESSIONS AND EVENT CENTER BUILDING E PROJECT LOCATION



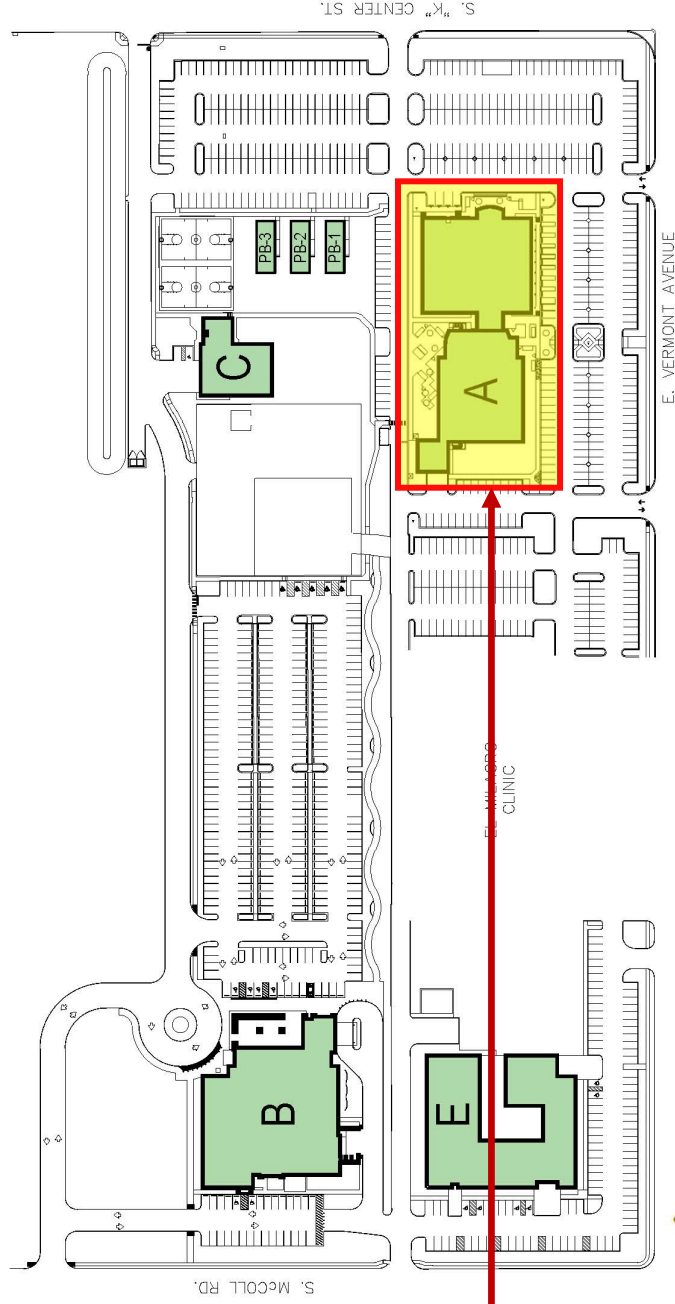


Health Science Professions and Event Center Building E

DR. RAMIRO R. CASSO HEALTH SCIENCE
PROFESSIONS CAMPUS
HEALTH SCIENCE PROFESSIONS AND
EVENT CENTER BUILDING E
PROPOSED BUILDING NAME



DR. RAMIRO R. CASSO HEALTH SCIENCE PROFESSIONS CAMPUS HSP EAST BUILDING A PROJECT LOCATION



PROJECT
LOCATION



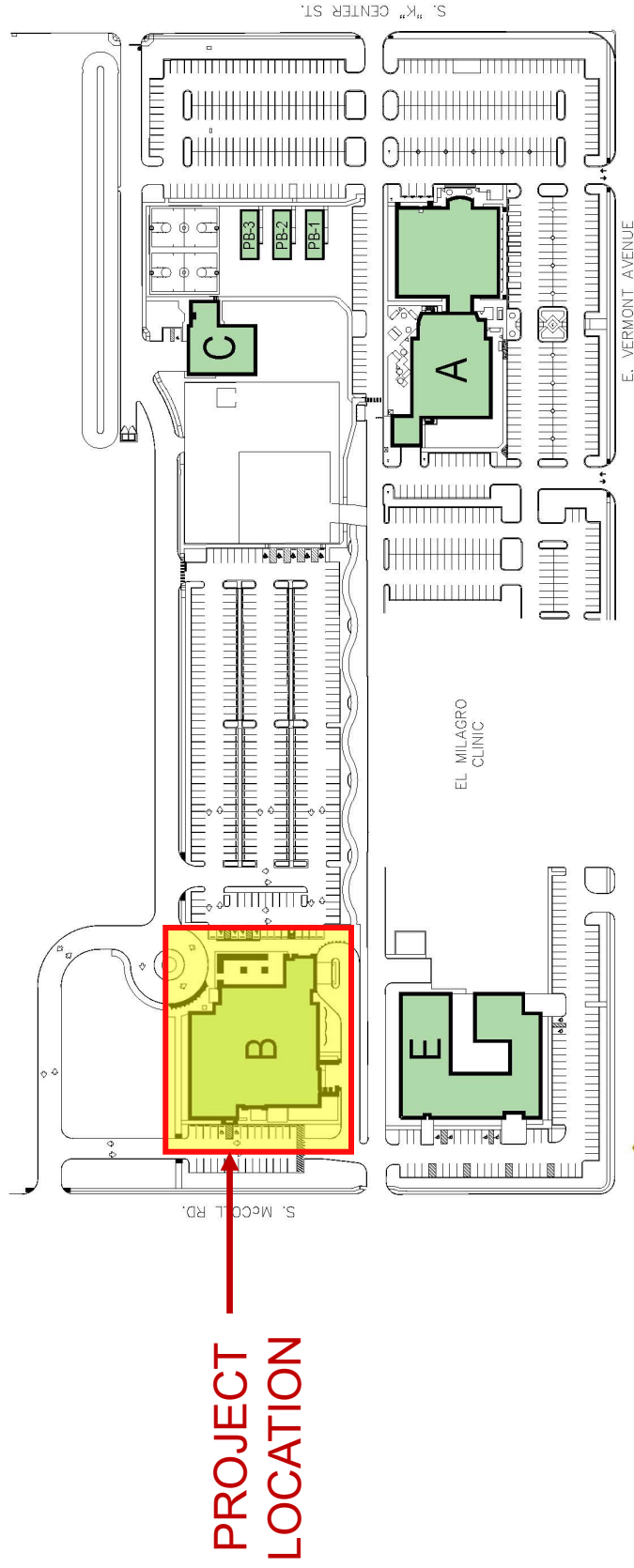


HSP East Building A

**DR. RAMIRO R. CASSO HEALTH SCIENCE
PROFESSIONS CAMPUS
HSP EAST BUILDING A
PROPOSED BUILDING NAME**



DR. RAMIRO R. CASSO HEALTH SCIENCE PROFESSIONS CAMPUS HSP WEST & SIMULATION CENTER BUILDING B PROJECT LOCATION



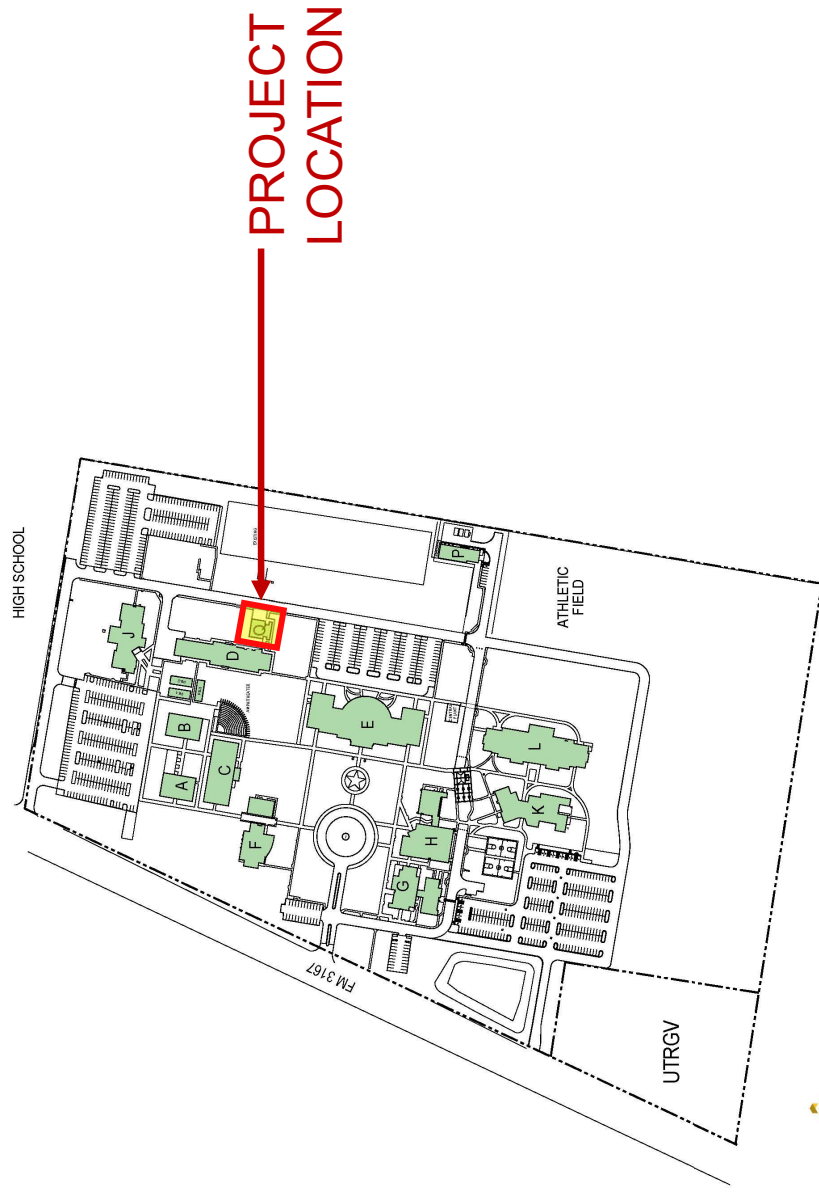


HSP West & Simulation Center Building B

DR. RAMIRO R. CASSO HEALTH SCIENCE
PROFESSIONS CAMPUS
HSP WEST & SIMULATION CENTER
BUILDING B
PROPOSED BUILDING NAME



STARR COUNTY CAMPUS AUTOMOTIVE TRAINING CENTER BUILDING Q PROJECT LOCATION



STARR COUNTY CAMPUS

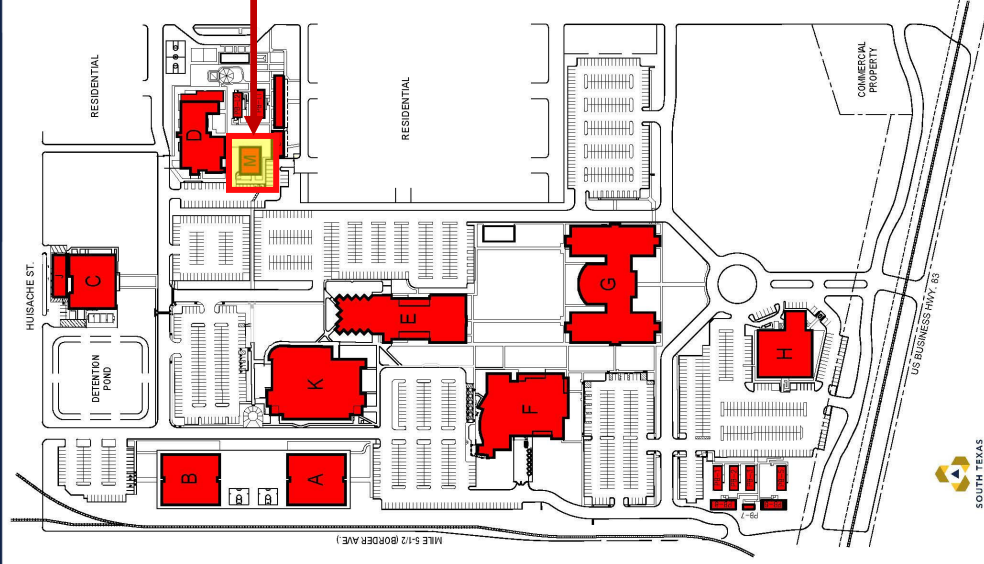


Automotive Training Center Building Q

**STARR COUNTY CAMPUS
AUTOMOTIVE TRAINING CENTER
BUILDING Q
PROPOSED BUILDING NAME**



MID VALLEY CAMPUS AUTOMOTIVE TRAINING CENTER BUILDING M PROJECT LOCATION



MID VALLEY CAMPUS

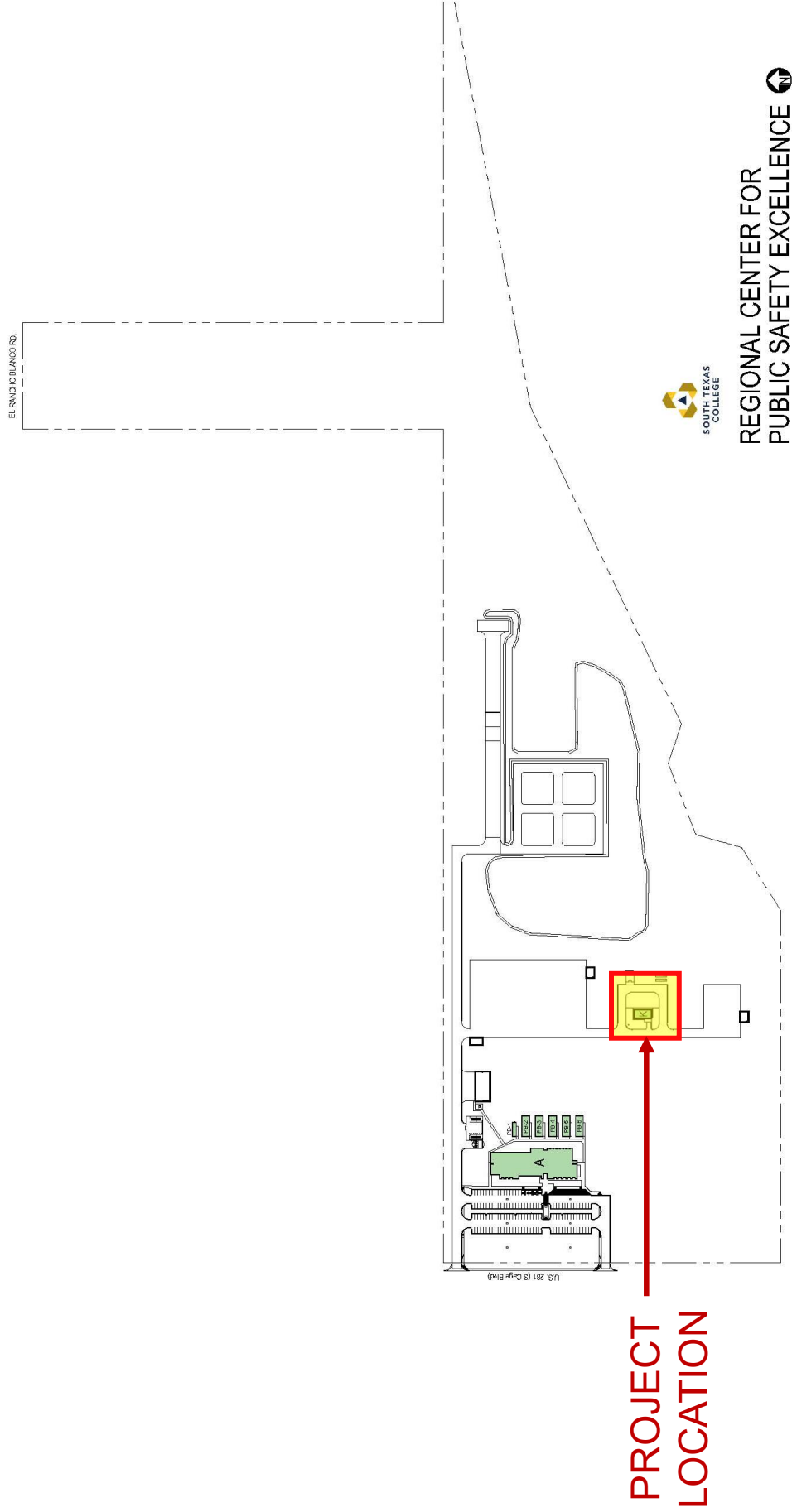


Automotive Training Center Building M

MID VALLEY CAMPUS
AUTOMOTIVE TRAINING CENTER
BUILDING M
PROPOSED BUILDING NAME



REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE RESIDENTIAL FIRE TRAINING STRUCTURE PROJECT LOCATION





Residential Fire Training Structure Building K

**REGIONAL CENTER FOR PUBLIC SAFETY
EXCELLENCE
RESIDENTIAL FIRE TRAINING
STRUCTURE BUILDING K
PROPOSED BUILDING NAME**



PECAN CAMPUS AND PECAN WEST BUILDING NAMES



PECAN CAMPUS

Name	
A,D,X	ANN RICHARDS ADMINISTRATION
B	ART
C	SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE
E	PHYSICAL PLANT
F	LIBRARY
G	BUSINESS AND SCIENCE
H	STUDENT ACTIVITIES CENTER
J	SOUTH ACADEMIC
K	STUDENT SERVICES
L	COOPER CENTER FOR PERFORMING ARTS
M	INFORMATION TECHNOLOGY
N	INSTITUTIONAL SUPPORT SERVICES
P	NORTH ACADEMIC HUMANITIES
Q	KINESIOLOGY AND FITNESS CENTER
QQ	FUTURE
R	ATHLETIC SUPPORT
S	FUTURE
T	SOCIAL SCIENCES
U	STUDENT UNION
V	STEM
W	FUTURE
Y	GENERAL ACADEMIC
Z	FUTURE

PECAN WEST

Name	
A	CONTINUING EDUCATION AND TESTING CENTER

PECAN PLAZA, TECHNOLOGY CAMPUS, AND HEALTH SCIENCE PROFESSIONS CAMPUS BUILDING NAMES



PECAN PLAZA

Name

A	HUMAN RESOURCES
B	EAST
C	WEST

TECHNOLOGY CAMPUS

Name

A	EMERGING TECHNOLOGIES
B	ADVANCED TECHNICAL CAREERS
C	FUTURE
D	SHIPPING AND RECEIVING
E	INSTITUTE FOR ADVANCED MANUFACTURING
F	WELDING TRAINING CENTER

DR. RAMIRO R. CASSO HEALTH SCIENCE PROFESSIONS CAMPUS

Name

A	NAH EAST HSP EAST
B	NAH WEST & SIMULATION CENTER HSP WEST & SIMULATION CENTER
C	PHYSICAL PLANT
D	FUTURE
E	HEALTH SCIENCE PROFESSIONS AND EVENT CENTER

STARR COUNTY CAMPUS BUILDING NAMES



STARR COUNTY CAMPUS

Name

A	ADMINISTRATION/BOOKSTORE
B	CENTER FOR LEARNING EXCELLENCE
C	NORTH ACADEMIC
D	WORKFORCE CENTER
E	SOUTH ACADEMIC
F	CULTURAL ARTS CENTER
G	STUDENT SERVICES
H	STUDENT ACTIVITIES CENTER
J	MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER
K	LIBRARY
L	HEALTH PROFESSIONS AND SCIENCES
M	FUTURE
N	FUTURE
P	PHYSICAL PLANT
Q	AUTOMOTIVE TRAINING CENTER

MID VALLEY CAMPUS AND REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE BUILDING NAMES



MID VALLEY CAMPUS

Name	
A	CENTER FOR LEARNING EXCELLENCE
B	NURSING AND ALLIED HEALTH
C	KINESIOLOGY AND RECREATIONAL CENTER
D	WORKFORCE CENTER
E	LIBRARY
F	STUDENT UNION
G	NORTH ACADEMIC
H	SOUTH ACADEMIC
J	PHYSICAL PLANT
K	HEALTH PROFESSIONS AND SCIENCES
L	CHILDCARE DEVELOPMENT CENTER
M	AUTOMOTIVE TRAINING CENTER
N	FUTURE
P	FUTURE
Q	FUTURE

REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE

Name	
A	REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
B	FUTURE
C	FUTURE
D	FUTURE
E	FUTURE
F	FUTURE
G	FUTURE
H	FUTURE
J	FUTURE
K	RESIDENTIAL FIRE TRAINING STRUCTURE

ACTION ITEM III, Review and Discussion on the Process for the Selection of On-Call Services from Architects and Engineers

Background

On September 9, 2025, the Facilities Committee requested information about procurement processes for on-call professional services. College staff have been reviewing the processes used by other local entities.

At the time of publication, this item was not ready for presentation to the Facilities Committee. College staff is still gathering the information requested, and will present this item at a future Facilities Committee meeting.

ACTION ITEM IV, Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Perimeter Fence

Purpose	To approve substantial completion of the project.
Justification	College staff visited the site and developed a construction punch list on October 6, 2025. Contractor: AJ3 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 AJ3 Construction, LLC. The original cost approved for this project was \$118,139.76.
Enclosed Documents	Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Letter Appendix D – Fact Sheet
Funding	The funds for the Regional Center for Public Safety Excellence Perimeter Fence Project 2022-009C 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 Committee recommend Board approval of substantial completion of the Regional Center for Public Safety Excellence Perimeter Fence project as presented.

Appendix A Current Budget Status

Regional Center for Public Safety Excellence Perimeter Fence					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$168,000.00	\$118,139.76	\$0	\$118,139.76	\$38,069.59	\$80,070.17

Appendix B Photos follow in the packet.

Appendix C

Substantial Completion Certificate follows in the packet.

Appendix D

Fact Sheet follows in the packet.

Regional Center for Public Safety Excellence Perimeter Fence



Regional Center for Public Safety Excellence Perimeter Fence



Substantial Completion Acceptance

Project Name: Regional Center for Public Safety Excellence Perimeter Fence

Project No.: 24-25-1018

Owner: South Texas College

Contractor: AJ3 Construction, LLC

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Construction of approximately 4,200 linear feet of a chain link perimeter fence along the south side property line of the Regional Center for Public Safety Excellence.

Effective Date of Acceptance: 10/6/2025

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

In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued under separate cover. It is expressly understood that the failure to include any items on such list (s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the Contract, the Date of Substantial Completion is that Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

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

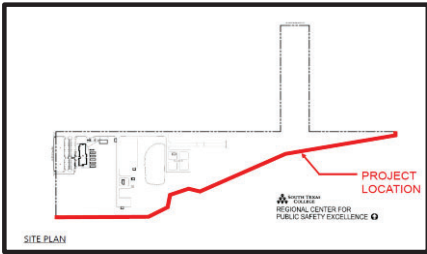
The Contractor shall complete/correct the items identified on the punch list(s) within		30
Calendar days from the Effective Date of this Acceptance.		
Printed Name and Title	Signature	Date

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

With the exception of those items noted on the attached "punch list(s)", the Owner accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.		
Ricardo de la Garza		10/6/2025
Printed Name and Title	Signature	Date



Project Fact Sheet
10/3/2025

Project Name: Regional Center for Public Safety Excellence - Perimeter Fence				Project No. 2022-009C			
Funding Source(s): Unexpended Plant Fund							
		FY 23-24		FY 24-25			
	Total		Variance of		Variance of		
	Project Budget	FY 23-24	Actual	Project Budget	FY 23-24	Actual	
		Project Budget	Expenditures	vs. Actual	Project Budget	Expenditures	
					Project Budget	Actual Expenditures	
Construction:	\$ 168,000.00	\$ 168,000.00	\$ -	\$ 168,000.00	\$ 168,000.00	\$ 38,069.59	
Design	5,000.00	5,000.00	-	5,000.00	5,000.00	-	
Miscellaneous:	20,000.00	20,000.00	-	20,000.00	19,500.00	502.12	
FFE:	-	-	-	-	-	-	
Technology:	-	-	-	-	-	-	
Total:	\$ 193,000.00	\$ 193,000.00	\$ -	\$ 193,000.00	\$ 192,500.00	\$ 38,571.71	
Project Team				Board Status			
Approval to Solicit Architect/Engineer: N/A		<u>Board Approval of Schematic Design</u> N/A <u>Substantial Completion</u> TBD <u>Final Completion</u> TBD		Contract Amount		Actual Expenditures	Variance
Architect/Engineer: N/A				Vendor			
Contractor: AJ3 Construction LLC				AJ3 Construction LLC	\$ 118,139.76	\$ -	\$ 118,139.76
STC FPC Project Manager: David Valdez				<u>Board Acceptance</u> TBD			
				<u>Board Acceptance</u> TBD			
Project Description				Project Scope			
Add perimeter fence along the West and South Side of the Regional Center for Public Safety Property				Construction of approximately 4,200 linear feet of 8 foot height chain link perimeter fence along the south side of the Regional Center for Public Safety Excellence.			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
N/A	N/A	N/A	4/8/2025	5/28/2025	10/28/2025	11/27/2025	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction		Design	Miscellaneous		FFE	Technology
2024-25	\$ 38,069.59	\$ -	\$ 502.12	\$ -	\$ -	\$ -	\$ 38,571.71
Project Total	\$ 38,069.59	\$ -	\$ 502.12	\$ -	\$ -	\$ -	\$ 38,571.71
Current Agenda Item							
10/14/2025 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Perimeter Fence							
 SITE PLAN							
Proposed Layout							

FPC Project Manager David A. Valdez

FPC Director Robert S. Doney FPC Executive Director Rafael

ACTION ITEM V, Review and Recommend Action on Amended Lease Agreement with P&N Shah Family, L.P. for the Cosmetology Program

Purpose To approve a facility lease addendum with P&N Shah Family, L.P. for additional space.

Justification On April 25, 2023, the Board of Trustees authorized a facility lease addendum with P&N Shah Family, L.P. for the College’s Cosmetology program. This space provided for specific needs including general classrooms, student common area, cosmetology labs, office spaces, and a dispensary/storage area on site.

Since that time, the STC Cosmetology has thrived in that space, and could benefit from an expansion on site, while the College continues its plans to renovate space at the STC Pecan Plaza.

The program currently serves three active student cohorts, totaling 39 students and up to 45 (15 per cohort). The cosmetology program has been extremely successful, filling up cohorts within a matter of days of opening enrollment. Program growth has reached a point where the primary barrier to expansion is the limited space provided in the current lease. Additionally, due to limited space within the leased facility, the program has been utilizing an off-site storage unit at a cost of \$3,504 annually to store program supplies and equipment.

The program has identified three additional rooms at the existing facility that would directly support program operations, student learning, and faculty needs.

The additional spaces are available as follows:

Room Details and Proposed Use

Room	Square Footage	Intended Use
Room 1	227 sq. ft.	Relocate student open lab and include a student dining area; previous open lab repurposed as adjunct faculty office
Room 2	237 sq. ft.	Additional on-site storage adjacent to existing dispensary; consolidate current lab storage, which will be converted into a faculty office
Room 3	359 sq. ft.	Additional classroom

The lessor will renovate existing spaces to make them generally ready for the College, including new entrance doors, removing unnecessary furniture and cabinets, and repainting walls.

The total additional spaces would increase our footprint by 823 square feet. The proposed lease provides these additional spaces at \$1.75 per rentable square foot per month, which reflects an increase of \$17,283 per year.

If the Board approves this addendum, the total facilities lease agreement would cost \$125,643.00 per year.

The additional space will also allow the College to eliminate an off-site storage lease, saving \$3,504 per year.

Administration has confirmed this expansion will strengthen the cosmetology program by improving operational efficiency, increasing instructional and support capacity, and enhancing both the student and faculty experience. The additional lease costs remain within the program's budget capacity, making this a fiscally responsible proposal that directly benefits student success and program quality.

The addendum would extend the current lease and new cost through December 31, 2028, after which renewal terms may be considered.

The proposed lease amendment has been reviewed by Administration and legal counsel and is recommended for Board approval.

Enclosed Documents

None.

Staff Resource

Dr. Anahid Petrosian, Vice President and Provost for Academic Affairs and Economic Development
Mr. Jose Vela, Point of Contact, Technology Campus
Ms. Carla Balleza, Cosmetology Program Chair

Recommendation

Administration requests the Committee recommend Board approval of the facility lease addendum with P&N Shah Family, L.P. for the use of additional spaces at the Shah Eye Center facility for the period as presented.

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

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

Appendix A

Capital Improvement Projects Milestones follows in the packet.

Appendix B

Budget Report follows in the packet.

Appendix C

Capital Improvement Projects Overview follows in the packet.

Appendix D

Renewals & Replacements Projects Overview follows in the packet.

Appendix E

Outstanding Issues follows in the packet.

FY 2025 - 2026 Capital Improvement Projects Project Milestone with Board Approved Dates

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Pecan Campus								
1	Pecan Campus Kinesiology Bldg Q Phase I	MV	Boultinghouse Simpson Gates Architects 6/28/22	6/27/2023	3/25/2025	6/17/2025	7/28/2026	8/25/2026
2	Cooper Center for Performing Arts Bldg L Expansion and Renovations for the Music and Dance Programs	MV	Brown Reynolds Watford Architects 6/28/22	10/31/2023	11/19/2024	1/13/2025	5/26/2026	6/23/2026
3	Business and Science Bldg G Engineering Lab Renovation	DV	Sam Garcia Architects 1/28/2025	5/25/2025	11/24/2025	12/8/2025	5/26/2026	6/23/2026
4	Student Services Building K Renovation	DV	Sam Garcia Architects 1/28/2025	7/22/2025	2/24/2026	8/24/2026	9/22/2026	10/27/2026
6	Athletic Field Building R Improvements	KN	3/25/2025	8/12/2025	12/9/2025	1/26/2026	7/26/2026	8/27/2026
7	Institutional Support Services Building N Expansion	MV	6/24/2025	1/27/2026	5/26/2026	6/24/2026	6/25/2027	7/29/2027
8	Pecan Campus North Academic Humanities Bldg. P Faculty & Staff office Renovation	MV	TBD	TBD	TBD	TBD	TBD	TBD
9	Pecan Campus North Academic Humanities Bldg. P for Accounts Receivable and Grand Accounting Departments	MV	TBD	TBD	TBD	TBD	TBD	TBD

**FY 2025 - 2026 Capital Improvement Projects
Project Milestone with Board Approved Dates**

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Pecan West								
10	Continuing Education Bldg A	DV	ERO Architects 12/6/2024	6/25/2024	E-Con Group, LLC. 1/28/2025	3/27/2025	5/28/2026	6/28/2026
11	Parking & Site Improvements	DV	Perez Consulting Engineers 1/31/2023	N/A	GST Construction, Inc. 1/28/2025	4/3/2025	Contingent on Building Project	Contingent on Building Project
Pecan Plaza								
12	Human Resources Building A Renovation	KN	6/23/2026	10/27/2026	4/27/2027	5/27/2027	5/30/2028	6/27/2028
13	East Building B Renovation for Cosmetology	KN	9/23/2025	1/27/2026	7/28/2026	8/6/2026	8/31/2027	9/28/2027
14	East Building B Department of Public Safety Expansion	KN	9/23/2025	1/27/2026	7/28/2026	8/6/2026	8/31/2027	9/28/2027
15	West Building C Folkorico Renovation	KN	TBD	TBD	TBD	TBD	TBD	TBD
Technology Campus								
16	Truck Driving Range Canopy	TBD	TBD	TBD	TBD	TBD	TBD	TBD
17	Advanced Technical Careers Building B Automotive Lab Exhaust System	TBD	TBD	TBD	TBD	TBD	TBD	TBD

**FY 2025 - 2026 Capital Improvement Projects
Project Milestone with Board Approved Dates**

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Nursing & Allied Health Campus								
18	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	MV	11/26/2024	4/22/2025	9/23/2025	10/22/2025	4/28/2026	5/26/2026
19	East Building A Breakroom and Offices Expansion Renovation	TBD	TBD	TBD	TBD	TBD	TBD	TBD
20	Regional Workforce Development Healthcare Center Building E Renovation	DV	TBD	TBD	TBD	TBD	TBD	TBD
21	East Building A Community Pharmacy Lab	MV	11/26/2024	4/22/2025	9/23/2025	10/22/2025	4/28/2026	5/26/2026
Starr County Campus								
22	Physical Plant Building P Additional Pole Lights	TBD	TBD	TBD	TBD	TBD	TBD	TBD
23	Exterior Solar Panels Structures	TBD	TBD	TBD	TBD	TBD	TBD	TBD

**FY 2025 - 2026 Capital Improvement Projects
Project Milestone with Board Approved Dates**

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Regional Center for Public Safety Excellence								
24	F.L.A.G. Training Area Gas Supply Line	TBD	TBD	TBD	TBD	TBD	TBD	TBD
25	Emergency Response Support Facility	TBD	TBD	TBD	TBD	TBD	TBD	TBD
26	Obstacle Course and Fitness Trail	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Higher Education Center La Joya								
27	Welding Lab Relocation	TBD	TBD	TBD	TBD	TBD	TBD	TBD
District Wide								
28	Facility Signage	DV	N/A	6/24/2025	10/28/2025	11/24/2025	4/28/2026	5/28/2026
29	Entry Monument Signs	KN	N/A	2/25/2025	11/25/2025	12/28/2025	6/23/2026	7/23/2026
30	Interior Facility Signage	KN	N/A	2/25/2025	1/27/2025	2/9/2025	8/25/2026	9/22/2026

Red text signifies projected dates

South Texas College
Construction Projects Presented to Board of Trustees Report
Fiscal Year 2025-2026
As of September 30, 2025

Total Project Budget Summary	FY25 Unexpended Plant Fund	FY25 Renewal & Replacement Plant Fund
FY 2026 Total Construction Project Budget	\$ 51,750,917.00	\$ 16,616,504.00
Budget Amendment		
Prior to FY 2026 Approved Projects	\$ 6,557,100.00	\$ 886,178.00
FY 2026 Proposed and Approved Projects	\$ 265,320.00	\$ 1,753.61
FY 2026 Proposed Projects for the Month of September 2025	\$ -	\$ -
FY 2026 Total Project Estimated Budget Balance	\$ 44,928,497.00	\$ 15,728,572.39

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 23, 2025			
	NAH Campus - Renaming from Dr. Ramiro R. Casso Nursing and Allied Health Campus To Dr. Ramiro R. Casso Health Science Professions Campus		
	Pecan Campus - Color Selection for Pecan West Continuing Education and Testing Center Building A		
*2024-010R	Pecan Campus - Construction Services above-Ground Piping System for Physical Plant Building E Cooling Tower (Project cost \$731,250 / Johnson Controls Inc. \$886,178)		\$ 886,178.00
*2023-020C	NAH Campus - Construction Service for the Dr. Ramiro R. Casso Nursing and Allied Health - Health Science Professions Building E (Project cost \$7,297,552.50/ Tri-Gen Cosntruction LLC \$6,557,100)	\$ 6,557,100.00	
*2023-003C	NAH Campus - Construction Service for Renovation of Radiology Lab to Multipurpose Skills Lab for the Dr. Ramiro R. Casso Nursing and Allied Health - East Building A (Project cost \$161,640.00 / CRC Development & Construction Co.)		
*2025-005C	NAH Campus - Construction Service for Renovation of Radiology Lab to Community Pharmacy Lab for the Dr. Ramiro R. Casso Nursing and Allied Health - East Building A (Project cost \$355,607 / CRC Development & Construction CO., LLC \$265,320)	\$ 265,320.00	
*2025-027R	Technology Campus - Final Completion of Atrium Ceiling Repairs for Advanced Technical Careers Building B (Original Cost \$42,800 less change orders \$7,298.59 total project cost \$35,501.41 /Outstanding payment \$1,753.61)		\$ 1,753.61
*2024-005C	Pecan Plaza - Contracting Architectural Services for Renovation for Cosmetology and Police Department at East Building B - (Project cost \$6,664,135.00)		
Total Board Approval on September 2025		\$ 6,822,420.00	\$ 887,931.61
Total FY26 Board Approved Projects		\$ 6,822,420.00	\$ 887,931.61

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

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2025 - 2026																		
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2526 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Pecan Campus																		
1	Library Building F Space Modifications	DV					●					\$ 192,000.00	\$ -	\$ 192,000	\$ 192,000.00	Low	N/A	O&M
2	Pecan Campus Kinesiology Building Q Phase I	MV					●					\$ 7,118,000.00	\$ 1,399,465.53	\$ 5,718,534	\$ 7,118,000.00	High	Boultinghouse Simpson Gates Architects	Tri-Gen Construction
3	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV					●					\$ 5,996,600.00	\$ 3,025,048.31	\$ 2,971,552	\$ 5,996,600.00	High	BRW Architects	Peacock Construction
4	North Academic Humanities Building P Renovations for Account Receivable and Grant	TBD				●						\$ 94,500.00	\$ -	\$ 94,500	\$ 94,500.00	Low	TBD	TBD
5	Student Services Building K Renovations	DV			●							\$ 2,419,584.00	\$ 37,811.12	\$ 2,381,773	\$ 2,419,584.00	Low	Sam Garcia Architects	TBD
6	Business and Science Building G Engineering Lab Renovation	DV			●							\$ 466,500.00	\$ 9,523.12	\$ 456,977	\$ 466,500.00	Low	Sam Garcia Architects	TBD
7	Athletic Field Improvements	KN				●						\$ 28,000.00	\$ 26,639.89	\$ 1,360	\$ 28,000.00	Low	N/A	TBD
8	Institutional Support Services Building N Expansion	MV			●							\$ 1,085,032.00	\$ 26,639.89	\$ 1,058,392	\$ 1,085,032.00	Low	BRW Architects	TBD
9	Athletic Field Building R	KN			●							\$ 554,600.00	\$ 4,738.50	\$ 549,862	\$ 554,600.00	Low	TBD	Negrete
10	North Academic Humanities Building P Faculty and Staff Office Renovation	TBD	●									\$ 61,680.00	\$ -	\$ 61,680	\$ 61,680.00	Low	TBD	TBD
11	North Academic Humanities Building P VPFA\$ Expansion	TBD	●									\$ 21,520.00	\$ -	\$ 21,520	\$ 21,520.00	Low	TBD	TBD
Pecan Campus Subtotal												\$ 18,038,016	\$ 4,529,866	\$ 13,508,150	\$ 18,038,016			
Pecan West																		
12	Pecan West Continuing Education Building A & Testing Center Addition	DV					●					\$ 7,625,000.00	\$ 2,404,018.53	\$ 5,220,981	\$ 7,625,000.00	High	ERO Architects	ECON
13	Pecan West Continuing Education Parking & Site Improvements	DV					●					\$ 2,470,245	\$ 643,253	\$ 1,826,992	\$ 2,470,245	High	Perez Consulting Engineers	GST Construction, Inc.
Pecan West Subtotal												\$ 10,095,245	\$ 3,047,272	\$ 7,047,973	\$ 10,095,245			

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2025 - 2026																		
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2526 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Pecan Plaza																		
14	Human Resources Building A Renovation	KN	●									\$ 546,000.00	\$ -	\$ 546,000	\$ 546,000.00	Low	TBD	TBD
15	East Building B Renovation for Cosmetology	KN			●							\$ 311,446.00	\$ 491.62	\$ 310,954	\$ 311,446.00	Low	ERO Architects	TBD
16	East Building B Department of Public Safety Expansion	KN			●							\$ 155,525.00	\$ -	\$ 155,525	\$ 155,525.00	Low	ERO Architects	TBD
17	West Building C Folkorico Renovation	KN	●									\$ 86,000.00	\$ -	\$ 86,000	\$ 86,000.00	Low	TBD	TBD
Pecan Plaza Subtotal												\$ 1,098,971	\$ 492	\$ 1,098,479	\$ 1,098,971			
Technology Campus																		
18	Truck Driving Range Canopy	MV	●									\$ 87,000	\$ -	\$ 87,000	\$ 87,000.00	Low	TBD	TBD
19	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									200,500	\$ -	\$ 200,500	\$ 200,500.00	Low	TBD	TBD
Technology Campus Subtotal												\$ 287,500	\$ -	\$ 287,500	\$ 287,500			
Dr. Ramiro R. Casso Health Science Professions Campus																		
20	Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	MV					●					\$ 186,270.00	\$ 11,420.21	\$ 174,850	\$ 186,270.00	Low	Boultinghouse Simpson Gates Architects	CRC Development
21	Health Science Professions Campus East Building A Breakroom and Offices Expansion Renovation	TBD	●									\$ 142,450.00	\$ -	\$ 142,450	\$ 142,450.00	Low	TBD	O&M
22	Health Science Professions Campus Building E Renovation	DV					●					\$ 5,294,405.00	\$ 408,875.38	\$ 4,885,530	\$ 5,294,405.00	High	ERO Architects	Tri-Gen Construction
23	Health Science Professions Campus East Building A Community Pharmacy Lab	MV					●					\$ 398,906.00	\$ 23,570.19	\$ 375,336	\$ 398,906.00	High	Boultinghouse Simpson Gates Architects	Tri-Gen Construction
Health Science Professiona Campus Subtotal												\$ 6,022,031	\$ 443,866	\$ 5,578,165	\$ 6,022,031			
Starr County Campus																		
24	Physical Plant Building P Additional Pole Lights	TBD	●									\$ 73,000	\$ -	\$ 73,000	\$ 73,000.00	Low	TBD	TBD
25	Exterior Solar Panels Structures	TBD	●									\$ 346,250	\$ -	\$ 346,250	\$ 346,250.00	Low	TBD	TBD
Starr County Campus Subtotal												\$ 419,250	\$ -	\$ 419,250	\$ 419,250			

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2025 - 2026																		
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2526 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Regional Center for Public Safety Excellence																		
27	F.L.A.G. Training Area Gas Supply Line	TBD	●									\$ 24,000	\$ -	\$ 24,000	\$ 24,000.00	Low	TBD	TBD
28	Emergency Response Support Facility	TBD	●									\$ 181,600	\$ -	\$ 181,600	\$ 181,600.00	Low	TBD	TBD
29	Obstacle Course and Fitness Trail	TBD	●									\$ 219,500	\$ -	\$ 219,500	\$ 219,500.00	Low	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 425,100	\$ -	\$ 425,100	\$ 425,100			
Higher Education Center La Joya																		
30	Welding Lab Relocation Relocate existing Welding Lab structure	MV	●									\$ 300,000	\$ -	\$ 300,000	\$ 300,000	Low	TBD	TBD
Higher Education Center La Joya Subtotal												\$ 300,000	\$ -	\$ 300,000	\$ 300,000			
District Wide																		
31	Outdoor Furniture	TO	●									\$ 50,000.00	\$ -	\$ 50,000	\$ 50,000.00	Low	N/A	TBD
32	Renovation and Contingencies	N/A										\$ 948,750.00	\$ -	\$ 948,750	\$ 948,750.00	N/A	N/A	TBD
33	Land	N/A										\$ 3,000,000.00	\$ -	\$ 3,000,000	\$ 3,000,000.00	N/A	N/A	N/A
34	Campus Master Plan	N/A	●									\$ 375,000.00	\$ -	\$ 375,000	\$ 375,000.00	Low	N/A	TBD
35	Facility Signage	DV				●						\$ 750,000.00	\$ -	\$ 750,000	\$ 750,000.00	Low	N/A	TBD
36	Removal of Existing Trees Removal of any existing trees for all campuses.	N/A										\$ 25,900.00	\$ -	\$ 25,900	\$ 25,900.00	Low	N/A	N/A
37	Project Cost Control Reserve	N/A	●									\$ 8,625,154.00	\$ -	\$ 8,625,154	\$ 8,625,154.00	High	N/A	N/A
38	Entry Monument Signs	KN			●							\$ 1,040,000.00	\$ -	\$ 1,040,000	\$ 1,040,000.00	High	N/A	TBD
39	Interior Facility Signage	KN			●							\$ 250,000.00	\$ -	\$ 250,000	\$ 250,000.00	High	N/A	N/A
District Wide Subtotal												\$ 15,064,804	\$ -	\$ 15,064,804	\$ 15,064,804			
Totals			16	0	8	3	8	0	0	0	0	\$ 51,750,917	\$ 8,021,496	\$ 43,729,421	\$ 51,750,917			

South Texas College
Renewal and Replacement Projects
Project Status
FY 2025 - 2026

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2526 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Pecan Campus																		
1	Stucco Repainting Phase II - M, N, and T	KN					●					\$ 503,000	\$ 97,234.09	\$ 405,766	\$ 10,000.00	Low	N/A	Terra Fuerte
2	Library Building F Exterior Building Envelope Repairs	DV			●							\$ 125,000	\$ -	\$ 125,000	\$ 140,000.00	High	TBD	TBD
3	Stucco Repainting Phase II - L	KN					●					\$ 22,774	\$ 17,426.80	\$ 5,347	\$ 4,000.00	Low	N/A	Terra Fuerte
4	HVAC Replacements Phase II - PCN Bldg. G	MV			●							\$ 529,000	\$ 174.38	\$ 528,826	\$ 880,500.00	Low	Sigma	TBD
5	HVAC Replacements Phase II - PCN Bldg. H	MV			●							\$ 529,000	\$ 174.37	\$ 528,826	\$ 880,500.00	Low	Sigma	TBD
6	HVAC Replacements Phase II - PCN Bldg. X	MV			●							\$ 133,000	\$ 174.37	\$ 132,826	\$ 220,500.00	Low	Sigma	TBD
7	HVAC Replacements Phase II - PCN Bldg. K	MV	●									\$ 133,000	\$ -	\$ 133,000	\$ 222,000.00	Low	TBD	TBD
8	HVAC Replacements Phase II - PCN Bldg. C	MV	●									\$ 397,000	\$ -	\$ 397,000	\$ 662,000.00	Low	TBD	TBD
9	HVAC Replacements Phase II - PCN Bldg. F	MV	●									\$ 265,000	\$ -	\$ 265,000	\$ 442,000.00	Low	TBD	TBD
10	Physical Plant Building E Cooling Tower Above Ground Piping System	MV				●						\$ 820,000	\$ 40,946.32	\$ 779,054	\$ 749,020.00	High	DBR	TBD
11	Business and Science Building G Data Cabling Infrastructure Replacement	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	Low	N/A	TBD
12	Student Activities Building H Data Cabling Infrastructure Replacement	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	Low	N/A	TBD
13	Social Science Building T Second Classroom and Conference Room Upgrades	DV	●									\$ 500,000	\$ -	\$ 500,000	\$ 560,000	Low	TBD	TBD
14	Stucco Repainting Phase III - Bldg E,F,G,J,K,H and X	KN	●									\$ 701,000	\$ -	\$ 701,000	\$ 701,000	Low	N/A	TBD
Pecan Campus Subtotal												\$ 4,817,774	\$ 156,130	\$ 4,661,644	\$ 5,631,520			

South Texas College
Renewal and Replacement Projects
Project Status
FY 2025 - 2026

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2526 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Mid Valley Campus																		
15	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas (Phase II)	DV					●					\$ 1,730,000	\$ 1,021,654.37	\$ 708,346	\$ 688,412.00	Low	Milnet Architectural Services	Rio United Builders
16	HVAC Replacements Phase I - MVC Bldg. E	MV					●					\$ 778,780	\$ 34,743.49	\$ 744,037	\$ 720,564.00	Low	Ethos	JCI
17	HVAC Replacements Phase I - MVC Bldg. F	MV					●					\$ 389,330	\$ 17,490.85	\$ 371,839	\$ 360,232.00	Low	Ethos	JCI
18	HVAC Replacements Phase I - MVC Bldg G	MV					●					\$ 1,362,890	\$ 60,619.96	\$ 1,302,270	\$ 1,260,859.00	Low	Ethos	JCI
19	Resurfacing of Parking Lot 2 Resurfacing of Lot #2	TBD	●									\$ 138,000	\$ -	\$ 138,000	\$ 115,000.00	Low	TBD	TBD
20	Building A and B Canopy Fabric Replacement	TBD	●									\$ 60,000	\$ -	\$ 60,000	\$ 50,000.00	Low	N/A	TBD
21	Repainting of Perimeter Fence	TBD	●									\$ 48,000	\$ -	\$ 48,000	\$ 50,000.00	Low	N/A	TBD
22	Replacement of Perimeter Fence	TBD	●									\$ 54,000	\$ -	\$ 54,000	\$ 45,000.00	Low	N/A	TBD
23	Resurfacing of Parking Lot 7	TBD	●									\$ 360,000	\$ -	\$ 360,000	\$ 300,000.00	Low	TBD	TBD
Mid Valley Campus Subtotal												\$ 4,921,000	\$ 1,134,509	\$ 3,786,491	\$ 3,590,067			
Technology Campus																		
24	Replacement of Existing Perimeter Fence & Regrading of Existing Swales	TBD	●									\$ 90,000	\$ -	\$ 90,000	\$ 75,000.00	Low	TBD	TBD
25	Institute for Advanced Manufacturing Building E Ceiling Liner Replacement	TBD	●									\$ 96,000	\$ -	\$ 96,000	\$ 80,000.00	Low	TBD	TBD
Technology Campus Subtotal												\$ 186,000	\$ -	\$ 186,000	\$ 155,000			
Dr. Ramiro R. Casso Health Science Professions Campus																		
26	NAH East Building A Westside Window Waterproofing Repairs	TBD	●									\$ 80,000	\$ -	\$ 80,000	\$ 90,000.00	Low	TBD	TBD
27	NAH East Building A Westside Elevators Repairs	O&M		●								\$ 250,000	\$ -	\$ 250,000	\$ 350,000.00	Medium	N/A	TBD
Health Science Professiona Campus Subtotal												\$ 330,000	\$ -	\$ 330,000	\$ 440,000			

South Texas College
Renewal and Replacement Projects
Project Status
FY 2025 - 2026

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2526 Budget	Priority Status	Architect/ Engineering Firm	Contractor
Starr County Campus																		
28	Stucco Repainting Phase II: Bldg D,F,J	KN					●					\$ 253,000	\$ -	\$ 253,000	\$ 24,000.00	Low	N/A	Terra Fuerte
29	Administration/Bookstore: Bldg A Data Cabling Infrastructure Replacement	DV					●					\$ 60,000	\$ 15,644.69	\$ 44,355	\$ 50,000.00	Low	TBD	TBD
30	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	DV					●					\$ 60,000	\$ 15,644.69	\$ 44,355	\$ 50,000.00	Low	TBD	TBD
31	North Academic Building C Data Cabling Infrastructure Replacement	DV					●					\$ 60,000	\$ 39,146.48	\$ 20,854	\$ 50,000.00	Low	TBD	TBD
32	Booster Pumps Panel Replacement	TBD	●									\$ 30,000	\$ -	\$ 30,000	\$ 25,000.00	Low	TBD	TBD
Starr County Campus Subtotal												\$ 463,000	\$ 70,436	\$ 392,564	\$ 199,000			
District Wide																		
33	Renewals & Replacements	N/A										\$ 151,000	\$ -	\$ 151,000	\$ 151,000.00	N/A	N/A	N/A
35	Fire Alarm Panel Replacement/Upgrade	O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500.00	Low	N/A	TBD
36	Interior LED Lighting Replacements	O&M		●								\$ 110,000	\$ 37,642.00	\$ 72,358	\$ 110,000.00	Low	N/A	TBD
37	Ext. Walkway LED Lighting Replacements	O&M		●								\$ 50,000	\$ -	\$ 50,000	\$ 50,000.00	Low	N/A	TBD
38	Building Automation Systems Replacements	O&M		●								\$ 76,500	\$ -	\$ 76,500	\$ 1,001,500.00	Low	N/A	TBD
39	Flooring Replacements	KN	●									\$ 504,000	\$ -	\$ 504,000	\$ 504,000.00	Medium	N/A	TBD
40	HVAC Replacements	O&M	●									\$ 527,000	\$ -	\$ 527,000	\$ 527,000.00	Low	N/A	TBD
41	Exterior Lighting Replacements	O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000.00	Low	N/A	TBD
43	Water Tower Logo Replacements	DV			●							\$ 80,000	\$ -	\$ 80,000	\$ 80,000.00	N/A	N/A	TBD
44	Outdoor Furniture Replacements	KN	●									\$ 154,000	\$ -	\$ 154,000	\$ 130,000.00	N/A	N/A	TBD
46	Project Cost Control Reserve	N/A	●									\$ 1,300,087	\$ -	\$ 1,300,087	\$ 2,769,417.00	N/A	N/A	TBD
42	Signage Replacement	DV			●							\$ 250,000	\$ -	\$ 250,000	\$ 250,000.00	N/A	N/A	TBD
34	Marker Boards Replacement	TBD		●								\$ 301,500	\$ -	\$ 301,500	\$ 301,500.00	Low	N/A	TBD
45	AV Equipment Replacements	N/A	●									\$ 130,000	\$ -	\$ 130,000	\$ 130,000.00	N/A	N/A	TBD
47	Painting Replacements	TBD	●									\$ 180,000	\$ -	\$ 180,000	\$ 150,000.00	Low	N/A	TBD
48	Resurfacing of Asphalt Drives	TBD	●									\$ 42,000	\$ -	\$ 42,000	\$ 35,000.00	Low	N/A	TBD
49	Irrigation System Controls Upgrade	TBD	●									\$ 48,000	\$ -	\$ 48,000	\$ 40,000.00	Low	N/A	TBD
District Wide Subtotal												\$ 4,285,587	\$ 37,642	\$ 4,247,945	\$ 6,610,917			
Totals		0	11	6	0	0	4	0	0	0	0	\$ 15,003,361	\$ 1,398,718	\$ 13,604,644	\$ 16,626,504			

Outstanding Issues - Action Plan
October 14, 2025 Facilities Committee Meeting
as of October 7, 2025

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pecan Campus						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 See notes in bold. 2/13/2025 5/8/2025 6/30/2025 7/31/2025 9/9/2025 10/7/2025	2/28/2018: First warranty request was issued to Contractor. 5/8/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, and College staff to discuss the status of the water infiltration issues and request a Plan of Action from D. Wilson on how they plan to remediate the issues. 5/15/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, Old Castle, and College staff to follow up with the status of Plan of Action from D. Wilson and path forward. D. Wilson stated that Plan of Action would be forwarded to College by 5/16/2023 but was not received by the College. Full accounting of dates in September 2024 Facilities Committee and Board packets. 5/8 - 9/9/25: D. Wilson is pending to provide status of the updated report on pending items they are working on: 1)Status of window leaks and response from RabaKistner on root cause of window leak issue, 2)Shelf Angle review-D.Wilson is pending comments from PBK, 3) Window Sills-work performed by D.Wilson will need to be verified if performance is successful, 6) Weep installation-work performed by D.Wilson will need to be verified if performance is successful; College to contract with Test and Balance consultant to conduct new test reports to verify current operation of HVAC System. D.Wilson has replaced additional windows due to hazing issues. 10/7/2025:D. Wilson is pending to provide status of the updated report on pending items they are working on: 1)Status of window leaks and response from RabaKistner on root cause of window leak issue, 2)Shelf Angle review-D.Wilson is pending comments from PBK, 3) Window Sills-work performed by D.Wilson will need to be verified if performance is successful, 6) Weep installation-work performed by D.Wilson will need to be verified if performance is successful; College is working on processsing a proposal from Test and Balance consultant to conduct new test reports to verify current operation of HVAC System. D.Wilson has replaced additional windows due to hazing issues.	5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 2/13/2025: Contractor is still working on remaining unresolved items. 6/30/2025: Need to schedule a meeting with D. Wilson to review items; the College is requesting a proposal from a Testing and Balancing Consultant. 7/31/2025: Need to schedule a meeting with D. Wilson to review items; College is reviewing proposal from Testing and Balancing Consultant. 9/9/2025: FPC and FOM staff are scheduled to meet with the T&B consultant on 9/11/2025 to review the scope of work. 10/7/2025:FPC is processing a proposal from a T&B consultant to verify the existing conditions of the HVAC System.
2	Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim)	Hartford Insurance, Public Adjuster	Pending	5/31/2023 See notes in bold. 2/13/2025 5/8/2025 7/31/2025 9/9/2025 10/7/2025	5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks. 5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 7/29/2024 - 2/13/2025:No Change from 7/10/2024-still pending letter from City of Weslaco stating the required code requirements to be followed by the project team. 5-7-2025:Letter from Weslaco was receieved with code requirements. Architect finalized plans, Construction services awarded for Phase II and contract is pending,Public Adjuster has recieved bid register of bids submitted as requested. 7/31/2025:The Bid Proposal from the Contractor has been forwarded to the Public Adjuster. 9/9/2025: Construction work is ongoing. Discussions with the Public Adjuster and College's insurance company is pending to be scheduled to discuss status of work. 10/7/2025: Construction work is ongoing. Discussions with the Public Adjuster and College's insurance company is pending to be scheduled to discuss status of work.	5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 7/10/2024 - 2/13/2025:Pending letter from the City of Weslaco stating the required code requirements that are to be followed by the project team. 7/31/2025: Received the letter from the City of Weslaco regarding code requirements. Pending response from Public Adjuster. 9/9/2025: Discussion is pending with Public Adjuster and Insurance company. 10/7/2025: Discussion is pending with Public Adjuster and Insurance company.

Nursing and Allied Health Campus						
3	Nursing and Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration	D. Wilson Construction	Pending	5/31/2023 See notes in bold. 2/13/2025 5/8/2025 6/30/2025 9/9/2025 10/7/2025	Up to 5/2/2023: College staff has been meeting with D. Wilson and ERO Architects to investigate the wall/ floor cracks on the 1st floor and water infiltration on the 3rd floor that have showed up in the last couple of years. Some repairs have been done but additional cracks have arisen. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 7/29/24 - 9/4/24: Contractor to repair floor and wall tile in kitchen area and assist with repairs to interior corridor drywall cracks. Architect to provide details for interior wall repairs. Grading on exterior of kitchen is needed to provide proper drainage away from building. College staff to meet to review timeline regarding water infiltration versus first occurrence of wall crack issues. 2/13/2025: Additional gypsum board wall cracks are still occurring. D. Wilson has in building has provided an update stating what they believe the cause of the cracks and have stated that ERO is in agreement. The College will request a meeting with the project team to discuss the timeline and review of the previous issues and new issues. 5/8/2025 - 7/31/25: Architect and Contractor are reviewing cause of crack issues. Pending meeting with Architect and Contractor to review new responses and their findings. 9/9/2025: College staff has noticed possible new wall cracks (8-6-2025) and forwarded to D. Wilson for response. A meeting will be scheduled to review current status of pending issues. 10/7/2025: Pending a meeting to be scheduled with contractor and architect to review current status of pending issues.	5/18/2023: Awaiting results from investigative moisture study and site observations. Pending direction from Architect to Contractor for resolving cracks and water infiltration. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 9/4/2024: Contractor, Architect, and College will work together to make the necessary repairs and modifications as per the Architect's recommendations. Owner to meet to discuss wall crack timeline. 2/13/2025: The College will request a meeting with the project team to discuss the status of the issues. 5/8/2025 - 7/31/25: Pending meeting with Contractor and Architect. 9/9/2025: Pending meeting with Contractor and Architect. 10/7/2025: Pending meeting with Contractor and Architect.