

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, January 13, 2026
@ 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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IX.	Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects	81 - 95

ACTION ITEM I, Approval of November 11, 2025 Facilities Committee Meeting Minutes

Purpose	The Minutes for the Facilities Committee Meeting of November 11, 2025, are presented for Committee approval.
Enclosed Documents	Appendix A – November 11, 2025 Facilities Committee Meeting Minutes

Appendix A

November 11, 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, November 11, 2025, 2025 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on November 11, 2025 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:45 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Danny Guzman and Ms. Dalinda Gonzalez-Alcantar.

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. Matt Hebbard, Dr. Jesus Campos, Mr. Martin Villarreal, Ms. Gardenia Perez, Dr. Rodney Rodriguez, Mr. Ben Castillo, Dr. Rebecca De Leon, Mr. Luis De La Garza, Ms. Olivia Gomez, Ms. Myra De La Garza, Ms. Deyadira Leal, Chief Ruben Suarez, Ms. Kelly Nelson, Mr. Robert Gomez, Mr. George McCaleb, Ms. Alicia Correa, Mr. Khalil Abdulah, Mr. David Valdez, Dr. Margo Vargas-Ayala, Mr. Lucio Gonzalez, Ms. Myriam Lopez, Ms. Claudia Olivarez, Dr. Marcos Silva, Mr. Jose Vela, Ms. Lynda Lopez, Mr. Arturo Silva, Mr. Andrew Fish, and Ms. Venisa Earhart.

Approval of October 14, 2025 Facilities Committee Meeting Minutes

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

1. October 14, 2025 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the October 14, 2025 as presented.

ACTION ITEM II, Review and Recommend Action As Necessary on the Process for the Selection of On-Call Services from Architects and Engineers

Purpose To review and take action as necessary on the process for the selection of on-call architectural and engineering services for district-wide construction projects.

Justification A pre-approved pool of architectural, civil engineering, and mechanical, electrical, and plumbing (MEP) engineering firms reduces the estimated project schedules by eliminating the need to solicit qualifications on a project-by-project basis.

On October 28, 2025, College staff presented information about various procurement processes for on-call professional services to the Board of Trustees. The Board requested to have legal counsel review the processes and provide an update at the next meeting.

Legal counsel will be present to provide information as requested and answer any questions.

As part of the presentation, College staff noted that in each of the processes reviewed, staff evaluates the firms and ranks them to select the most qualified, as per the Texas Government Code, Chapter 2254: Professional and Consulting Services.

Sec. 2254.004. CONTRACT FOR PROFESSIONAL SERVICES OF ARCHITECT, ENGINEER, OR SURVEYOR.

(a) In procuring architectural, engineering, or land surveying services, a governmental entity shall:

(1) first select the most highly qualified provider of those services on the basis of demonstrated competence and qualifications; and

(2) then attempt to negotiate with that provider a contract at a fair and reasonable price.

(b) If a satisfactory contract cannot be negotiated with the most highly qualified provider of architectural, engineering, or land surveying services, the entity shall:

(1) formally end negotiations with that provider;

(2) select the next most highly qualified provider; and

(3) attempt to negotiate a contract with that provider at a fair and reasonable price.

© The entity shall continue the process described in Subsection (b) to select and negotiate with providers until a contract is entered into.

Enclosed Documents Appendix A – On-Call Services Processes Comparison
Appendix B – List of FY 2026-2029 Proposed Capital Improvement Projects
Appendix C – List of FY 2026-2029 Proposed Renewals & Replacements Projects

Staff Resource	Ricardo de la Garza, Executive Director for Facilities Planning & Construction Deyadira Leal, Director for Purchasing Mary Del Paz, Vice President for Finance and Administrative Services
Recommendation	This item is presented for the Board of Trustees' review to provide direction to College staff and/or take action as necessary on the selection process for on-call architectural and engineering services for district-wide construction projects.

No action was taken on this item. It was presented for discussion purposes only.

Appendix A

On-Call Services Processes Comparison follows in the packet.

Appendix B

List of FY 2026-2029 Proposed Capital Improvement Projects follows in the packet.

Appendix C

List of FY 2026-2029 Proposed Renewals & Replacements Projects follows in the packet.

ACTION ITEM III, Review and Recommend Action on Contracting Construction Services for the District Wide Directional Wayfinding Signage

Purpose	To contract construction services for the project.
Justification	<p>On February 25, 2025, the Board of Trustees approved the solicitation of construction services for the project.</p> <p>The projects consist of installing updated facility signage district-wide.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Installation of new facility signage• Installation of updated facility signage
Enclosed Documents	<p>Appendix A – RFP Solicitation Information</p> <p>Appendix B – Project Presentation</p> <p>Appendix C – Ranking and Evaluations of Respondents</p> <p>Appendix D – Fact Sheet</p>
Funding	<p>The total estimated cost of the District Wide Facility Signage Project 2025-029C is \$500,000.</p> <p>The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.</p> <p>The total estimated cost of the District Wide Signage Replacement Project 2025-028R is \$250,000.</p> <p>The funds are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.</p>
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	<p>Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with The Sign Depot in the amount of \$249,264 for the District Wide Directional Wayfinding Signage project as presented.</p>

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommended Board approval to authorize contracting construction services with **The Sign Depot** in the amount of **\$249,264** for the District Wide Directional Wayfinding Signage project as presented.

The motion carried.

Appendix A
RFP Solicitation Information

Advertised on	September 17, 2025 and September 24, 2025
RFP Responses Due	October 2, 2025
RFP Issued To	Five Hundred Eighty (580) Vendors
Responses Received From	Four (4) Vendors, of which two (2) submitted incomplete required documentation; therefore, they were not considered.
Responses Reviewed By	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.

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

Purpose	To approve final completion and release of final payment for the project.
Justification	<p>On October 28, 2025, the Board of Trustees approved Substantial Completion of this project.</p> <ul style="list-style-type: none">• Contractor: AJ3 Construction, LLC. <p>Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. The original cost approved for this project was \$118,139.76.</p>
Enclosed Documents	Appendix A – Current Budget Status Appendix B – Photos Appendix C – Final 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 final completion and release of final payment with AJ3 Construction, LLC. in the amount of \$80,070.17 for the Regional Center for Public Safety Excellence Perimeter Fence project presented.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommend Board approval of final completion and release of final payment with AJ3 Construction, LLC. in the amount of \$80,070.17 for the Regional Center for Public Safety Excellence Perimeter Fence project presented.

The motion carried.

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
Final Completion Letter follows in the packet.

Appendix D
Fact Sheet follows 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 5:05 p.m.

I certify that the foregoing are the true and correct Minutes of the November 11, 2025 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

ACTION ITEM II, Review and Recommend Action on Schematic Design of the Pecan Plaza East Building B Renovation for Cosmetology and Department of Public Safety Expansion

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 September 23, 2025, the Board of Trustees approved contracting architectural services with ERO International LLC, DBA ERO Architects. The architect has worked with College staff to develop a schematic design to meet the needs of the program.

Design and construction of the project to include the following:

Cosmetology:

- Classrooms
- Computer Lab
- Training Labs
- Hair and Shampoo Stations
- Dispensary Room
- Laundry Room
- Storage
- Offices
- Workroom
- Reception/Lobby
- Support Spaces

Total Square Footage: 9,881 sq. ft.

Department of Public Safety:

- Conference Room
- Training Lab
- Offices
- Storage Rooms
- Workroom
- Lobby
- Support Spaces

Total Square Footage: 4,788 sq. ft.

Total Combined Square Footage: 14,669 sq. ft.

The architect's estimated construction cost for the project is \$5,183,949.

Construction Budget	\$5,146,050
<u>Architect's Estimated Construction Cost</u>	<u>5,183,949</u>
Variance	(\$37,899)

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

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

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

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 of the schematic design and authorization to proceed with the solicitation of construction services for the Pecan Plaza East Building B Renovation for Cosmetology and Department of Public Safety Expansion project as presented.

Appendix A
Schematic Design follows in the packet.

Appendix B
Fact Sheet follows in the packet.

PECAN PLAZA - BUILDING B POLICE DEPARTMENT, SECURITY, & COSMETOLOGY RENOVATION

SCHEMATIC DESIGN

JANUARY 2026

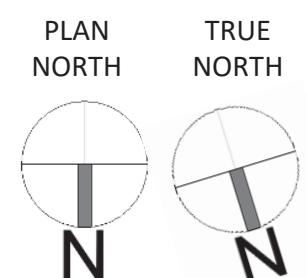
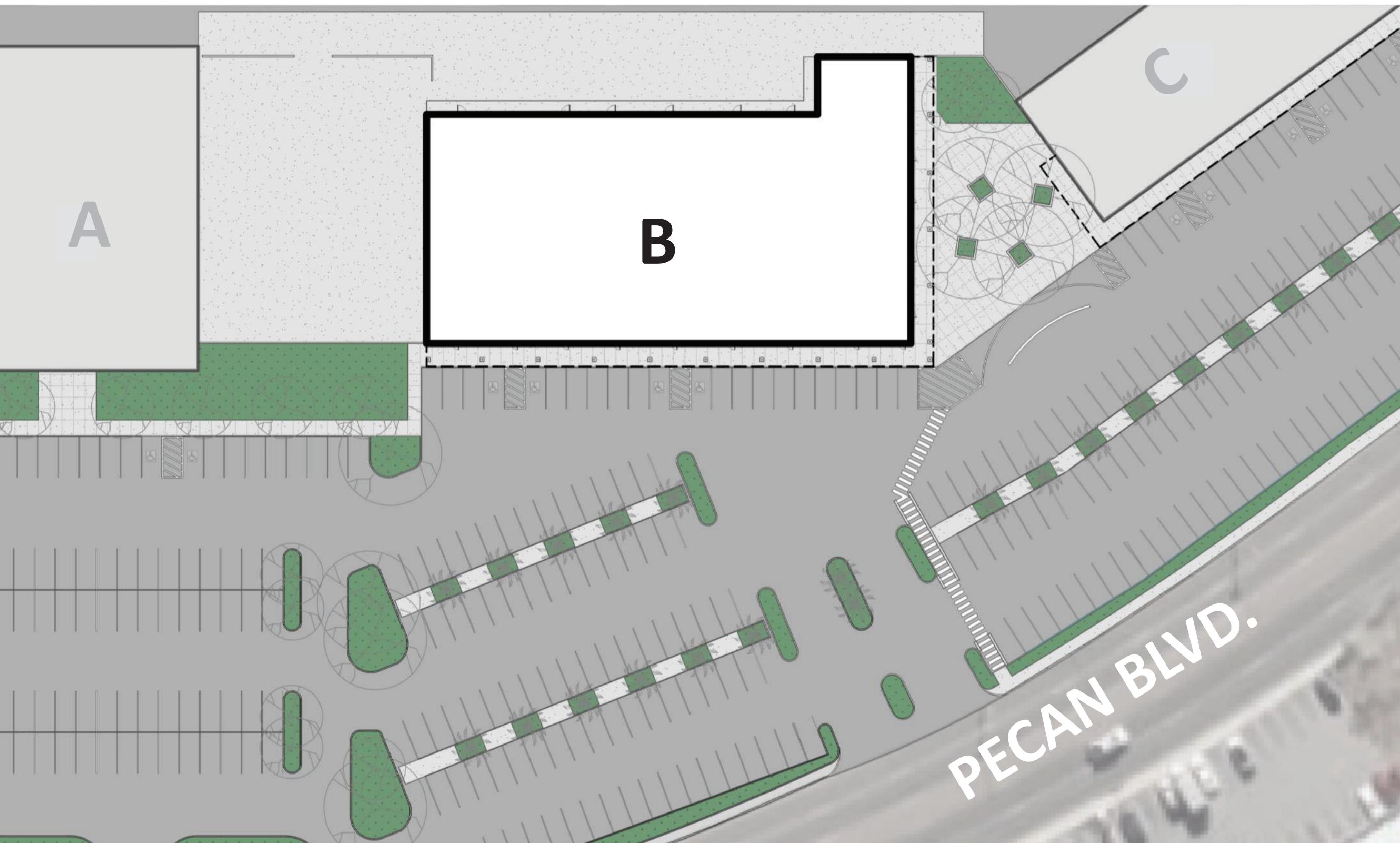


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- Site Plan
- Program
- Floor Plan
- Exterior Views
- Project Schedule
- Project Budget

SITE PLAN

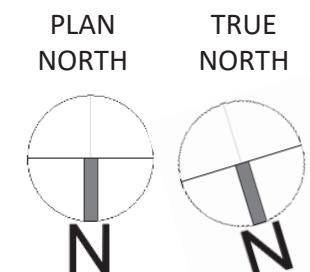
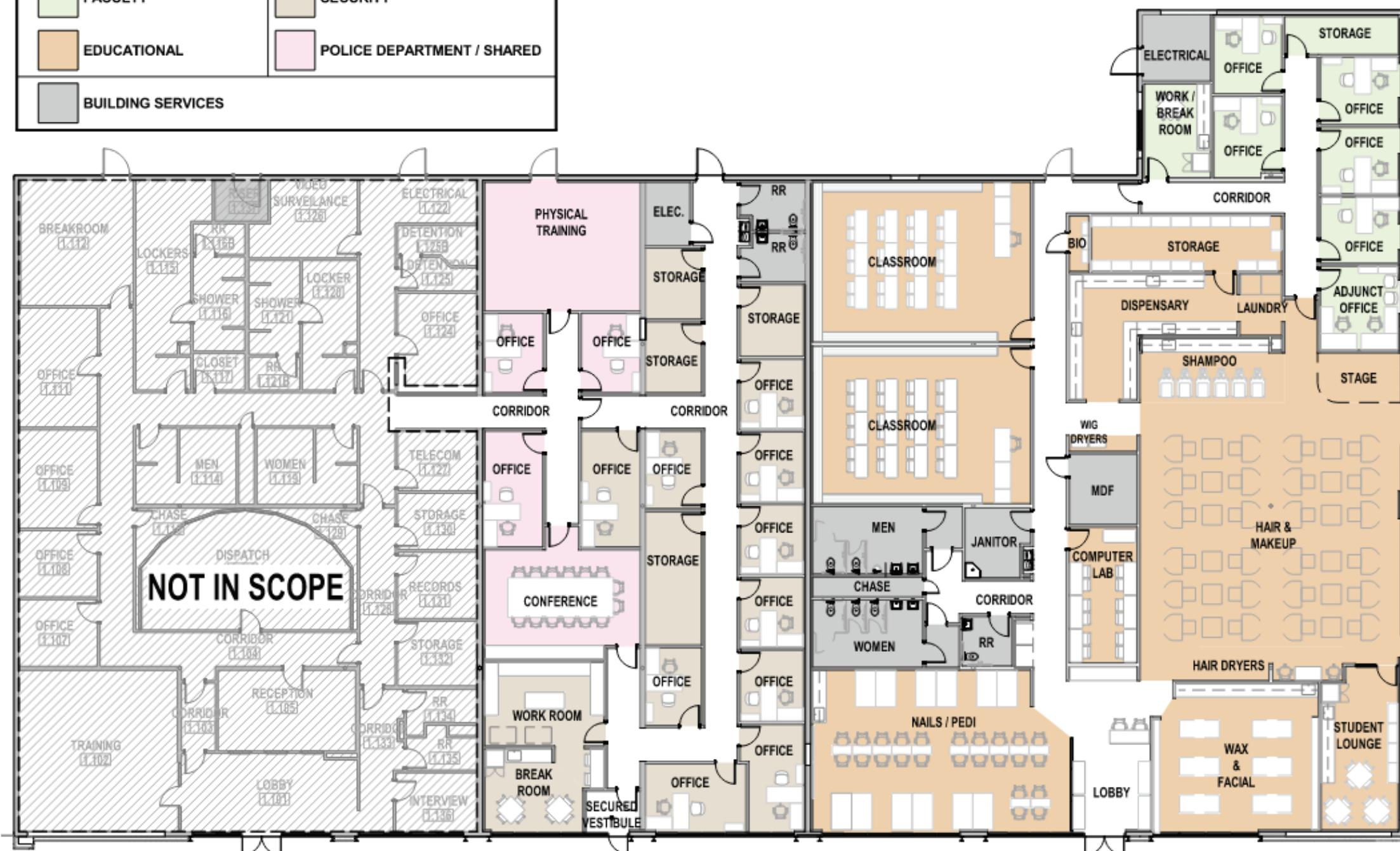


PROGRAM

	Name/Space	Total SF	Comments
	Cosmetology	10,033 SF	
1.	Faculty	996 SF	Offices, Work / Breakroom, and Storage
2.	Educational	6,464 SF	Nails & Pedi Lab, Wax & Facial Lab, Hair & Makeup Lab, Dispensary / Laundry, Computer Lab, Student Lounge, Lobby, and Classrooms
3.	Building Services	2,573 SF	MDF, Electrical, Janitor's Closet, Restrooms, and Circulation
	Security / Police Department	4,965 SF	
4.	Security	2,052 SF	Offices, Conference Room, Work Room, Breakroom, and Storage
5.	Police Department / Shared	1,223 SF	Offices, Physical Training Room, and Conference Room
6.	Building Services	1,690 SF	Restrooms, Electrical, and Circulation
	Existing	7,043 SF	
7.	Police Department	7,043 SF	Not in Scope
Total SF		22,041 SF	

FLOOR PLAN

DEPARTMENT LEGEND	
COSMETOLOGY	SECURITY / POLICE DEPARTMENT
FACULTY	SECURITY
EDUCATIONAL	POLICE DEPARTMENT / SHARED
BUILDING SERVICES	



NORTH - EAST ENTRANCE



SOUTH TEXAS
COLLEGE

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ERO
ARCHITECTS

NORTH - EAST ENTRANCE



SOUTH TEXAS
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ARCHITECTS

NORTH - WEST ENTRANCE



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NORTH - WEST ENTRANCE



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ARCHITECTS

PROJECT SCHEDULE

Timeline	Description	Comments
November – January	Schematic Design	On-Going
February – July	Design Development & Construction Drawings	
August – September	Bidding and Negotiation	
12 months	Construction	



The illustrated timeline will most likely vary or alter due to Owner review and approval delays, procurement and contract schedules, weather delays, and any unforeseen conditions.



PROJECT BUDGET

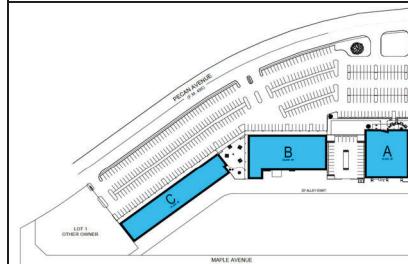
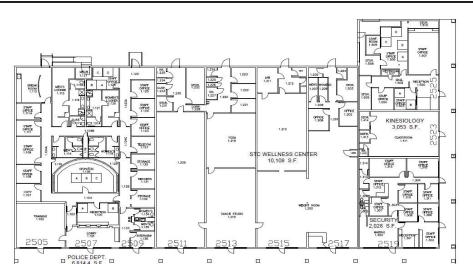
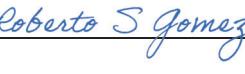
Budget	Probable Cost of Construction	Difference
\$5,146,050	\$5,183,949	\$37,299



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Project Fact Sheet
12/17/2025

Project Name		Pecan Plaza East Building B Renovation for Cosmetology		Project No.		2024-005C	
Funding Source(s):		Unexpended Fund		FY 24-25		FY 25-26	
				Variance of Project Budget vs.		Variance of Project Budget vs.	
		Total Project Budget	FY 24-25 Actual Expenditures	Total Actual Expenditures	FY 25-26 Project Budget	FY 25-26 Actual Expenditures	Total Actual Expenditures To Date
Construction:		\$ 5,146,050.00	\$ -	\$ 5,146,050.00	\$ -	\$ -	\$ -
Design		\$ 514,605.00	\$ -	\$ 514,605.00	-	-	-
Miscellaneous:		\$ 128,652.00	\$ 491.62	\$ 128,160.38	-	-	\$ 491.62
FFE:		\$ 437,414.00	\$ -	\$ 437,414.00	-	-	-
Technology:		\$ 437,414.00	\$ -	\$ 437,414.00	-	-	-
Total:		\$ 6,664,135.00	\$ 491.62	\$ 6,663,643.38	\$ -	\$ -	\$ 491.62
Project Team		Board Status					
Approval to Solicit							
Architect/Engineer:	4/23/2025	Board Approval of Schematic Design		NA	Location	Contract Amount	Actual Expenditures
Architect/Engineer:	ERO Architects				PCN Plaza	\$ 42,800.00	\$ -
Contractor:							\$ 42,800.00
		Substantial Completion		TBD	Board Acceptance	TBD	
STC FPC Project Manager:		Kelly Nelson			Board Acceptance	TBD	
Project Description		Project Scope					
This project will involve, but not limited to, replacing existing ceiling liner with new ceiling liner		Need to replace existing damaged ceiling liner in the Atrium area of the exposed ceiling.					
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
4/23/2024	9/23/2025	1/27/2025	9/22/2026	10/21/2026	11/23/2027	1/18/2028	2/18/2028
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	-	-	491.62	-	-	\$	491.62
2025-26	-	-	-	-	-	\$	-
Project Total	\$	-	\$	491.62	\$	-	\$ 491.62
Current Agenda Item							
01/13/2026 Facilities Committee Meeting - Review and Recommend Action on Schematic Design for the Pecan Plaza East Building B Renovation for Cosmetology and Department of Public Safety Expansion							
 PECAN PLAZA				 BUILDING B PECAN PLAZA			
FPC Project Manager				FPC Director			
				FPC Executive Director			

ACTION ITEM III, Review and Recommend Action on Contracting Construction Services for the Pecan Campus Athletic Support Building R

Purpose	To contract construction services for the project.												
Justification	<p>On March 25, 2025, the Board of Trustees approved contracting architectural services with Negrete & Kolar Architects, LLP. for the project. On August 26, 2025, the Board of Trustees approved the solicitation of construction services for the project.</p> <p>The project consists of constructing a building near the athletic fields.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Construction of a building adjacent to the athletic fields• Building Spaces: Storage, Restrooms, Concession Area, Custodial Room, Electrical and Mechanical Rooms• Total Square Feet: 1,707 sq. ft.												
Enclosed Documents	<p>Appendix A – RFP Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet</p>												
Funding	<p>The total Pecan Campus Athletic Support Building R Project 2025-001C estimated cost, including construction, design, miscellaneous, and FFE, is \$569,300.</p> <table><tr><td>• Construction</td><td>\$468,000</td></tr><tr><td>• Design</td><td>46,800</td></tr><tr><td>• Miscellaneous</td><td>14,500</td></tr><tr><td>• FFE</td><td>25,000</td></tr><tr><td>• Technology</td><td>15,000</td></tr><tr><td>Total</td><td>\$569,300</td></tr></table> <p>The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.</p>	• Construction	\$468,000	• Design	46,800	• Miscellaneous	14,500	• FFE	25,000	• Technology	15,000	Total	\$569,300
• Construction	\$468,000												
• Design	46,800												
• Miscellaneous	14,500												
• FFE	25,000												
• Technology	15,000												
Total	\$569,300												
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>												
Recommendation	Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with Araiza General Construction in the amount of \$876,324 for the Pecan Campus Athletic Support Building R project as presented.												

Appendix A
RFP Solicitation Information

Advertised on	November 19, 2025 and November 26, 2025
RFP Responses Due	December 9, 2025
RFP Issued To	Six Hundred Five (605) Vendors
Responses Received From	Eight (8) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, a Representative from the Architect, and the Purchasing Department.

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
ATHLETIC FIELD BUILDING R
2025-026C

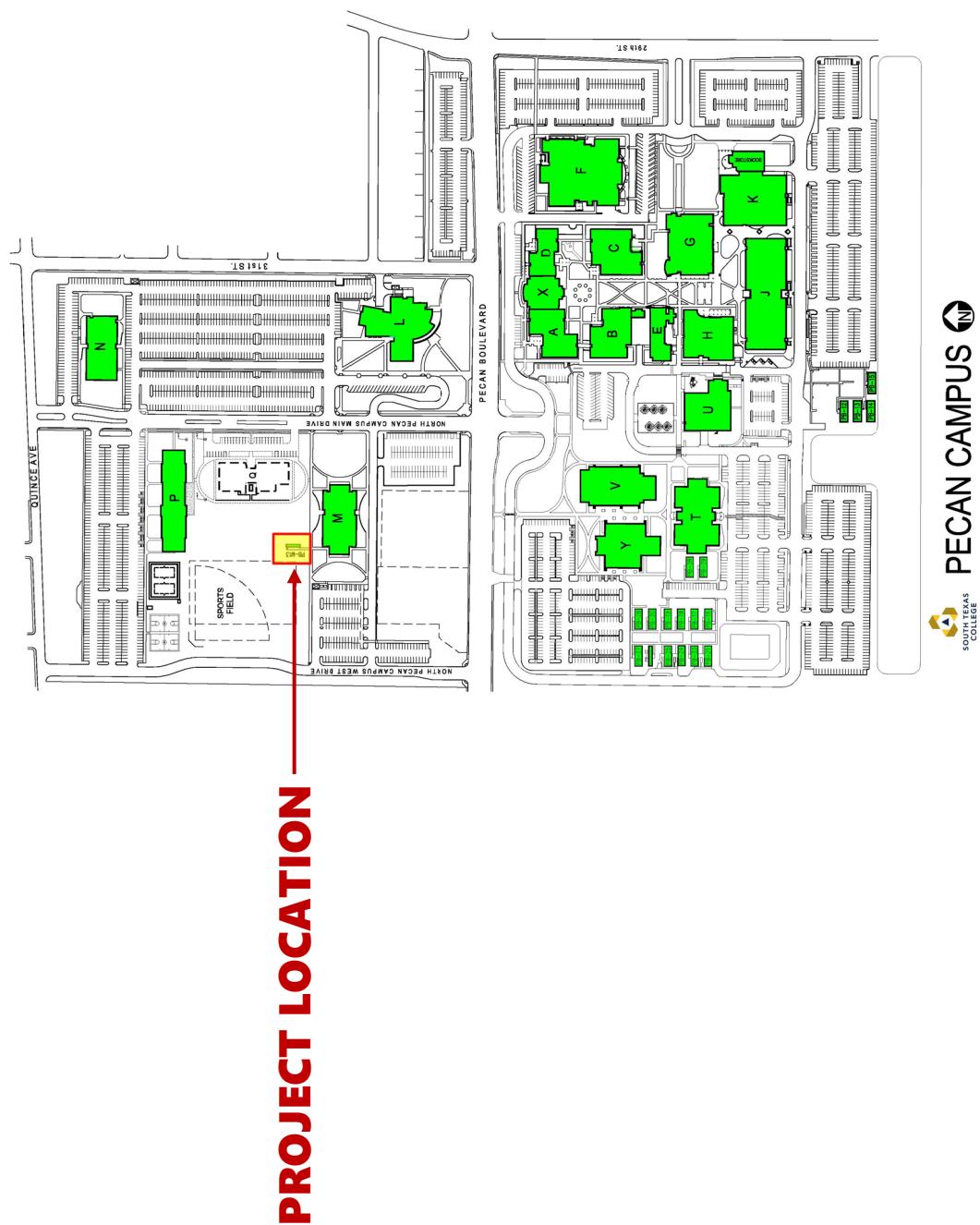


**SOUTH TEXAS
COLLEGE**

SITE PLAN



SOUTH TEXAS
COLLEGE



PROJECT LOCATION

PECAN CAMPUS 



PROPOSED DESIGN

FLOOR PLAN





PROPOSED DESIGN



Requested By

- Student Activities and Wellness

Scope of Work

- Athletic Field Facility 1707 s.f.
 - Storage
 - Restrooms
 - Concession Area

Estimated Total Project Budget

• Construction	\$ 468,000
• Design	46,800
• Miscellaneous	14,500
• FFE	25,000
• <u>Technology</u>	<u>15,000</u>
• Total Project Budget	\$ 569,300

PECAN CAMPUS ATHLETIC FIELD BUILDING

SCOPE OF WORK & ESTIMATED BUDGET



**SOUTH TEXAS COLLEGE
PECAN CAMPUS ATHLETIC FIELD BUILDING R
PROJECT NO. 25-26-1026**

VENDOR NAME	5 Star GC Construction, LLC	8/A Builders, LLC	Araiza General Construction	EBE Investments, Inc./ dba EB Merit Construction	Econ Group, LLC	Holchemont, LTD	NM Contracting, LLC	SpawGlass Contractors, Inc.
ADDRESS	3209 Melody Ln	7706 Expwy 83	480-B N Sam Houston Blvd	505 E Interstate 2	3025 S Sugar Rd	900 N Main St	2022 Orchid Ave	3008 W Spur 54
CITY/STATE/ZIP	Mission, TX 78574	Mission, TX 78572	San Benito, TX 78586	Pharr, TX 78577	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78504	Hartlingen, TX 78552
PHONE	956-655-6829	956-321-1769		956-601-0336	956-259-8005	956-686-2901	956-631-5667	956-412-9880
FAX	956-599-9055					956-686-2925	956-627-3959	
CONTACT	Peyton Oakley	Arnold Ochoa	Eduardo Araiza	Aurelio Turubiates	Gilbert Enriquez	Michael C. Montalvo	Noel Munoz, Jr.	David Ajilani
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1	Pecan Campus Athletic Field Building R - Base Proposal	\$ 1,199,000.00	\$ 1,424,157.37	\$ 876,324.00	\$ 1,321,003.00	\$ 1,290,000.00	\$ 1,183,000.00	\$ 1,312,700.00
2	Alternate #1 Irrigation & Landscape to include Materials and labor	\$ 35,000.00	\$ 17,359.25	\$ 31,000.00	\$ 22,050.00	\$ 43,500.00	\$ 18,000.00	\$ 39,200.00
3	Begin Work Within	10 Working Days	14 Working Days	15 Working Days	5 Working Days	10 Working Days	10 Working Days	10 Working Days
4	Completion of Work Within	225 Calendar Days	217 Calendar Days	180 Calendar Days	180 Calendar Days	240 Calendar Days	124 Calendar Days	180 Calendar Days
								210 Calendar Days
	TOTAL BASE PROPOSAL	\$ 1,199,000.00	\$ 1,424,157.37	\$ 876,324.00	\$ 1,321,003.00	\$ 1,290,000.00	\$ 1,183,000.00	\$ 1,312,700.00
	TOTAL BASE PROPOSAL WITH ALTERNATE #1	\$ 1,234,000.00	\$ 1,441,516.62	\$ 907,324.00	\$ 1,343,053.00	\$ 1,333,500.00	\$ 1,201,000.00	\$ 1,351,900.00
	TOTAL EVALUATION POINTS	76.47	71.14	90.01	70.72	73.71	79.53	73.17
	RANKING	3	6	1	7	4	2	5
								8

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

**SOUTH TEXAS COLLEGE
PECAN CAMPUS ATHLETIC FIELD BUILDING R
PROJECT NO. 25-26-026
EVALUATION SUMMARY**

VENDOR NAME		5 Star GC Construction, LLC	8/A Builders, LLC	Araiza General Construction	E&E Investments, Inc./ dba EB Merit Construction	Econ Group, LLC	Holchemont, LTD	NM Contracting, LLC	SpawGlass Contractors, Inc.
1	ADDRESS	3209 Melody Ln 7706 Expressway 83	4804 N San Houston Blvd	505 E Interstate 2	3025 S Sugar Rd	900 N Main St	2022 Orchid Ave	3008 W Spur 54	
	CITY/STATE/ZIP	Mission, TX 78574	San Benito, TX 78586	Pharr, TX 78577	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78504	Harlingen, TX 78552	
	PHONE	956-655-6329	956-321-1769	956-601-0336	956-259-8005	956-686-2901	956-631-5667	956-112-9880	
	FAX	956-599-9055			956-686-2925	956-627-3959			
	CONTACT	Peyton Oakley	Arnold Ochoa	Edmundo Araiza	Aurilio Turubiates	Gilbert Enriquez	Michael C. Montalvo	Noel Munoz Jr.	David Ajiani
1	The Respondent's price proposal, (up to 45 points)	32.88	27.68	45	29.85	30.56	33.33	30.04	26.58
	-a. Refer to RFP Section 4, Pricing and Delivery Schedule.	32.88	32.88	45	29.85	30.56	33.33	30.04	26.58
	32.88	27.68	45	29.85	30.56	33.33	33.33	30.04	26.58
	32.88	27.68	45	29.85	30.56	33.33	33.33	30.04	26.58
	32.88	27.68	45	29.85	30.56	33.33	33.33	30.04	26.58
2	The Respondent's experience and reputation. (up to 10 points)	9	7	9	9	10	9	7	8
	-a. Provide total number of current company employees.	9	9	9	9	9	9	8	9
	-b. Provide dollar amounts for each project completed in the past twenty four months.	8	8	8.2	7	8.4	7	8.2	7
	-c. Provide number of years your company has been in business.	8.6	8	8.2	7	8.4	7	8.8	7.8
	-d. Are there currently, or in the past five years, any judgments, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers?	9	9	9	8	9	8	8	7
	-e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	8	8	8	8	8	8	7	8
	The quality of the Respondent's goods or services. (up to 10 points)	9	9	10	7	9	8	7	8
	-a. Describe your company's quality control program.	9	9	9	9	9	9	7	9
	-b. Explain the methods used to maintain quality control in the construction project.	8.4	7	8.2	8	8.8	7	8.4	8.4
	-c. Describe company's process for addressing warranty claims.	7	8.4	7	8.2	8	7.8	8	8.4
3	-d. Describe the experience of key personnel responsible for maintaining quality control.	9	9	9	9	8	8.4	7	7.2
	-e. 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 past performance bond is poor. Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	8	7	8	8	8	9	8	9
	The Respondent's safety record. (up to 5 points)	3	3	4	4	4	5	5	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 compliance with.	4	4	4	3	4	4	4	4
	-b. What is your company's Experience Modifier Rate (EMR) or the (3) most recent annual insurance year rating?	4	3.8	3.6	4	3.6	4	4.2	4
4	-c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	4	4	4	4	4	4	4	4
		3	3	4	4	3	4	4	4

**SOUTH TEXAS COLLEGE
PECAN CAMPUS ATHLETIC FIELD BUILDING R
PROJECT NO. 25-26-026
EVALUATION SUMMARY**

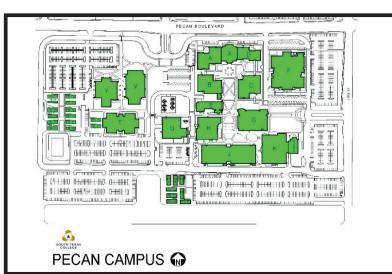
VENDOR NAME		5 Star GC Construction, LLC	8/A Builders, LLC	Ariza General Construction	E&E Investments, Inc./ dba EB Merit Construction	Econ Group, LLC	Holchemont, LTD	NM Contracting, LLC	SpawGlass Contractors, Inc.
5	The Respondent's proposed personnel, (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project's assignment and the percent of time each team will be involved in the project. c. Provide list of member(s) on your staff, directly involved in managing the project, who are 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 subcontractors to be used, including a list of five projects recently completed by each subcontractor.	6	7	7	8	7	7	7	7
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 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 bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide detail and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	7	7	7	5	7	7	7	7
7	The Respondent's organization and approach to the project (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	5.2	5	4.6	4.8	4.8	6.4	6.8	4.8
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	3.99	4.06	4.81	5.07	3.75	7	4.93	4.26
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	0	1	1	0	0	1	1	0
TOTAL EVALUATION POINTS		76.47	71.14	90.01	70.72	73.71	79.53	73.17	69.84
RANKING		3	6	1	7	4	2	5	8

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



Project Fact Sheet

12/17/2025

Project Name: Pecan Campus - Athletic Field Building R							Project No.	2025-026C				
Funding Source(s): Unexpended Plant Fund												
Construction: Design: Miscellaneous: FFE: Technology:		Original Project Budget \$ 468,000.00	FY 24-25			FY 25-26						
			FY 24-25 Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 25-26 Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures				
			\$ 46,000.00	\$ -	\$ -	-	\$ -	\$ -				
			46,000.00	-	46,000.00	-	-	-				
			10,000.00	4,500.00	4,738.50 (238.50)	-	153.37	(153.37)				
			25,000.00	-	-	-	-	-				
Total:		\$ 564,000.00	\$ 50,500.00	\$ 4,738.50	\$ 45,761.50	\$ -	\$ 153.37	\$ (153.37)				
Project Team			Board Status									
Approval to Solicit Architect/Engineer: 1/28/2025			Board Approval of Schematic Design 08/26/2025			Contract Vendor	Actual Expenditures	Variance				
Architect/Engineer: Negrete & Kohlar			Negrete & Kohlar \$ 31,590.00			\$ -	\$ -	\$ 31,590.00				
Contractor: TBD			TBD \$ -			\$ -	\$ -	\$ -				
STC FPC Project Manager: Kelly Nelson			Substantial Completion	TBD	Board Acceptance	TBD	Board Acceptance	TBD				
Final Completion												
Project Description			Project Scope									
Athletic Field Improvements			Design and Construction of a new Athletic Filed facility to include: Storage, Restrooms and Concession Area.									
Projected Timeline												
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In					
1/28/2025	3/25/2025	8/26/2025	1/27/2026	2/27/2026	08/27/2026	09/22/2026	10/27/2026					
Project Calendar of Expenditures by Fiscal Year												
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total						
2024-25	-	-	4,738.50	-	-	\$ -	\$ -	\$ 4,738.50				
2025-26	-	-	153.37	-	-	\$ -	\$ -	\$ 153.37				
Project Total	\$ -	\$ -	\$ 4,891.87	\$ -	\$ -	\$ -	\$ -	\$ 4,891.87				
Current Agenda Item												
01/13/2026 Facilities Committee Meeting - Review and Recommend Action on Contracting Construction Services for the Pecan Campus Athletic Support Building R												
 												

FPC Project Manager



FPC Director 

FPC Executive Director



ACTION ITEM IV, Review and Recommend Action on Contracting Construction Services for the Pecan Campus Business and Science Building G Engineering Labs Renovation

Purpose	To contract construction services for the project.										
Justification	<p>On January 28, 2025, the Board of Trustees approved contracting architectural services with Sam Garcia Architect, LLC. for the project. On May 27, 2025, the Board of Trustees approved the solicitation of construction services for the project.</p> <p>The project consists of renovating space to construct engineering labs.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Three (3) Engineering Labs• Storage/Prep Area <p>Square Feet: 3,616 sq. ft.</p>										
Enclosed Documents	<p>Appendix A – RFP Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet</p>										
Funding	<p>The total Pecan Campus Business and Science Building G Engineering Labs Renovation Project 2023-014C estimated cost, including construction, design, miscellaneous, and FFE, is \$500,000.</p> <table><tr><td>• Construction</td><td>\$400,000</td></tr><tr><td>• Design</td><td>40,000</td></tr><tr><td>• Miscellaneous</td><td>10,000</td></tr><tr><td>• FFE</td><td>50,000</td></tr><tr><td>Total</td><td>\$500,000</td></tr></table> <p>The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.</p>	• Construction	\$400,000	• Design	40,000	• Miscellaneous	10,000	• FFE	50,000	Total	\$500,000
• Construction	\$400,000										
• Design	40,000										
• Miscellaneous	10,000										
• FFE	50,000										
Total	\$500,000										
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>										
Recommendation	<p>Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with CRC Development & Construction Co., LLC in the amount of \$264,650 for the Pecan Campus Business and Science Building G Engineering Labs Renovation project as presented.</p>										

Appendix A
RFP Solicitation Information

Advertised on	November 26, 2025 and December 3, 2025
RFP Responses Due	December 11, 2025
RFP Issued To	Six Hundred Six (606) Vendors
Responses Received From	Five (5) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, a Representative from the Architect, and the Purchasing Department.

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
Business and Science Building G
Engineering Lab Renovation
2023-014C

SITE PLAN



PROJECT LOCATION

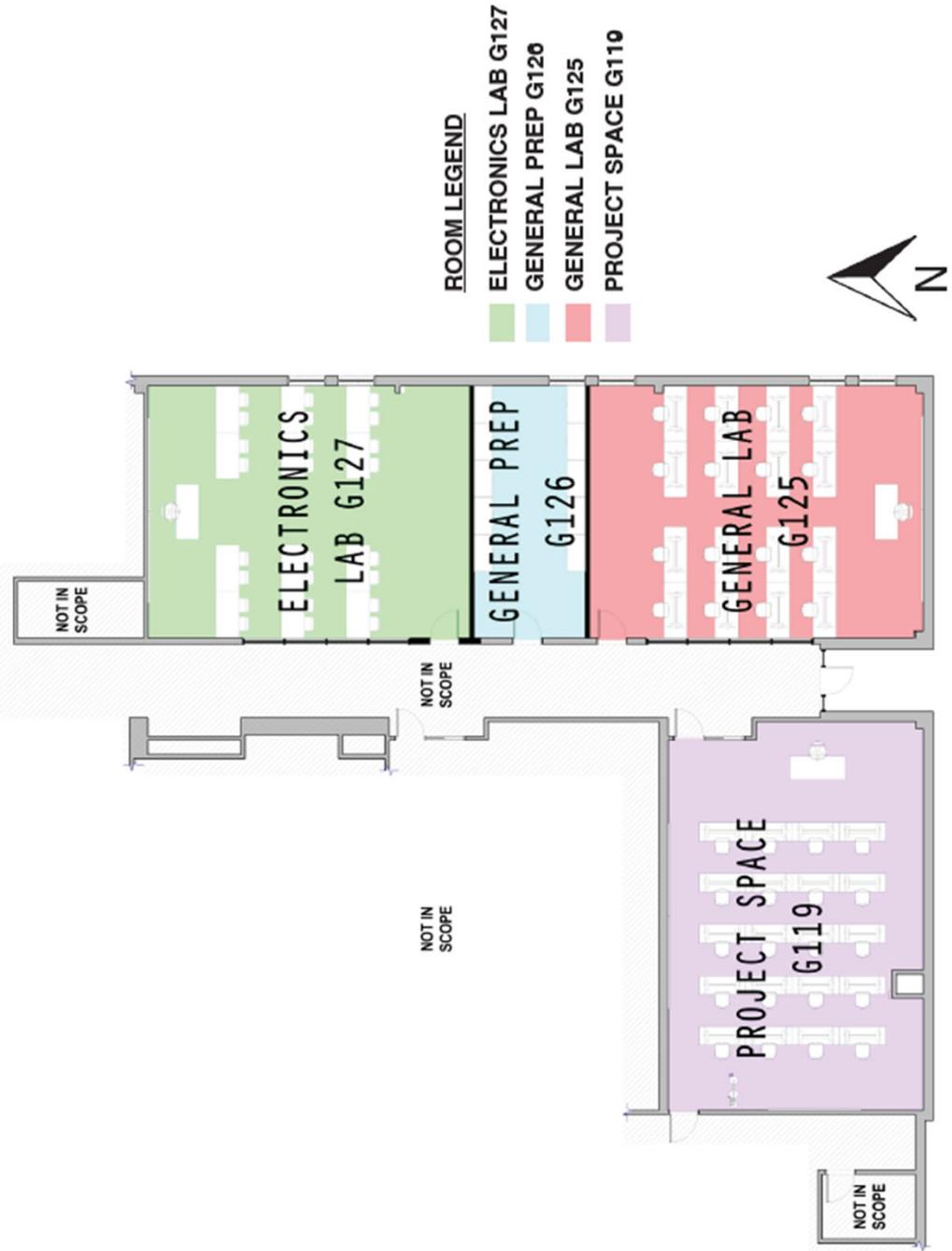
PROJECT LOCATION



PROPOSED FLOOR PLAN



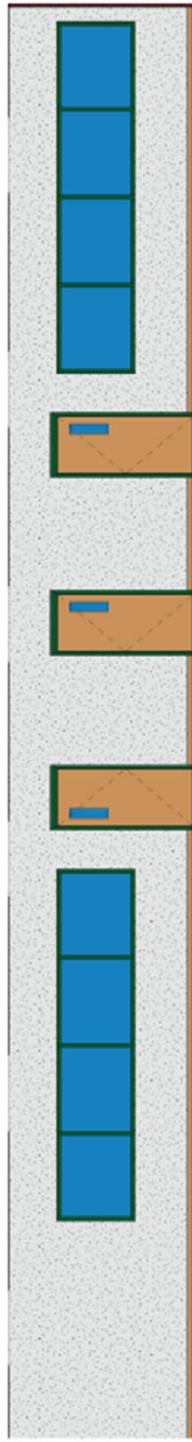
SOUTH TEXAS
COLLEGE



PROPOSED INTERIOR VIEWS



HALLWAY ELEVATION



HALLWAY PERSPECTIVE



PECAN CAMPUS BUSINESS AND SCIENCE BUILDING ENGINEERING LAB RENOVATION



Requested By Engineering Department

Scope of Work

Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department. Rooms include Rm: 119, 125, 126 and 127.

Estimated Total Project Budget

Construction	\$ 400,000
Design	40,000
Miscellaneous	10,000
FFE	50,000
Total Project Budget	<u>\$500,000</u>

SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUSINESS AND SCIENCE BUILDING G ENGINEERING LABS RENOVATION
PROJECT NO. 25-26-1025

VENDOR NAME	Araiza General Construction	Big Texas Builders	CRC Development & Construction Co., LLC	Holchemont, LTD	SpawGlass Contractors, Inc.
ADDRESS	480-B N Sam Houston Blvd	600 Round Rock Dr	2016 S 45th St	900 N Main St	3008 W Spur 54
CITY/STATE/ZIP	San Benito, TX 78586	Round Rock, TX 78681	McAllen, TX 78503	McAllen, TX 78501	Harlingen, TX 78552
PHONE			208-972-1192	956-688-2901	956-412-9880
FAX					956-688-2925
CONTACT	Alexis Araiza	Suave Pereira	Carlo Cantu	Michael C. Montalvo	David Ajlani
#	Description	Proposed	Proposed	Proposed	Proposed
1	Base Proposal: Pecan Campus Business and Science Building G Engineering Lab Renovation	\$ 351,610.99	\$ 300,000.00	\$ 232,650.00	\$ 353,000.00
2	Alternate #1 Additional Classroom Interior Windows	\$ 20,000.00	\$ 8,000.00	\$ 32,000.00	\$ 21,000.00
3	Begin Work Within	15 Working Days	7 Working Days	10 Working Days	10 Working Days
4	Completion of Work Within	180 Calendar Days	60 Calendar Days	150 Calendar Days	140 Calendar Days
5	If Alternate #1 is selected, an additional calendar days	0 Calendar Days	5 Calendar Days	14 Calendar Days	0 Calendar Days
TOTAL BASE PROPOSAL	\$ 351,610.99	\$ 300,000.00	\$ 232,650.00	\$ 353,000.00	\$ 389,000.00
TOTAL BASE PROPOSAL / WITH ALTERNATE #1	\$ 371,610.99	\$ 308,000.00	\$ 264,650.00	\$ 374,000.00	\$ 397,600.00
TOTAL EVALUATION POINTS	74.62	80.86	88.09	75.80	73.96
RANKING	4	2	1	3	5

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

**SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUSINESS AND SCIENCE BUILDING G ENGINEERING LABS RENOVATION
PROJECT NO. 25-26-1025
EVALUATION SUMMARY**

VENDOR		Araiza General Construction	Big Texas Builders	CRC Development & Construction Co. LLC	Holchemont, LTD	SpawGlass Contractors, Inc.			
ADDRESS		480-B N Sam Houston Blvd	600 Round Rock Dr	2016 S 45th St	900 N Main St	3008 W Spur 54			
CITY/STATE/ZIP		San Benito, TX 78586	Round Rock, TX 78681	McAllen, TX 78503	McAllen, TX 78501	Harlingen, TX 78552			
PHONE				208-972-1192	956-686-2901	956-412-9880			
CONTACT		Eduardo Araiza	Suave Pereira	Carlo Cantu	Michael C. Montalvo	David Ajlani			
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	32.04	32.04	38.66	45	31.84	31.84	29.95	29.95
		32.04		38.66		31.84		29.95	
		32.04		38.66		31.84		29.95	
		32.04		38.66		31.84		29.95	
		32.04		38.66		31.84		29.95	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -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 five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	7	8.6	7	6.8	9	8.6	9	8.8
		9		7		8		9	
		9		7		9		9	
		9		8		8		8	
		9		5		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. 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 past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	8	8.4	8	7.6	8	8	8	8.4
		9		8		7		9	
		9		8		8		9	
		8		8		8		8	
		8		6		9		8	
4	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. -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.	4	4	4	3.8	4	3.8	4	4
		4		4		4		4	
		4		4		4		4	
		4		4		3		4	
		4		3		4		4	

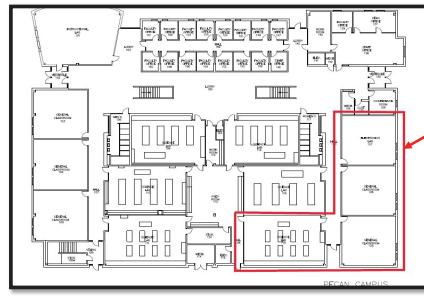
**SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUSINESS AND SCIENCE BUILDING G ENGINEERING LABS RENOVATION
PROJECT NO. 25-26-1025
EVALUATION SUMMARY**

VENDOR		Araiza General Construction	Big Texas Builders	CRC Development & Construction Co. LLC		Holchemont, LTD		SpawGlass Contractors, Inc.
5	The Respondent's proposed personnel. (up to 8 points)	6	6.4	6	7	7	6.8	7
	-a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence.	7		7		7		7
	-b. Describe the project assignment and the percent of time each team will be involved in the project.	7		7		7		7
	c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar.	6		7		6		7
	-d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	6		5		7		7
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	6	6.8	6	7	7	7	7
	-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 bonding limitation.	7		6		7		7
	-b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution.	7		7		7		7
	-c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates.	7		6		7		7
	-d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	7		6		7		7
7	The Respondent's organization and approach to the project. (up to 6 points)	4	4.8	4	5	5	4.6	5
	-a. Provide a statement of the project approach.	5		5		5		4
	-b. Submit a work schedule with key dates and milestones.	5		5		5		5
	-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		5
		5		3		5		5
8	The Respondent's time frame for completing the project. (up to 7 points)	2.58	2.58	7	2.89	2.89	3.36	3.81
	-a. Refer to RFP Section 4, Pricing and Delivery Schedule.	2.58		7		2.89		3.81
		2.58		7		2.89		3.81
		2.58		7		2.89		3.81
		2.58		7		2.89		3.81
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	1	1	0	1	1	1	0
		1		0		1		0
		1		0		1		0
		1		0		1		0
		1		0		1		0
TOTAL EVALUATION POINTS		74.62		80.86		88.09		75.80
RANKING		4		2		1		3
The Director of Purchasing has reviewed all the responses and evaluations completed.								



Project Fact Sheet

1/6/2026

Project Name:	Pecan Campus - Business and Science Building G - Engineering Lab Renovation					Project No.	2023-014C			
Funding Source(s):	Unexpended Plant Fund									
			FY 24-25	Variance of Project Budget		FY 25-26	Variance of Project Budget			
	Original Project Budget		FY 24-25 Project Budget	Actual vs. Actual Expenditures		FY 25-26 Project Budget	Actual vs. Actual Expenditures			
Construction:	\$ 400,000.00	\$ 400,000.00	\$ -	\$ 400,000.00		\$ 400,000.00	\$ -	\$ 400,000.00		
Design:	40,000.00	40,000.00	9,000.00	31,000.00		8,000.00	16,560.00	(8,560.00)		
Miscellaneous:	10,000.00	10,000.00	523.12	9,476.88		8,500.00	5,335.77	3,164.23		
FFE:	50,000.00	50,000.00	-	50,000.00		50,000.00	-	50,000.00		
Technology:	-	-	-	-		-	-	-		
Total:	\$ 500,000.00	\$ 500,000.00	\$ 9,523.12	\$ 490,476.88		\$ 466,500.00	\$ 21,895.77	\$ 444,604.23		
								\$ 31,418.89		
Project Team		Board Status								
Approval to Solicit					Contract Amount	Actual Expenditures		Variance		
Architect/Engineer:	10/22/2024				Vendor					
	Sam Garcia				Sam Garcia					
Architect/Engineer:	Architects				Architects	\$ 36,000.00	\$ 25,560.00	\$ 10,440.00		
					TBD	\$ -	\$ -	\$ -		
Contractor:	TBD				Board Acceptance	TBD				
STC FPC Project Manager:	David Valdez				Board Acceptance	TBD				
Project Description		Project Scope								
Renovation of four (4) existing Classrooms/labs for the Physical Science and Engineering Department. Rooms include Rm: 119,125, 126 and 127. Create two engineering labs with a Prep Room in the center and modify an existing Science Lab into a Physical Science classroom. Approx. 3,616 SF		Renovation of four (4) existing Classrooms/ labs for the Physical Science and Engineering Department. Rooms include Rm: 119,125, 126 and 127. Create two engineering labs with a Prep Room in the center and modify an existing Science Lab into a Physical Science classroom. Approx. 3,616 SF								
Projected Timeline										
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In			
10/22/2024	1/28/2025	5/25/2025	1/27/2026	2/24/2026	7/28/2026	8/25/2026	7/31/2026			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous		FFE	Tech	Project Total			
2024-25	-		9,000.00	523.12	-		\$	9,523.12		
2025-26	-		16,560.00	5,335.77	-		\$	21,895.77		
Project Total	\$	-	\$ 25,560.00	\$ 5,858.89	\$ -	\$ -	\$ -	\$ 31,418.89		
Current Agenda Item										
01/13/2026 Facilities Committee Meeting - Review and Recommend Action on Contracting Construction Services for the Pecan Campus Business and Science Building G Engineering Labs Renovation.										
 Project Location  Project Location Business and Science Building G										

FPC Project Manager David A. Valdez

FPC Director Roberto S. Gomez

FPC Executive Director



ACTION ITEM V, Review and Recommend Action on Contracting Construction Services for the District Wide HVAC Replacements Phase II at Pecan Campus

Purpose	To contract construction services for the project.		
Justification	On January 28, 2025, the Board of Trustees approved contracting engineering services with Sigma HN Engineers, PLLC. for the project. This project consists of replacing a total of seven (7) heating, ventilation, and air conditioning (HVAC) units at Business and Science Building G and Student Activities Building H. This project is the second phase of the district-wide replacement efforts.		
The proposed scope of work is summarized below:			
	<ul style="list-style-type: none">• Replacement of HVAC units at the following Pecan Campus buildings:<ul style="list-style-type: none">○ Business and Science Building G 4 Units○ <u>Student Activities Center Building H</u> 3 Units		
	<table><tr><td>Total</td><td>7 Units</td></tr></table>	Total	7 Units
Total	7 Units		
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 District Wide HVAC Replacements Phase II at Pecan Campus Project 2025-015R estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$1,986,000. <ul style="list-style-type: none">• Construction \$1,800,000• Design 180,000• Miscellaneous 6,000Total \$1,986,000		
The funds are available in the Renewals and 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 in the amount of \$1,51,234.50 for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented.		

Appendix A
RFP Solicitation Information

Advertised on	November 19, 2025 and November 26, 2025
RFP Responses Due	December 11, 2025
RFP Issued To	Six Hundred Forty-One (641) Vendors
Responses Received From	Five (5) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, Representative from the Engineer, and the Purchasing Department

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
District Wide HVAC Replacements Phase II
2025-01R

SITE PLAN



PROJECT LOCATIONS



Business &
Science Building G

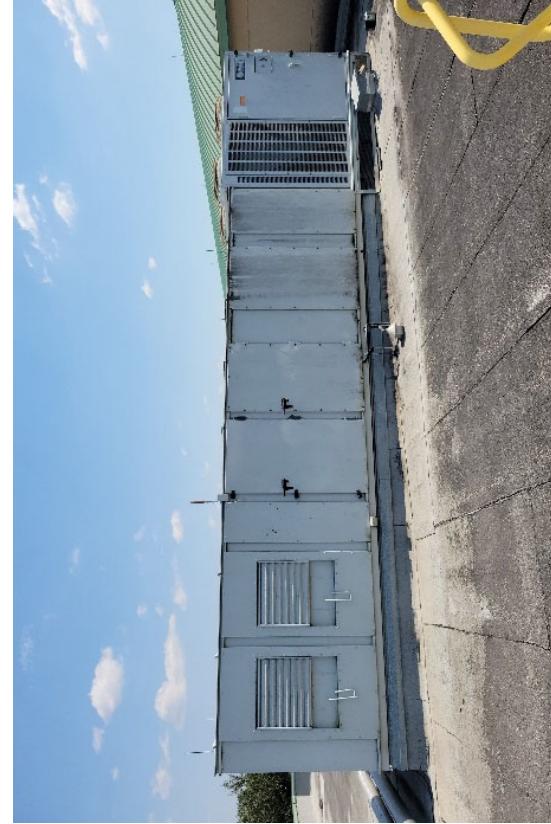
Student Activities
Center Building H



EXISTING PHOTOS



Business and Science Building G



Student Activities Center Building H

DISTRICT WIDE HVAC REPLACEMENTS PHASE II PECAN CAMPUS



Requested By
Facilities Operations and Maintenance

Scope of Work

Removal and replacement of multiple existing air conditioning units and ultraviolet lights at the Pecan Campus.

Estimated Total Project Budget

Construction	\$ 1,800,000
Design	180,000
Miscellaneous	6,000
Total Project Budget	\$ 1,986,000

SOUTH TEXAS COLLEGE
DISTRICT WIDE HVAC REPLACEMENT PHASE II - PECAN CAMPUS
PROJECT NO. 25-26-1027

VENDOR NAME	A&A Villa Construction, LLC	Central Air & Heating Service, Inc.	Johnson Controls	Texas Chiller Systems, LLC	Victoria Air Conditioning, LTD
ADDRESS	4300 S M St	3028 Wilson Rd	1240 Vo Tech Dr Ste C	1443 N Tower Rd	200 S Ben Jordan St
CITY/STATE/ZIP	McAllen, TX 78503	Harlingen, TX 78552	Weslaco, TX 78599	Alamo, TX 78516	Victoria, TX 77901
PHONE			956-451-5470	956-800-4353	361-578-5241
CONTACT	Manuel Villa	Selena Rivas	Omar Rodriguez	Baldemar Quintero	Jennifer Marr
#	Description	Proposed	Proposed	Proposed	Proposed
1	Base Proposal: Pecan Campus - Building G Business and Science	\$ 900,000.00	\$ 939,500.00	\$ 859,452.06	\$ 914,700.00
2	Base Proposal: Pecan Campus - Building H Student Activities Center	\$ 1,040,000.00	\$ 719,375.00	\$ 658,782.44	\$ 695,000.00
3	Begin Work Within	30 Working Days	7 Working Days	30 Working Days	10 Working Days
4	Completion of Work Within	330 Calendar Days	210 Calendar Days	200 Calendar Days	60 Calendar Days tentative on equipment arrival
TOTAL BASE PROPOSAL AMOUNT BUILDING G AND BUILDING H					
	\$ 1,940,000.00	\$ 1,658,875.00	\$ 1,518,234.50	\$ 1,609,700.00	\$ 1,593,000.00
TOTAL EVALUATION POINTS	75.22	88.18	91.00	82.24	87.74
RANKING	5	2	1	4	3

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

SOUTH TEXAS COLLEGE
DISTRICT WIDE HVAC REPLACEMENT PHASE II - PECAN CAMPUS
PROJECT NO. 25-26-1027
EVALUATION SUMMARY

VENDOR NAME		A&A Villa Construction, LLC	Central Air & Heating Service, Inc.	Johnson Controls	Texas Chiller Systems, LLC	Victoria Air Conditioning, LTD
ADDRESS		4300 South M St	3028 Wilson Rd	1240 Vo Tech Dr Ste C	1443 N Tower Rd	200 S Ben Jordan St
CITY/STATE/ZIP		McAllen, TX 78503	Harlingen, TX 78552	Weslaco, TX 78599	Alamo, TX 78516	Victoria, TX 77901
PHONE			956-451-5470	956-800-4353	361-578-5241	361-578-5241
CONTACT		Manuel Villa	Selena Rivas	Omar Rodriguez	Baldemar Quintero	Jennifer Marr
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	35.21	41.18	45	42.44	42.88
		35.21	41.18	45	42.44	42.88
		35.21	41.18	45	42.44	42.88
		35.21	41.18	45	42.44	42.88
		35.21	41.18	45	42.44	42.88
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -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 five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	7	9	7	9	10
		7	9	9	8	8
		8	7.6	8.6	8.2	8.4
		8	8	8	8	8
		8	9	9	9	8
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	8	9	7	10	9
		7	8	9	8	8
		8	7.6	8.4	8	8.6
		7	8	8	8	8
		8	9	9	9	9
4	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. -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.	4	5	5	5	5
		3	4	4	4	4
		3	3.2	4.2	4.2	4.2
		3	4	4	3	4
		3	4	4	4	4

SOUTH TEXAS COLLEGE
DISTRICT WIDE HVAC REPLACEMENT PHASE II - PECAN CAMPUS
PROJECT NO. 25-26-1027
EVALUATION SUMMARY

VENDOR NAME	Villa Construction, LLC	A&A	Central Air & Heating Service, Inc.	Johnson Controls	Texas Chiller Systems, LLC	Victoria Air Conditioning, LTD
5	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 resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. c. Provide list of member(s) on your staff, directly involved in managing the project, who are 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 subcontractors to be used including a list of five projects recently completed by each subcontractor.	7	7	6	8	7
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 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 bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	6.2	7	7	6.8	7.2
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	4.8	5	4.8	4.6	4.8
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	4.21	7	6.60	0	5.06
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	0	0	0	0	0
TOTAL EVALUATION POINTS	75.22	5	88.18	91.00	82.24	87.74
RANKING			2	1	4	3

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

Project Name: DW - HVAC Replacements Phase II - Pecan Campus Building G and H								Project No. 2025-015R						
Funding Source(s): Renewals and Replacements Fund		FY24-25				FY25-26								
		Original Total Project Budget	Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 25-26 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date					
Construction:	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 80,730.00	\$ 99,270.00	\$ 1,800,000.00	\$ 180,000.00	\$ 180,000.00	\$ -					
Design:	180,000.00								80,730.00					
Miscellaneous:	6,000.00			6,000.00	523.12		1,500.00	1,500.00	523.12					
FFE:	-			-	-		-	-	-					
Technology:	-			-	-		-	-	-					
Total:	\$ 1,986,000.00	\$ 1,986,000.00	\$ 81,253.12	\$ 1,904,746.88	\$ 1,981,500.00	\$ -	\$ 1,981,500.00	\$ -	\$ 81,253.12					
Project Team					Board Status									
Approval to Solicit Architect/Engineer:	10/29/2024	Board Approval of Schematic Design		N/A		Contract Vendor	Actual Expenditures	Variance						
Architect/Engineer:	Sigma HN Engineers					Sigma HN Engineers	\$ 117,000.00	\$ 80,730.00	\$ 36,270.00					
Contractor:	TBD	Substantial Completion		TBD		Board Acceptance	TBD							
STC FPC Project Manager:	Martin Villarreal			Final Completion		Board Acceptance	TBD							
Project Description					Project Scope									
Replace existing aging air conditioning roof top units to reduce repairs.					Removal and replacement of multiple existing air conditioning units with UV lights in buildings G, H, & X at the Pecan Campus.									
Projected Timeline														
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In							
10/29/2023	1/28/2025	N/A	1/27/2026	2/18/2026	10/27/2026	11/24/2026	N/A							
Project Calendar of Expenditures by Fiscal Year														
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total								
2024-25			80,730.00	523.12		\$ 81,253.12								
2025-26			-	-		\$ -								
Project Total	\$ -	\$ 80,730.00	\$ 523.12	\$ -	\$ -	\$ 81,253.12								
Current Agenda Item														
N/A														
 Business and Science Building G			 Student Activities Center Building H			 Ann Richards Administration Building X								

FPC Project Manager Martin Villarreal

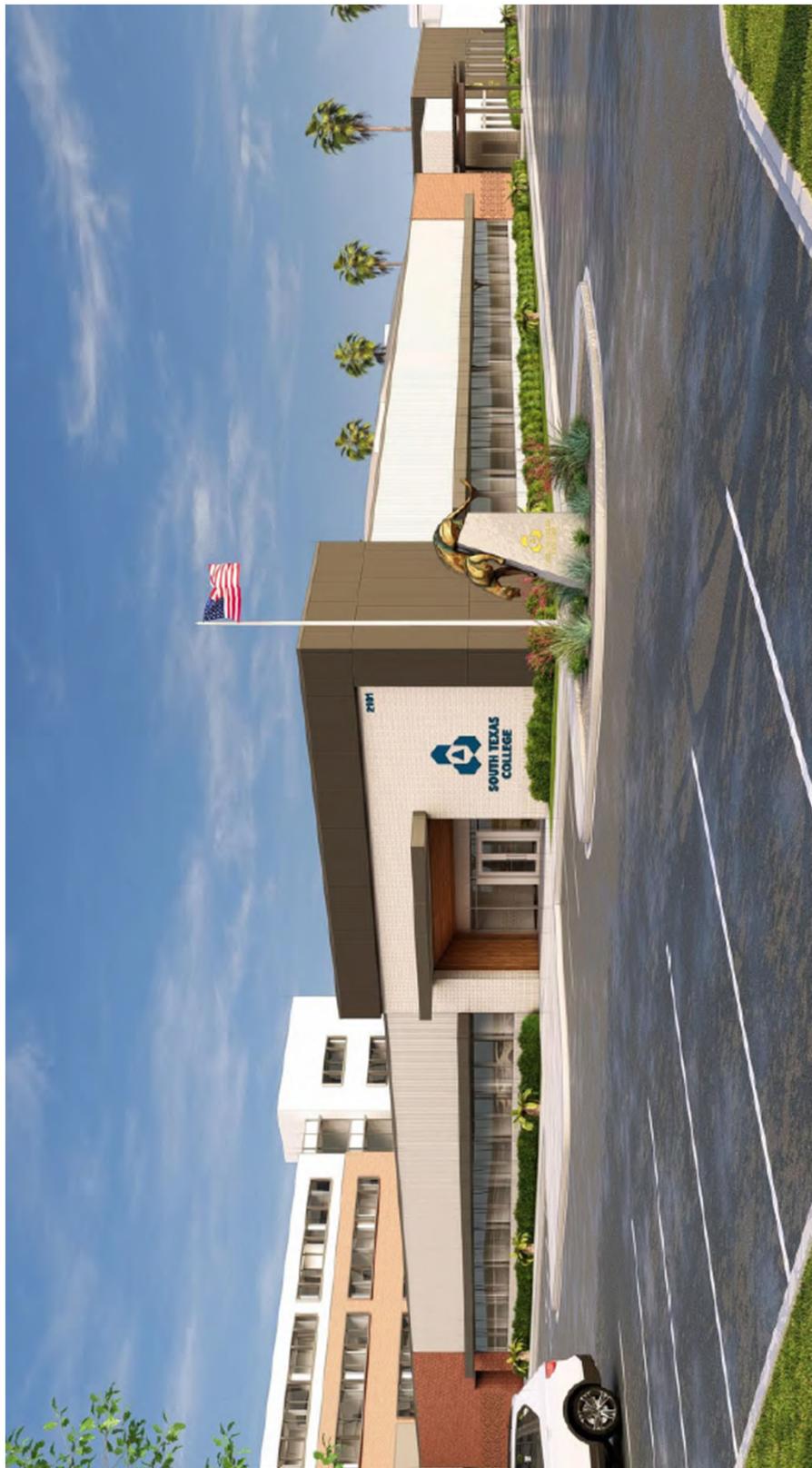
FPC Director Roberto S Gomez FPC Executive Director 

ACTION ITEM VI, Review and Recommend Action on Color Selection for the Dr. Ramiro R. Casso Health Science Professions Campus Health Science Professions and Conference Center Building E

Purpose	To approve the interior color selections for the project.
Justification	<p>On May 28, 2024, the Board approved contracting architectural services with goERO International, LLC. dba ERO Architects. On August 26, 2025, the Board approved contracting construction services with Tri-Gen Construction, LLC.</p> <p>ERO Architects has prepared a presentation and color board for review by the Facilities Committee. Representatives from ERO Architects will attend the meeting to present and answer any questions.</p>
Enclosed Documents	Appendix A – Presentation and Color Selections
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Committee recommend Board approval of the color selections for the Dr. Ramiro R. Casso Health Science Professions Campus Health Science Professions and Conference Center Building E project as presented.

Appendix A

Presentation and Color Selections follow in the packet.

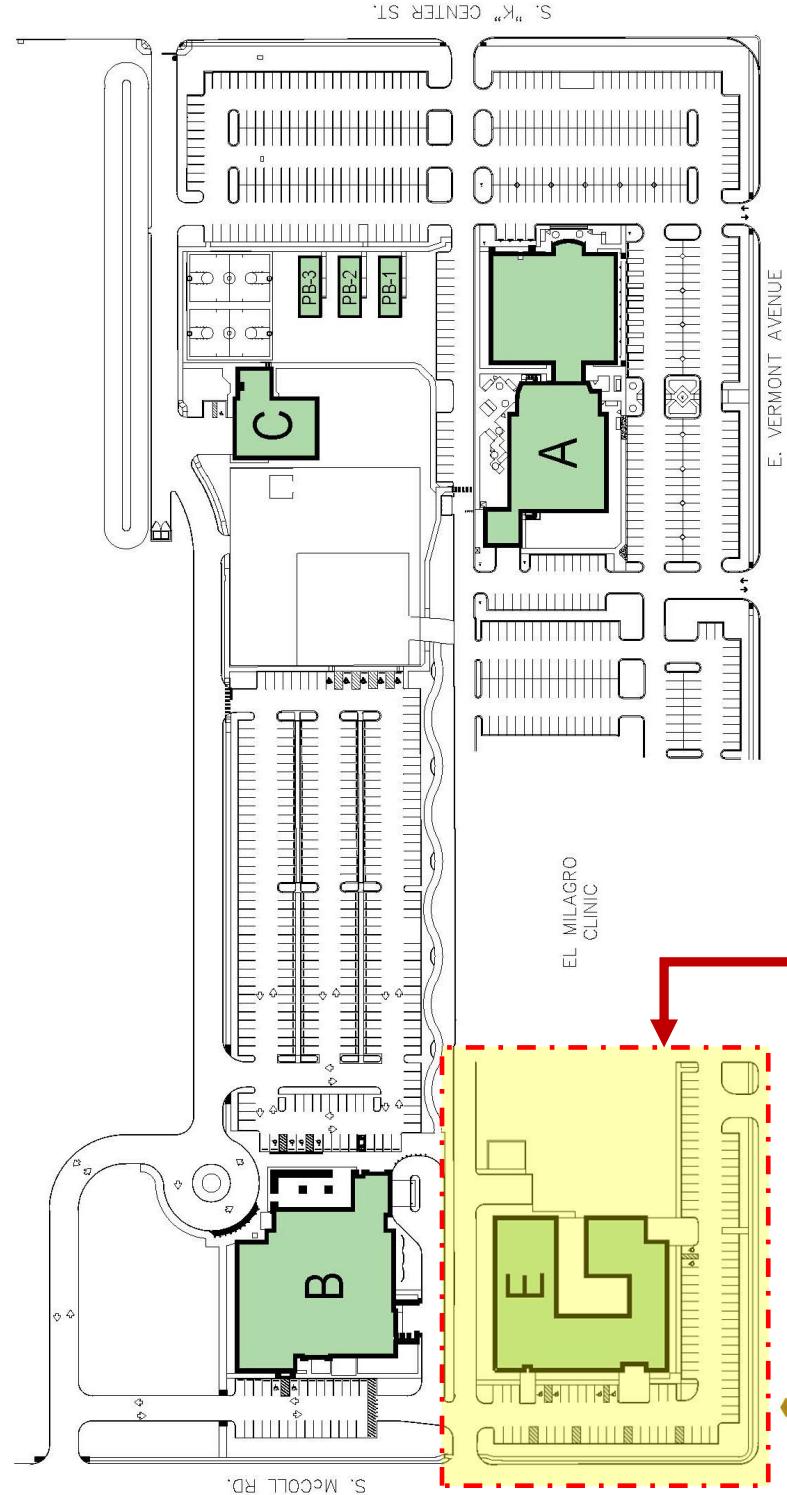


**DR. RAMIRO R. CASSO HEALTH SCIENCE
PROFESSIONS CAMPUS**

**Health Science Professions and
Conference Center Building E
2023-020C**



PROJECT LOCATION



PROJECT LOCATION

HEALTH SCIENCE PROFESSIONS  CAMPUS

PROPOSED SITE PLAN



SOUTH TEXAS
COLLEGE



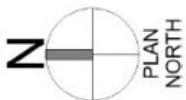
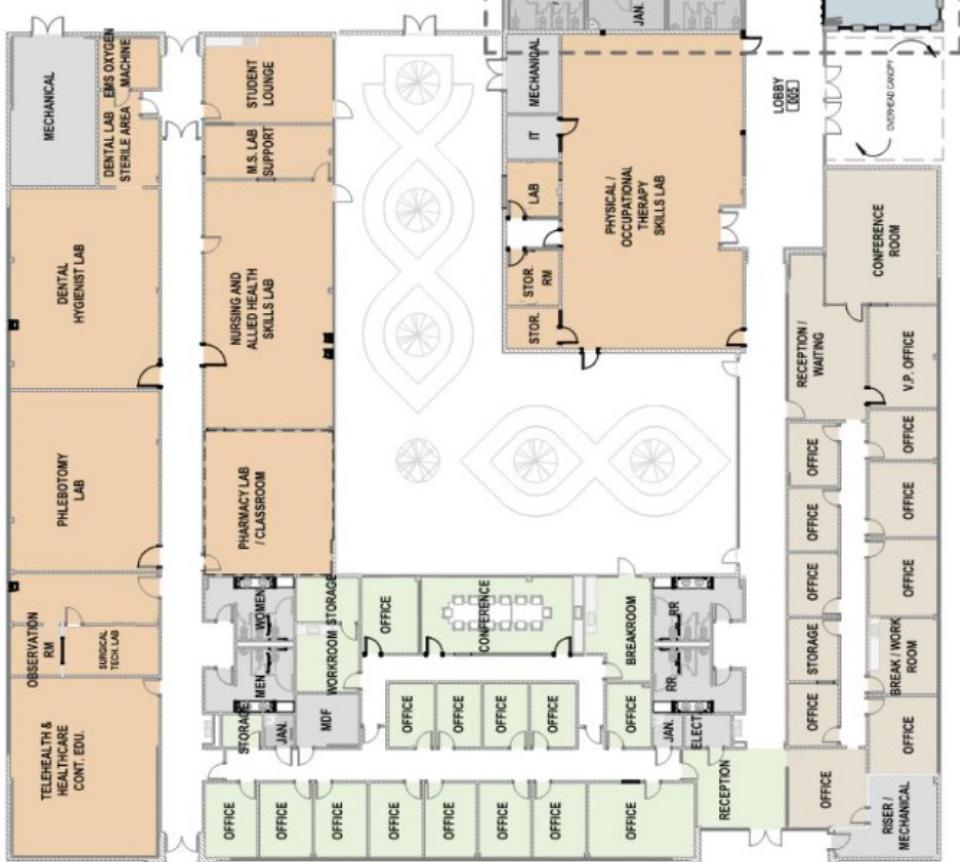
PROPOSED FLOOR PLAN



SOUTH TEXAS
COLLEGE

DEPARTMENT LEGEND

DEPARTMENT LEGEND	
EXISTING BUILDING	21,966 S.F.
FACULTY SUPPORT SPACES	
ADMINISTRATIVE SPACES	
EDUCATIONAL SPACES	
BUILDING SUPPORT	
BUILDING EXPANSION	- 6,800 S.F. -
CONFERENCE ROOMS	
BUILDING SUPPORT	
TOTAL BUILDING S.F.	
	28,766 S.F.

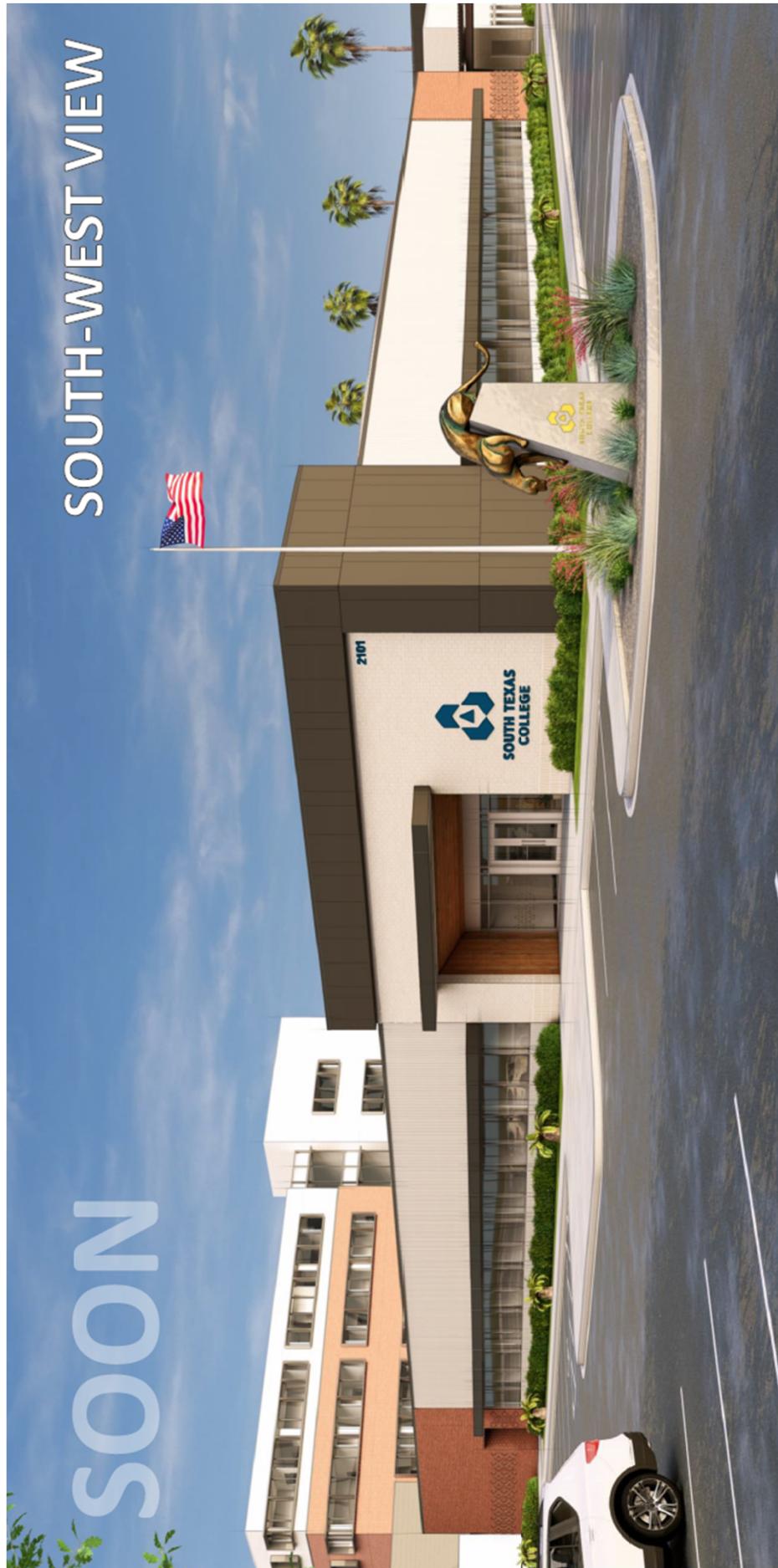


EXTERIOR RENDERINGS



SOON

SOUTH-WEST VIEW

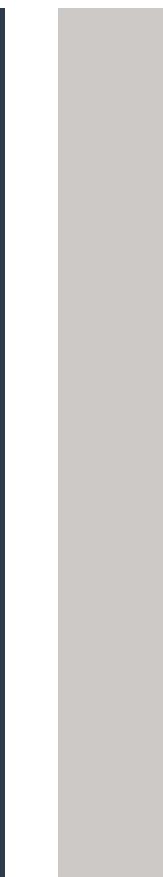
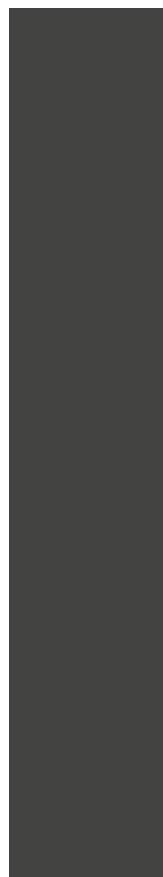


EXTERIOR RENDERINGS



SOUTH-EAST VIEW





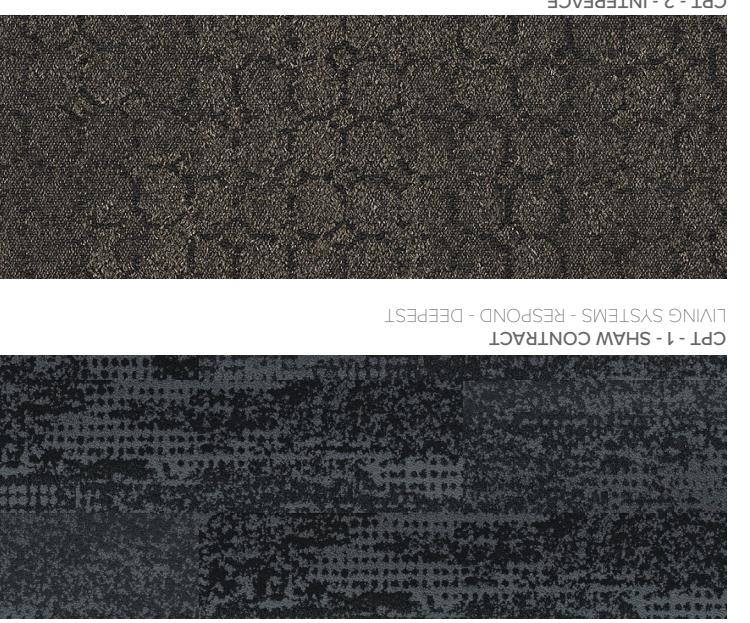
CT - 2, 3, 4, & 5 - DALTILE
INDOTERRA - WHITE DESERT (COLOR REFERENCE)



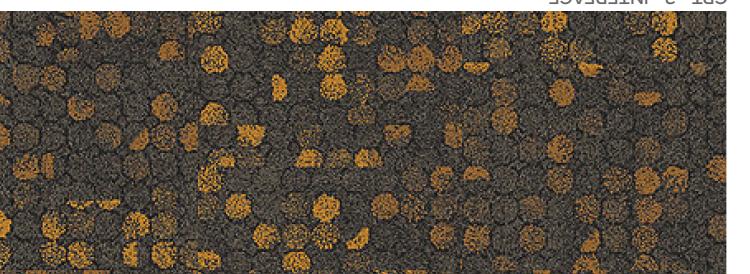
QUARTZ - 1 - DALTILE
INDOTERRA - TRAIL (COLOR REFERENCE)



PLAM - 1 - WILSONART
CAFELLE



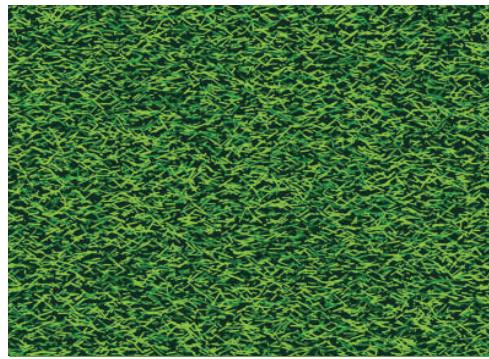
LIVING SYSTEMS - RESPOND - DEEPEST
CPT - 1 - SHAW CONTRACT



NYLON SYSTEMS - MERCER STREET - IRON CIRCLE
CPT - 2 - INTERFACE



NYLON SYSTEMS - BROADME STREET - YELLOW GLASS
CPT - 3 - INTERFACE



TF - 1
RFS SPORTS
IMPACT TURF



RB - 1 - ROPPE
BLACK BROWN



WC - 1
MDC WALLCOVERINGS
ZINTRA - JUNGLE - LINEN
(COLOR REFERENCE)



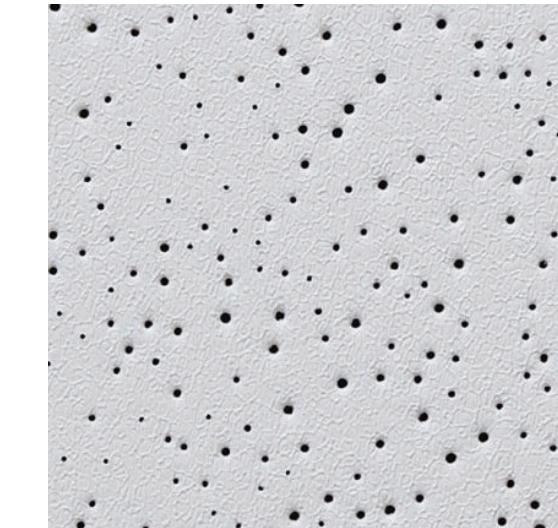
TP - 1
SCRANTON PRODUCTS
SHALE



RECOIL FITNESS - LIGHT GRAY
FF - 1 - ROPPE



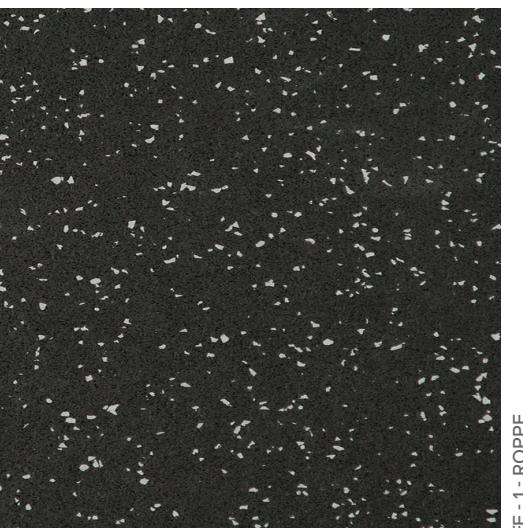
TYPE - 1
USG CEILINGS
RADAR



TYPE - 3
USG CEILINGS
CLEAN ROOM



NYLON STREETS - WHEELER STREET - IRON SQUARE
NYLON - 4 - INTERFACE



NYLON STREETS - WHEELER STREET - IRON SQUARE
NYLON - 1 - INTERFACE

ACTION ITEM VII, Review and Recommend Action on Substantial Completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II

Purpose	To approve substantial completion of the project.
Justification	College staff visited the site and developed a construction punch list on December 3, 2025. <ul style="list-style-type: none">• Architect: Milnet Architectural Services, PLLC.• Contractor: Rio United Builders, 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 Rio United Builders, LLC. The original cost approved for this project was \$619,207.19.
Enclosed Documents	Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Appendix D – Fact Sheet
Funding	The funds for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II Project 2022-038R are available in the Renewals and 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 Committee recommend Board approval of substantial completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II project as presented.

Appendix A
Current Budget Status

Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$1,061,314.00	\$619,207.19	\$0	\$619,207.19	\$228,627.33	\$390,582.86

Appendix B

Photos follow in the packet.

Appendix C

Substantial Completion follows in the packet.

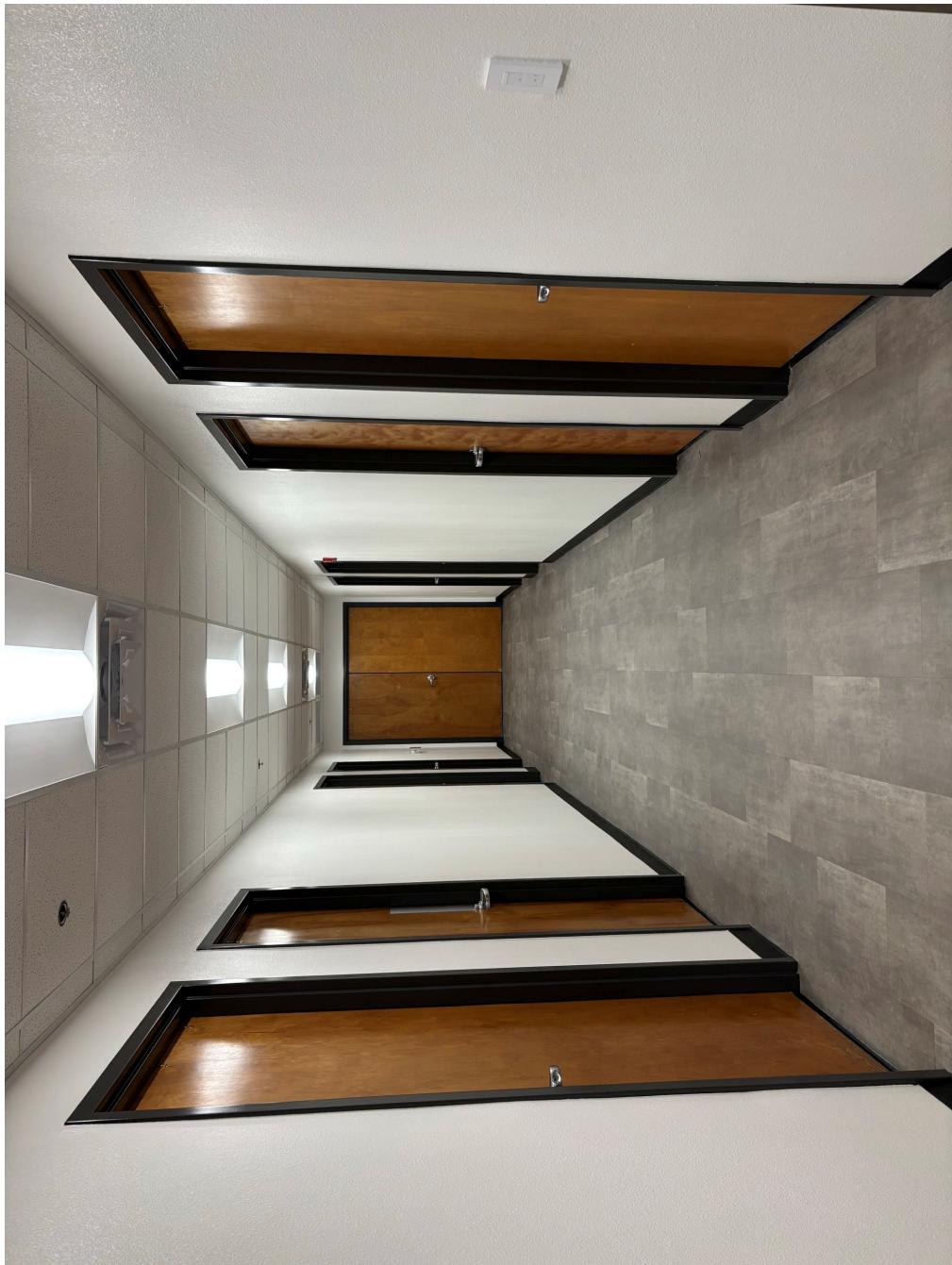
Appendix D

Fact Sheet follows in the packet.

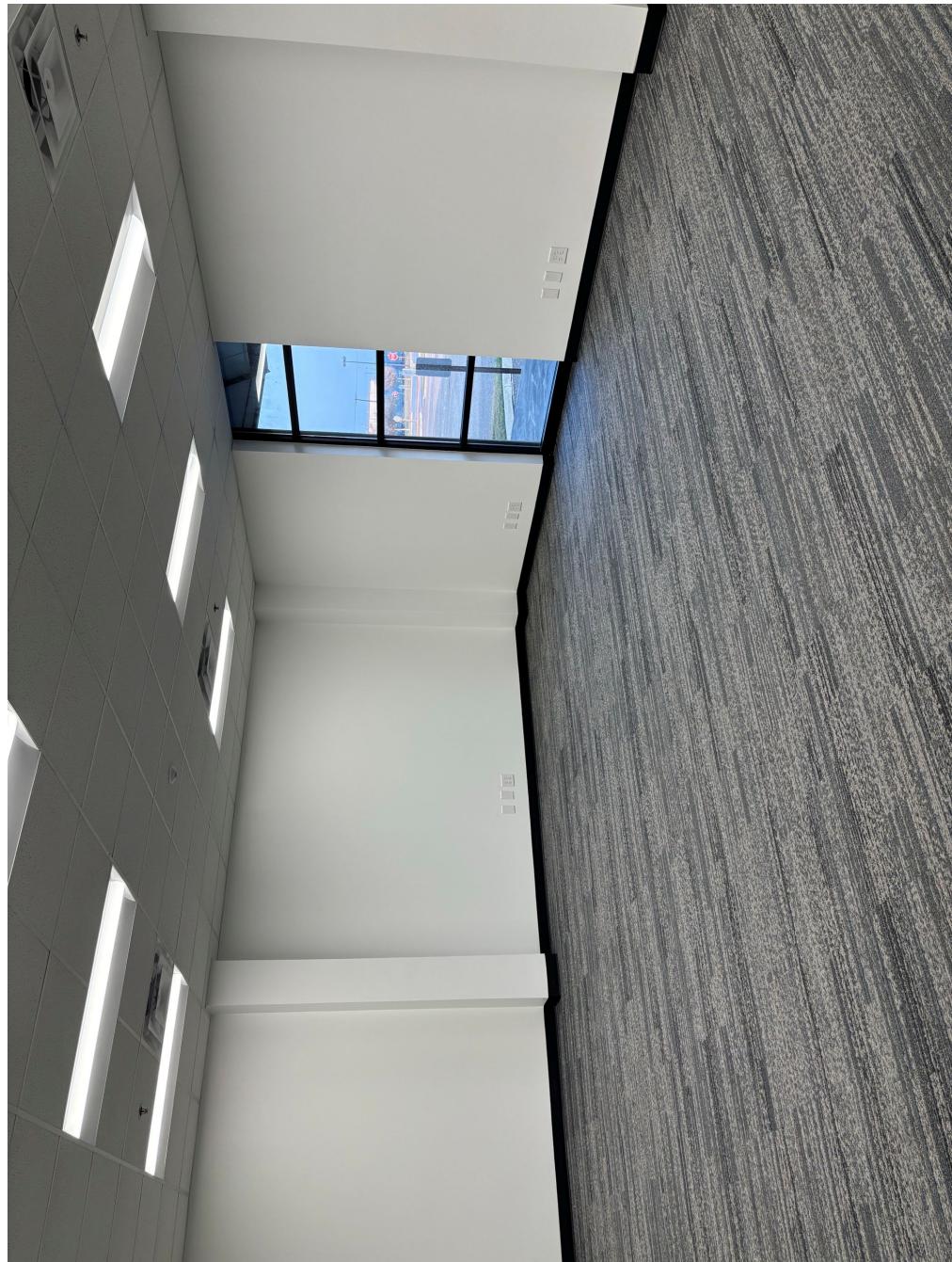
**Mid Valley Campus South Academic Building H
Repair & Renovations of Damaged Roof and Interior Areas Phase II**



Mid Valley Campus South Academic Building H
Repair & Renovations of Damaged Roof and Interior Areas Phase II



Mid Valley Campus South Academic Building H
Repair & Renovations of Damaged Roof and Interior Areas Phase II





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: (name and address)
Mid Valley Campus South Academic Building H Repair of Damaged Roof and Interior Areas (Phase II)
800 W. Railroad St, Building H, Weslaco, TX 78596

CONTRACT INFORMATION:
Contract For: General Construction
Date: 05-20-2025

CERTIFICATE INFORMATION:
Certificate Number: 1
Date: 12-08-2025

OWNER: (name and address)
South Texas College
3200 W. Pecan Blvd. Bldg. N-179
McAllen, TX 78501

ARCHITECT: (name and address)
Milnet Architectural Services, PLLC
608 S. 12th St McAllen, TX.
McAllen, TX 78501

CONTRACTOR: (name and address)
Rio United Builders
5783 Iowa Rd.
Mission, TX 78574

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)

ARCHITECT (Signature)

BY: Rodolfo R. Molina, Jr., President
(Printed name, title, and license number if required)

12-03-2025
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
See attached Punchlist 01

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty(30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$10,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

CONTRACTOR (Signature)

BY: Dagoberto Perez, President
(Printed name and title)

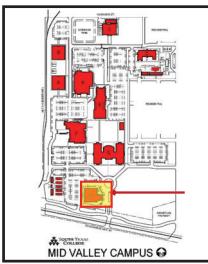
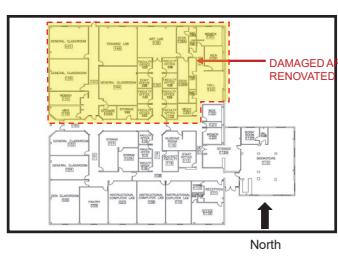
Date

OWNER (Signature)

BY: Dr. Ricardo J. Solis, President
(Printed name and title)

Date

Project Fact Sheet
 1/6/2026

Project Name: MVC - South Academic Building H Repair and Renovations							Project No. 2022-038R		
Funding Source(s): Renewals and Replacement Fund		FY21-22			FY22-23				
		Original Project Budget	Revised Project Budget	FY 21-22 Project Budget	Variance of Actual vs. Actual Expenditures	FY 22-23 Project Budget	Variance of Actual vs. Actual Expenditures		
Construction:*	\$ 600,000.00	\$ 1,061,314.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ 34,504.00		
Design:*	60,000.00	106,131.00	-	-	-	40,163.00	39,796.06		
Miscellaneous:	12,000.00	31,889.00	-	456.12	(456.12)	25,000.00	27,071.35		
FFE:	158,700.00	158,700.00	-	-	-	-	-		
Technology:	125,000.00	90,212.00	-	-	-	-	-		
Total:	\$ 955,700.00	\$ 1,448,246.00	\$ -	\$ 456.12	\$ (456.12)	\$ 695,163.00	\$ 101,371.41		
				Funds will be used from the insurance claim and savings from other projects.					
				*Amount for Phase I Roof Replacement only Construction Cost is \$666,000.					
		FY23-24			FY24-25				
		FY 23-24 Project Budget	Variance of Actual vs. Actual Expenditures	FY 24-25 Project Budget	Variance of Actual vs. Actual Expenditures				
Construction:*	\$ 1,305,000.00	\$ 642,140.50	\$ 662,859.50	\$ 1,061,314.00	\$ 228,624.33	\$ 832,689.67			
Design:*	130,000.00	23,287.21	106,712.79	106,131.00	24,862.13	81,268.87			
Miscellaneous:	10,000.00	11.10	9,988.90	31,889.00	901.57	30,987.43			
FFE:	160,000.00	-	160,000.00	158,700.00	-	158,700.00			
Technology:	125,000.00	-	125,000.00	90,212.00	-	90,212.00			
Total:	\$ 1,730,000.00	\$ 665,438.81	\$ 1,064,561.19	\$ 1,448,246.00	\$ 254,388.03	\$ 1,193,857.97			
		FY25-26			Total Actual Expenditures To Date				
		FY 25-26 Project Budget	Variance of Actual vs. Actual Expenditures	FY 25-26 Project Budget					
Construction:*	\$ 425,000.00	\$ -	\$ 425,000.00	\$ 425,000.00	\$ 870,764.83				
Design:*	9,500.00	-	9,500.00	9,500.00	48,149.34				
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	912.67				
FFE:	158,700.00	-	158,700.00	158,700.00	-				
Technology:	90,212.00	-	90,212.00	90,212.00					
Total:	\$ 688,412.00	\$ -	\$ 688,412.00		\$ 919,826.84				
Project Team									
Approval to Solicit Architect/Engineer:		Board Approval of Schematic Design		N/A		Board Status			
Architect/Engineer:	10/26/2021	Milnet Architectural Services				Contract Vendor	Actual Amount Expenditures Variance		
Architect/Engineer:						Milnet Architectural Services	\$ 93,233 - \$ 93,233.13		
Contractor:	Phase I - Holchemont, Ltd. Phase II - Rio United Builders					Holchemont, Ltd. (Phase I - Roof Replacement)	\$ 676,644.50 \$ - \$ 676,644.50		
						Rio United Builders (Phase II - Repair of Interior Areas)	\$ 619,207.19 \$ - \$ 619,207.19		
STC FPC Project Manager:	David Valdez								
Project Description				Project Scope					
Repair the existing roof and renovate the interior due to a recent heavy rain storm damage. Renovate approximately 6,720 square feet of interior space.				Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing.					
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		
Phase I - 10/26/2021	3/29/2022	N/A	6/27/2023	7/15/2023	02/27/2024	5/28/2024	N/A		
Phase II - 10/26/2021	3/29/2022	N/A	4/22/2025	6/18/2025	12/25/2025	01/23/2026	02/23/2026		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2021-22	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ 456.12			
2022-23	34,504.00	39,796.06	27,071.35	-	-	\$ 101,371.41			
2023-24	642,140.50	23,287.21	11.10	-	-	\$ 665,438.81			
2024-25	228,624.33	24,862.13	901.57	-	-	\$ 254,388.03			
2025-26	24,862.13	901.57	-	-	-	\$ 25,763.70			
Project Total	\$ 905,268.83	\$ 87,945.40	\$ 28,440.14	\$ -	\$ -	\$ 1,021,654.37			
Current Agenda Item									
01/13/26 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II									
 PROJECT LOCATION									
 DAMAGED AREA TO BE RENOVATED									
									

 FPC Project Manager David A. Valdez

 FPC Director Roberto S Gomez

 FPC Executive Director Roberto S Gomez

ACTION ITEM VIII, Review and Recommend Action on Substantial Completion of the District Wide Stucco Repainting Phase II at Pecan Campus

Purpose	To approve substantial completion of the project.
Justification	College staff visited the site and developed a construction punch list on October 30, 2025. <ul style="list-style-type: none">• Contractor: Terra Fuerte Construction, LLC
	A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this project, which included Buildings L, M, N, and T, was \$140,000.00.
Enclosed Documents	Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Appendix D – Fact Sheet
Funding	The funds for the District Wide Stucco Repainting Phase II at Pecan Campus Project 2024-014R are available in the Renewals and 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 Committee recommend Board approval of substantial completion of the District Wide Stucco Repainting Phase II at Pecan Campus project as presented.

Appendix A
Current Budget Status

District Wide Stucco Repainting Phase II at Pecan Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$140,000.00	\$0	\$140,000.00	\$133,000.00	\$7,000.00

Appendix B
Photos follow in the packet.

Appendix C

Substantial Completion follows in the packet.

Appendix D

Fact Sheet follows in the packet.

District Wide Stucco Repainting at Pecan Campus – Building M



District Wide Stucco Repainting at Pecan Campus – Building L



District Wide Stucco Repainting at Pecan Campus – Building T



District Wide Stucco Repainting at Pecan Campus – Building N



Substantial Completion Acceptance

Project Name: District Wide Repainting of Exterior Stucco - Pecan Campus

Project No.: 24-25-1015

Owner: South Texas College

Contractor: Terra Fuerte

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Recoating of Stucco and repainting of Hollow Metal doors on Building M, N, L & T at the Pecan Campus

Effective Date of Acceptance: 10/30/2025

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

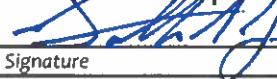
In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued under separate cover. It is expressly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

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

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

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

AJ Saldan DOO



Printed Name and Title

Signature

12/17/25

Date

The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.

N/A

Printed Name and Title

Signature

Date

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

Ronald S. Gomez DIRECTOR



12/17/25


SOUTH TEXAS
COLLEGE



Project Fact Sheet

12/17/2025

Project Name	District Wide Stucco Repainting Phase II - Pecan Campus Buildings M, N, T & L					Project No.	2024-014R
Funding Source(s):	Renewals & Replacements Fund						
Construction:					FY 23-24	FY 24-25	
Design	Total Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Miscellaneous:	\$ 500,000.00	\$ -	\$ 500,000.00	\$ 500,000.00	\$ 114,523.45	\$ 385,476.55	
FFE:	3,000.00	137.44	2,862.56	3,000.00	-	3,000.00	
Technology:	-	-	-	-	-	-	
Total:	\$ 503,000.00	\$ 137.44	\$ 502,862.56	\$ 503,000.00	\$ 114,523.45	\$ 388,476.55	
Construction:					FY 25-26	FY 25-26	
Design	Total Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Project Budget	FY 25-26 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Miscellaneous:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FFE:	-	-	-	-	-	-	
Technology:	-	-	-	-	-	-	
Total:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,660.89
Project Team							
Approval to Solicit	N/A	Board Approval of Schematic	NA	Location	Vendor	Contract	Actual
Architect/Engineer:	N/A			Building L	Terra Fuerte	\$ 21,000.00	\$ 17,426.80
Contractor:	Terra Fuerte	Substantial Completion	TBD	Building M	Terra Fuerte	\$ 37,800.00	\$ 32,678.10
STC FPC Project Manager:	Kelly Nelson	Final Completion	TBD	Building N	Terra Fuerte	\$ 64,400.00	\$ 50,281.25
				Building T	Terra Fuerte	\$ 16,800.00	\$ 14,187.30
Project Description							
Painting of Exterior Stucco for Building(s) - Cooper Center for Performing Arts Building L, Information Technology Building M, Institutional Support Services Building N, and Social Sciences Building T.							
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	10/29/2024	5/5/2025	1/27/2026	2/24/2026	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2023-24	-	-	137.44	-	-	\$ 137.44	
2024-25	114,523.45	-	-	-	-	\$ 114,523.45	
2025-26	-	-	-	-	-	\$ -	
Project Total	\$ 114,523.45	\$ -	\$ 137.44	\$ -	\$ -	\$ 114,660.89	
Current Agenda Item							
01/13/2026 Facilities Committee Meeting -Review and Recommend Action on Substantial Completion of the District Wide Stucco Repainting Phase II - Pecan Campus Buildings M, N, T & L							
				Pecan Campus			
Cooper Center for Performing	Information Technology	Institutional Support Services	Social Sciences Building T				

FPC Project Manager



FPC Director  FPC Executive Director 

ACTION ITEM IX, 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 Date
Pecan Campus								
1	Pecan Campus Kinesiology Bldg Q Phase I	MV	Boulttinghouse 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	1/27/2026	2/16/2026	7/28/2026	8/25/2026
4	Student Services Building K Renovation	DV	Sam Garcia Architects 1/28/2025	7/22/2025	3/24/2026	4/13/2026	9/22/2026	10/27/2026
5	Athletic Field Building R Improvements	KN	Sam Garcia Architects 1/28/2025	3/25/2025	8/12/2025	1/27/2026	2/27/2026	8/27/2026
6	Institutional Support Services Building N Expansion	MV	2/24/2026	6/24/2025	6/23/2026	7/23/2026	7/27/2027	8/24/2027
7	Pecan Campus North Academic Humanities Bldg P Faculty & Staff office Renovation	DV	NA	TBD	TBD	TBD	TBD	TBD
8	Pecan Campus North Academic Humanities Bldg P for Accounts Receivable and Grand Accounting Departments	DV	NA	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 Date
Pecan West								
9	Continuing Education Bldg A	DV	ERO Architects	6/25/2024	E-Con Group, LLC.	3/27/2025	5/28/2026	6/28/2026
10	Parking & Site Improvements	DV	Perez Consulting Engineers	N/A	GST Construction, Inc.	4/3/2025	Contingent on Building Project	Contingent on Building Project
Pecan Plaza								
11	Human Resources Building A Renovation	KN	6/23/2026	10/27/2026	4/27/2027	5/27/2027	5/30/2028	6/27/2028
12	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
13	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
14	West Building C Folklorico Renovation	KN	TBD	TBD	TBD	TBD	TBD	TBD
Technology Campus								
15	Truck Driving Range Canopy	TBD	TBD	TBD	TBD	TBD	TBD	TBD
16	Advanced Technical Careers Building B	TBD	TBD	TBD	TBD	TBD	TBD	TBD
16	Automotive Lab Exhaust System							

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 Date
Nursing & Allied Health Campus								
17	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	MV	11/26/2024	4/22/2025	9/23/2025	11/10/2025	6/23/2026	7/28/2026
18	East Building A Breakroom and Offices Expansion Renovation	TBD	TBD	TBD	TBD	TBD	TBD	TBD
19	Regional Workforce Development Healthcare Center Building E Renovation	DV	7/16/2024	2/25/2025	7/23/2025	11/7/2025	11/24/2026	12/15/2026
20	East Building A Community Pharmacy Lab	MV	11/26/2024	4/22/2025	9/23/2025	11/10/2025	6/23/2026	7/28/2026
Starr County Campus								
21	Physical Plant Building P Additional Pole Lights	TBD	TBD	TBD	TBD	TBD	TBD	TBD
22	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								
23	F.L.A.G. Training Area Gas Supply Line	TBD	TBD	TBD	TBD	TBD	TBD	TBD
24	Emergency Response Support Facility	TBD	TBD	TBD	TBD	TBD	TBD	TBD
25	Obstacle Course and Fitness Trail	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Higher Education Center La Joya								
26	Welding Lab Relocation	TBD	TBD	TBD	TBD	TBD	TBD	TBD
District Wide								
27	Facility Signage	DV	N/A	6/24/2025	2/24/2026	4/28/2026	5/26/2026	6/23/2026
28	Entry Monument Signs	KN	N/A	2/25/2025	11/25/2025	12/28/2025	6/23/2026	7/23/2026
29	Interior Facility Signage	KN	N/A	2/25/2025	1/27/2026	2/9/2026	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 December 31, 2025

Total Project Budget Summary	FY26 Unexpended Plant Fund	FY26 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	\$ 6,902,490.17	\$ 887,931.61
FY 2026 Proposed and Approved Projects	\$ -	\$ -
FY 2026 Proposed Projects for the Month of November 2025	\$ 1,192,800.00	\$ 250,000.00
FY 2026 Total Project Estimated Budget Balance	\$ 43,655,626.83	\$ 15,478,572.39

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 Construction 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
Board Approved on October 28, 2025			
*2022-009C	RCPSE - Substantial Completion, Perimeter Fence (Project Cost \$118,139.76 / Outstanding Payment \$80,070.17) District Wide - Building names	\$ 80,070.17	
	On-Call Services for Process Selection on Architects and Engineers		
Total Board Approval on October 2025		\$ 80,070.17	\$ -

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on November 25, 2025			
	Pecan Campus - Contracting Architectural Services for the Athletic Field Building R - March 25, 2025 Board meeting updated motion		
	Pecan Campus - Approval on the Schematic Design and Construction Services Solicitation for the Physical Plant Building E Cooling Tower Above Ground Piping System (Construction Budget \$650,000 and Engineer's Estimated Construction Project \$720,000) - March 25, 2025 Board meeting updated motion	\$ 650,000.00	
	Technology Campus - Approval Contracting Construction Services for Advance Technical Careers Building B Atrium Ceiling Report - March 25, 2025 Board meeting updated motion.	\$ 42,800.00	
2025-029C	Water Tower Logo Replacement - Interlocal Agreement between McAllen Public Utility and South Texas College. - March 25, 2025 Board meeting updated motion		
2025-028R	District Wide - Approval Contracting Construction Services for New Directional Wayfinding Signage	\$ 500,000.00	
*2022-009C	District Wide - Approval Contracting Construction Services for New Directional Wayfinding Signage		\$ 250,000.00
	RCPSE - Final Completion, Perimeter Fence (Project Cost \$118,139.76 / Outstanding Payment \$80,070.17)		
	Recommend Action on the Process for the Selection On-Call Services for Process Selection on Architects and Engineers		
Total Board Approval on November 2024		\$ 1,192,800.00	\$ 250,000.00
Board Approved on December 2025			
No projects were presented			
Total Board Approval on December 2025		\$ -	\$ -
Total FY26 Board Approved Projects		\$ 8,095,290.17	\$ 1,137,931.61

* 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	\$ 231,666.82	\$ (39,667)	\$ 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	Boultonghouse 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	\$ 489.73	\$ 1,084,542	\$ 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	DV					●					\$ 61,680.00	\$ -	\$ 61,680	\$ 61,680.00	Low	NA	TBD
11	North Academic Humanities Building P VPFAS Expansion	DV	●									\$ 21,520.00	\$ -	\$ 21,520	\$ 21,520.00	Low	TBD	TBD
Pecan Campus Subtotal												\$ 18,038,016	\$ 4,735,383	\$ 13,302,633	\$ 18,038,016			
Pecan West																		
12	Pecan West Continuing Education Building A & Testing Center Addition	DV					●					\$ 7,625,000.00	\$ 2,778,817.43	\$ 4,846,183	\$ 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	\$ 3,422,071	\$ 6,673,174	\$ 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 Folklorico 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	Boultonghouse 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	Boultonghouse Simpson Gates Architects	CRC Development
Health Science Professions 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				15	0	6	4	9	0	0	0	\$ 51,750,917	\$ 8,601,811	\$ 43,149,106	\$ 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	\$ 463,305.81	\$ 65,694	\$ 880,500.00	Low	Sigma	TBD
5	HVAC Replacements Phase II - PCN Bldg. H	MV				●						\$ 529,000	\$ 34,772.94	\$ 494,227	\$ 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	\$ 168,213.82	\$ 651,786	\$ 749,020.00	High	DBR	JCI
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	\$ 781,128	\$ 4,036,646	\$ 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	\$ 40,000.00	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	\$ 3,580,067			
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 Professions 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	\$ 124,96	\$ 252,875	\$ 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	\$ 70,561	\$ 392,439	\$ 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	\$ 19,831	\$ 507,169	\$ 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	\$ 57,473	\$ 4,228,114	\$ 6,610,917			
Totals			0	11	6	0	0	4	0	0	0	\$ 15,003,361	\$ 2,043,671	\$ 12,959,691	\$ 16,616,504			

Outstanding Issues - Action Plan
January 13, 2026 Facilities Committee Meeting
as of January 7, 2026

#	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 1/7/2026	<p>2/28/2018: First warranty request was issued to Contractor.</p> <p>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.</p> <p>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.</p> <p>Full accounting of dates in September 2024 Facilities Committee and Board packets.</p> <p>5/8 - 10/7/25: 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 is working on processing 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.</p> <p>1/7/2026: 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; 7) D. Wilson has replaced additional windows due to hazing issues; 8) College has worked with Test and Balance consultant to conduct new test reports to verify operation of HVAC System regarding negative pressure issue. Reports issued and system has been adjusted to make sure it is operating in positive pressure. College staff has replaced all stained ceiling tiles and cleaning all window and walls of water stains. College will schedule a walk through of the building with D. Wilson to confirm no signs of water stains are present. Once completed, College will wait for next rain events to confirm there are no visual signs of water infiltration..</p>	<p>5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>2/13/2025: Contractor is still working on remaining unresolved items.</p> <p>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.</p> <p>7/31/2025: Need to schedule a meeting with D. Wilson to review items; College is reviewing proposal from Testing and Balancing Consultant.</p> <p>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.</p> <p>10/7/2025: FPC is processing a proposal from a T&B consultant to verify the existing conditions of the HVAC System.</p> <p>1/1/2026: College to schedule walk through with D. Wilson to verify that there are no signs of previous visual water stains on ceilings, walls, and windows, and then wait for future rain events to verify that no new signs of water infiltrations are present.</p>

Mid Valley Campus						
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	<p>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.</p> <p>5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>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.</p> <p>5-7-2025: Letter from Weslaco was received with code requirements. Architect finalized plans, Construction services awarded for Phase II and contract is pending. Public Adjuster has received bid register of bids submitted as requested.</p> <p>7/31/2025: The Bid Proposal from the Contractor has been forwarded to the Public Adjuster.</p> <p>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.</p> <p>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.</p>	<p>5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>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.</p> <p>7/31/2025: Received the letter from the City of Weslaco regarding code requirements. Pending response from Public Adjuster.</p> <p>9/9/2025: Discussion is pending with Public Adjuster and Insurance company.</p> <p>10/7/2025: Discussion is pending with Public Adjuster and Insurance company.</p>
Health Science Professions Campus						
3	Health Science Professions 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 1/7/2026	<p>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.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>9/9/2025: College staff have noticed possible new wall cracks (8-6-2025) and forwarded them to D. Wilson for response. A meeting will be scheduled to review the current status of pending issues.</p> <p>10/7/2025: Pending a meeting to be scheduled with the contractor and architect to review the current status of pending issues.</p> <p>12/8/2025: Met with D. Wilson and College staff to review and note cracks on interior walls to note where the contractor will add control joints and repair walls. In addition, the College noted concerns that the Architect's and Contractor's previous conclusion that the wall cracks were caused by a water leak on the southwest corner of the building may not be conclusive due to the timing of when the water leaks occurred and when the cracks began appearing. The College will need to review with the College staff and Administration. D. Wilson worked on doing wall repairs during the Winter Break.</p>	<p>5/18/2023: Awaiting results from investigative moisture study and site observations. Pending direction from Architect to Contractor for resolving cracks and water infiltration.</p> <p>Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates.</p> <p>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.</p> <p>2/13/2025: The College will request a meeting with the project team to discuss the status of the issues.</p> <p>5/8/2025 - 7/31/25: Pending meeting with Contractor and Architect.</p> <p>9/9/2025: Pending meeting with Contractor and Architect.</p> <p>10/7/2025: Pending meeting with Contractor and Architect.</p> <p>1/7/2026: College staff to review the current status of the wall cracks with Administration.</p>