South Texas College Board of Trustees Facilities Committee Pecan Campus, Ann Richards Administration Building X Board Room Tuesday, February 18, 2025

@ 3:30 PM McAllen, Texas

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

I.	Approval of January 14, 2025 Facilities Committee Meeting Minutes1 - 27
II.	Review and Recommend Action on Approval of Proposed District Wide Directional Wayfinding Signage with New College Logo and Authorization to Solicit Construction Services
III.	Review and Recommend Action on Approval of Proposed District Wide Entry Monument Signage with New College Logo and Authorization to Solicit Construction Services
IV.	Review and Recommend Action on Schematic Design, Budget Increase, and Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E
V.	Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2
VI.	Review and Recommend Action on Substantial Completion of the Technology Campus Welding Lab Expansion Building F
VII.	Review and Recommend Action on Renewal of the Facilities Usage Agreement with Mission Economic Development Corporation for the Mission Center for Education and Economic Development Office Space
/III.	Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects

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ACTION ITEM I, Approval of January 14, 2025 Facilities Committee Meeting Minutes

Purpose The Minutes for the Facilities Committee Meeting of January 14,

2025, are presented for Committee approval.

Enclosed Appendix A – January 14, 2025 Facilities Committee Meeting Minutes

Documents

Appendix A

January 14, 2025 Facilities Committee Meeting Minutes follows in the packet.

Facilities
Minutes – January 14, 2025
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South Texas College Board of Trustees Facilities Committee Ann Richards Administration Building A, Conference Room A-142 Pecan Campus, McAllen, Texas Tuesday, January 14, 2025 @ 4:00 PM

MINUTES

The Facilities Committee Meeting was held on January 14, 2025 in the Ann Richards Administration Building A, Conference Room A-142 at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:19 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Danny Guzman, and Ms. Vicky Cantu.

Members absent: None

Also present: Dr. Ricardo J. Solis Ms. Mary Del Paz via teleconference, Mr. Rick De La Garza, Ms. Monique Fuentes, Mr. Juan Hernandez, Mr. Rogelio Hernandez, Mr. George McCaleb, Mr. Roberto Cuellar, Ms. Monica Perez, Mr. David Justice, Ms. Yesenia Tijerina, Mr. Luis Silva, Mr. Martin Villarreal, Mr. Jose Vela, Mr. David Valdez, and Mr. Andrew Fish.

Approval of October 15, 2024 Facilities Committee Meeting Minutes

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

1. October 15, 2024 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the October 15, 2024 Facilities Committee Meeting as presented.

ACTION ITEM II, Review and Recommend Action on Authorization to Solicit Architectural Services for the Pecan Campus Athletic Field Building

Purpose

To approve the solicitation of architectural services for the Pecan Campus Athletic Field Building project.

Justification

Solicitation of Request for Qualifications (RFQ) for architectural services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction.

The project consists of constructing a building near the athletic fields.

The proposed scope of work is summarized as follows:

- Construction of a building adjacent to the athletic fields
- Building Spaces: Storage, Restrooms, Concession
- Total Square Feet: 1,560 sq. ft.

Enclosed Documents

Appendix A – Project Presentation Appendix B – Fact Sheet

Funding

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

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

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

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation

Administration requested the Facilities Committee recommend Board approval to proceed with the solicitation of architectural services for the Pecan Campus Athletic Field Building project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to proceed with the solicitation of architectural services for the Pecan Campus Athletic Field Building project as presented.

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

Purpose

To contract architectural services for the Pecan Campus Business and Science Building G Engineering Labs Renovation project.

Justification

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

The project consists of renovating existing classrooms to construct two larger lab spaces and a storage room, and converting a chemistry lab to an engineering lab/student design project work space.

The proposed scope of work is summarized as follows:

- Renovation and conversion of three existing classrooms into two larger laboratory spaces and a storage room
- Renovation and conversion of existing chemistry lab to an engineering lab/student design project work space
- Total Renovation Space 3,616 sq. ft.

Enclosed Documents

Appendix A – RFQ Solicitation Information

Appendix B – Project Presentation

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

Funding

The total Project 2023-014C estimated cost, including construction, design, miscellaneous, and FFE, is \$500,000.

	Total	\$500,000
•	FFE	50,000
•	Miscellaneous	10,000
•	Design	40,000
•	Construction	\$400,000

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

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative Services

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Recommendation Administration requested the Facilities Committee recommend Board approval to contract architectural services with Sam Garcia Architect, LLC. for the Pecan Campus Business and Science Building G Engineering Labs Renovation project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to contract architectural services with Sam Garcia Architect, LLC. for the Pecan Campus Business and Science Building G Engineering Labs Renovation project as presented.

ACTION ITEM IV, Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Student Services Building K Cashiers Renovation

Purpose

To contract architectural services for the Pecan Campus Student Services Building K Cashiers Renovation project.

Justification

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

The project consists of renovating the existing Cashiers Area on the first floor of the Student Services Building K and the second floor of the existing Accounts Receivable Area on the second floor of the Student Services Building K.

The proposed scope of work is summarized as follows:

- Renovation of the Cashiers Area at 1st Floor 4,720 sq. ft.
- Renovation of the Accounts Receivable Area at 2nd Floor -1,508 sq. ft.
- Total Renovation Space 6,228 sq. ft

Enclosed Documents

Appendix A – RFQ Solicitation Information

Appendix B – Project Presentation

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

Funding

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

	Total	\$2,419,584
•	Technology	158,817
•	FFE	158,817
•	Miscellaneous	46,710
•	Design	186,840
•	Construction	\$1,868,400

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

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative Services

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Recommendation

Administration requested the Facilities Committee recommend Board approval to contract architectural services with Sam Garcia Architect, LLC. for the Pecan Campus Student Services Building K Cashiers Renovation project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to contract architectural services with Sam Garcia Architect, LLC. for the Pecan Campus Student Services Building K Cashiers Renovation project as presented.

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

Purpose

To contract engineering services for the District Wide HVAC Replacements Phase II at Pecan Campus project.

Justification

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

The project consists of replacing a total of nine (9) heating, ventilation, and air conditioning (HVAC) units at Business and Science Building G, Student Activities Building H, and Ann Richards Administration Building X. This project is the second phase of the district-wide replacement efforts.

The proposed scope of work is summarized below:

 Replacement of HVAC units at the following Pecan Campus buildings:

0	Business and Science Building G	4 Units
0	Student Activities Center Building H	4 Units
0	Ann Richards Administration Building X	1 Unit
	Total	9 Units

Enclosed Documents

Appendix A – RFQ Solicitation Information

Appendix B – Project Presentation

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

Funding

The total 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.

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

The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative Services

Facilities
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Recommendation

Administration requested the Facilities Committee recommend Board approval to contract engineering services with Sigma HN Engineers, PLLC. for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented.

Mr. Danny Guzman asked if the College has used this vendor before and it was confirmed that the College has used the vendor before.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to contract engineering services with Sigma HN Engineers, PLLC. for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented.

ACTION ITEM VI, Review and Recommend Action on Authorization to Solicit Construction Services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs

Purpose To approve the solicitation of construction services for the

Technology Campus Advanced Technical Careers Building B Atrium

Ceiling Repairs project.

Justification Solicitation of Request for Proposals (RFP) for construction services

is necessary to procure a contractor for the project.

The project consists of repairing the ceiling in the atrium in Building

B.

The proposed scope of work is summarized as follows:

Replacing the ceiling liner

Enclosed Documents

Appendix A – Project Presentation

Appendix B – Fact Sheet

Funding The total Technology Campus Advanced Technical Careers Building

B Atrium Ceiling Repairs Project 2025-027R estimated cost, including

construction and miscellaneous, is \$61,200.

Construction \$60,000Miscellaneous 1,200

Total \$61,200

The funds are available in the Renewals and Replacements Fund for

use in FY 2024 – 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Facilities Committee recommend Board

approval to proceed with the solicitation of construction services for the Technology Campus Advanced Technical Careers Building B

Atrium Ceiling Repairs project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to proceed with the solicitation of construction services for the Technology Campus Advanced Technical Careers Building B Atrium Ceiling Repairs project as presented.

ACTION ITEM VII, Review and Recommend Action on Authorization to Solicit Construction Services for the Regional Center for Public Safety Excellence Perimeter Fence

Purpose To approve the solicitation of construction services for the Regional

Center for Public Safety Excellence Perimeter Fence project.

Justification Solicitation of Request for Proposals (RFP) for construction services

is necessary to procure a contractor for the project.

The project consists of constructing a perimeter fence on the south

side of the property for additional security.

The proposed scope of work is summarized as follows:

Constructing a perimeter fence

Total Linear Feet: Approximately 4,200

Enclosed Documents

Appendix A – Project Presentation

Appendix B – Fact Sheet

Funding The total Regional Center for Public Safety Excellence Perimeter

Fence Project 2022-009C estimated cost, including construction,

design, and miscellaneous, is \$193,000.

Construction \$168,000
 Design 5,000
 Miscellaneous 20,000
 Total \$193,000

The funds are available in the Unexpended Construction Plant Fund

for use in FY 2024 – 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Facilities Committee recommend Board

approval to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence Perimeter Fence

project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence Perimeter Fence project as presented.

ACTION ITEM VIII, Review and Recommend Action on Contracting Consulting Services for the Pecan Campus Administrative and Non-Instructional Facility Space Needs Assessment

Purpose To contract consulting services for the Pecan Campus Administrative

and Non-Instructional Facility Space Needs Assessment project.

Justification The assessment of administrative and non-instructional facility space

needs for Pecan Campus would serve as a strategic decision-making tool for addressing specific space utilization conditions and future

facility construction and renovation at the Pecan Campus.

On September 24, 2024, the Board approved soliciting consulting

services for this project.

Enclosed Appendix A – RFQ Solicitation Information

Documents Appendix B – Site Plan

Appendix C – Ranking and Evaluations of Respondents

Appendix D – Fact Sheet

Funding The total Project 2025-025C estimated cost is between \$125,000 to

\$250,000.

The funds are available in the Unexpended Construction Plant Fund

for use in FY 2024 - 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Facilities Committee recommend Board

approval of contracting consulting services with Broaddus Planning for the Pecan Campus Administrative and Non-Instructional Facility

Space Needs Assessment project as presented.

Dr. Salinas recommended that this item be deferred until additional information is provided to the Board.

Upon a motion from Dr. Paul Rodriguez and a second from Ms. Rose Benavidez this item was deferred until further notice.

No recommendation was made by the Committee on this item.

ACTION ITEM IX, Review and Recommend Action on Contracting Construction Services for the Pecan Campus Athletic Fields Reseeding and Regrading

Purpose To contract construction services for the project.

Justification On June 22, 2021, the Board of Trustees approved this project as

part of the College's Renewals & Replacements projects.

The existing athletic fields require reseeding and regrading to

maintain their condition.

The proposed scope of work is summarized below:

Reseeding and regrading the existing athletic fields

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 Pecan Campus Athletic Fields Reseeding and Regrading Project 2020-037R budgeted amount, including construction, design, and miscellaneous, is \$111,000.

Construction \$100,000
 Design 10,000
 Miscellaneous 1,000
 Total \$111,000

The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.

Staff Resource

Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation

Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with GST Construction, Inc. in the amount of \$113,754 for the Pecan Campus Athletic Fields Reseeding and Regrading project as

presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to authorize contracting construction services with GST Construction, Inc. in the amount of \$113,754 for the Pecan Campus Athletic Fields Reseeding and Regrading project as presented.

ACTION ITEM X, Review and Recommend Action on Contracting Construction Services for the Pecan West Continuing Education and Testing Center Building A

Purpose To contract construction services for the Pecan West Continuing

Education and Testing Center Building A project.

Justification On December 6, 2023, the Board of Trustees approved architectural

services with goERO International, LLC./dba ERO Architects.

The project consists of the construction of a new 24,500 square foot Continuing Education Building, including the Testing Center space, at the Pecan West Property, which is a currently undeveloped property located west of Ware Road and south of Pecan Boulevard. The proposed scope of work is summarized as follows:

 Design and construction of the Continuing Education Building with the Testing Center

	Total Building Square Feet	24,500 s.f.
0	Testing Center	4,500 s.f.
0	Continuing Education Building	20,000 s.f.

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 Pecan West Continuing Education and Testing Center Building A Project 2021-002C budgeted amount, including construction, design, and miscellaneous, is \$10,651,375.

	Total	\$10,651,375
•	Technology	699,125
•	FFE	699,125
•	Miscellaneous	205,625
•	Design	822,500
•	Construction	\$8,225,000

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

Staff Resource

Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation

Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with E-Con Group, LLC. in the amount of \$7,000,000 for the Pecan West Facilities
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Continuing Education and Testing Center Building A project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to authorize contracting construction services with E-Con Group, LLC. in the amount of \$7,000,000 for the Pecan West Continuing Education and Testing Center Building A project as presented.

ACTION ITEM XI, Review and Recommend Action on Contracting Construction Services for the Pecan West Parking and Site Improvements

Purpose

To contract construction services for the Pecan West Parking and Site Improvements project.

Justification

On January 31, 2023, the Board of Trustees approved civil engineering services with Perez Consulting Engineers, LLC.

The project consists of the construction of a parking lot and site improvements for the new Continuing Education Building to be constructed at the Pecan West Property, which is a currently undeveloped property located west of Ware Road and south of Pecan Boulevard. The proposed scope of work is summarized as follows:

- Design and construction of the parking lot
- Design and construction of site utilities and infrastructure
- Design and construction of landscape and irrigation work

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 Pecan West Parking and Site Improvements Project 2023-018C budgeted amount, including construction, design, and miscellaneous, is \$1,875,000. Funding for the project budget is supplemented by an Economic Development Administration (EDA) grant in the amount of \$1,500,000.

Construction \$1,668,440
 Design 158,890
 Miscellaneous 47,670
 Total \$1,875,000

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

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation

Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with GST Construction, Inc. in the amount of \$2,586,000 for the Pecan West Parking and Site Improvements project as presented. Facilities
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Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to authorize contracting construction services with GST Construction, Inc. in the amount of \$2,586,000 for the Pecan West Parking and Site Improvements project as presented.

ACTION ITEM XII, Review and Recommend Action on Contracting Construction Services for the District Wide HVAC Replacements at Mid Valley Campus

Purpose

To contract construction services for the District Wide HVAC Replacements at Mid Valley Campus project.

Justification

On February 13, 2024, the Board of Trustees approved contracting mechanical, electrical, and plumbing (MEP) engineering services with Ethos Holistique Holdings, LLC./dba Ethos Engineering.

The existing heating, ventilation, and air conditioning (HVAC) units were installed in 2004 and 2005, and are nearing their end of life. The project consists of replacing a total of thirteen (13) HVAC units at Buildings E, F, and G at the Mid Valley Campus for Phase I of the district-wide replacement efforts. Future phases will be scheduled at a later date.

The proposed scope of work is summarized below:

 Replacement of HVAC units at the following Mid Valley Campus buildings:

0	Building E	4 Units
0	Building F	2 Units
0	Building G	7 Units
	Total	13 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 at Mid Valley Campus Project 2023-013R budgeted amount, including construction, design, and miscellaneous, is \$2,530,000.

Construction \$2,300,000
 Design 230,000
 Total \$2,530,000

The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative Services

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Recommendation Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with Johnson Controls, Inc. in the amount of \$1,893,356.56 for the District Wide HVAC Replacements at Mid Valley Campus.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval to authorize contracting construction services with Johnson Controls, Inc. in the amount of \$1,893,356.56 for the District Wide HVAC Replacements at Mid Valley Campus.

ACTION ITEM XIII, Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase IV

Purpose To contract construction services for the District Wide Flooring

Replacements Phase IV project.

Justification On June 22, 2021, the Board approved the priority schedule for the District Wide Flooring Replacements. Phase IV of the replacements

is as follows:

Campus	Buildings & Scope	Floor / Sq. Ft.	Highest Ranked Vendor
Pecan Campus	Building C: • Carpet and VCT	15,409 sq. ft.	Diaz Floors & Interiors, Inc.
r ecan campus	Building H: • Carpet and VCT	18,993 sq. ft.	5 Star GC Construction
Starr County Campus	Building G: • Carpet and VCT	3,526 sq. ft.	Diaz Floors & Interiors, Inc.
Technology Campus	Building B: • Carpet	10,815 sq. ft.	Diaz Floors & Interiors, Inc.

The flooring in these buildings has been in place for approximately 15 to 27 years. Overall, the flooring has sustained considerable wear, although some areas remain in fair condition but are outdated. Additionally, some of these buildings feature two to three different types of carpeting, and the replacement would establish a cohesive color palette throughout each building. The scope of work will include the replacement of carpet and the installation of luxury vinyl tile (LVT) to replace vinyl composition tile (VCT) in the buildings as listed above.

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 Flooring Replacements Phase IV Project 2025-014R budgeted amount, including construction, design, and miscellaneous, is \$504,000.

Construction \$500,000
 Miscellaneous 4,000
 Total \$504,000

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

Staff Resource

Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Facilities Committee recommend Board

> approval to authorize contracting construction services with 5 Star GC Construction for the Pecan Campus Building H in the amount of \$124,830.00, and with Diaz Floors & Interiors, Inc. for the Pecan Campus Building C in the amount of \$72,240.00, the Starr County Campus Building G in the amount of \$20,912.00, and the Technology Campus Building B in the amount of \$63,403.37, for a grand total of \$281,385.37 for the District Wide Flooring Replacements Phase IV

project as presented.

Upon a motion by Mr. Paul Rodriquez and a second by Ms. Rose Benavidez the Committee recommened Board approval to authorize contracting construction services with 5 Star GC Construction for the Pecan Campus Building H in the amount of \$124,830.00, and with Diaz Floors & Interiors, Inc. for the Pecan Campus Building C in the amount of \$72,240.00, the Starr County Campus Building G in the amount of \$20,912.00, and the Technology Campus Building B in the amount of \$63,403.37, for a grand total of \$281,385.37 for the District Wide Flooring Replacements Phase IV project as presented.

ACTION ITEM XIV, Review and Recommend Action on Approval of Proposed Change Order for the Mid Valley Campus Building M Automotive Lab Expansion

Purpose To approve a proposed change order for the contract construction

services for the Mid Valley Campus Building M Automotive Lab

Expansion project.

Justification A change order to the construction contract is needed to cover additional

costs to the contractor for associated General Conditions requested by the contractor. The contractor was delayed by eighty (80) days due to underground utilities that were not installed as indicated on the plans. The architect, contractor, and College staff have negotiated and agreed on the number of days that the contractor was delayed in performing the work. The contractor's general conditions amount is \$47,006.00. In addition, the change order authorizes garage door modifications in the amount of

\$2,922.75, for a total change order amount of \$49,928.75.

The project contains a Contingency Allowance of \$37,892.76 which will be applied to the change order amount. The remaining balance of \$12,035.99 will be paid by available funds for the project and increase the

contract amount.

Enclosed Documents

Appendix A – Change Order #7 Appendix B – Fact Sheet

Funding

The funds are available in the Unexpended Construction Plant Fund for

use in FY 2024 – 2025.

Staff Resource

Ricardo de la Garza, Executive Director for Facilities Planning &

Construction

Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation

Administration requested the Committee recommend Board approval of the proposed change order with Holchemont, Ltc. in the amount of \$49,928.75 and an additional eighty (80) days for the Mid Valley Campus

Building M Automotive Lab Expansion project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval of the proposed change order with Holchemont, Ltc. in the amount of \$49,928.75 and an additional eighty (80) days for the Mid Valley Campus Building M Automotive Lab Expansion project as presented.

ACTION ITEM XV, Review and Recommend Action on Final Completion of the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area

Purpose To approve final completion of the Mid Valley Campus Workforce

Center Building D HVAC-R Classroom & Covered Area project.

Justification On June 25, 2024, the Board of Trustees approved Substantial

Completion of this project.

Engineer: PBK Architects, Inc.Contractor: Holchemont. Ltd.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with by Holchemont, Ltd. The original cost approved for

this project was \$954,000.

Enclosed Appendix A – Current Budget Status

Documents Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for Mid Valley Campus Workforce Center Building D

HVAC-R Classroom & Covered Area Project 2022-014C are available

in the Unexpended Plant Fund for use in FY 2024 – 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Committee recommend Board

approval of final completion and release of final payment of \$55,056.30 to Holchemont, Ltd. for the Mid Valley Campus

Workforce Center Building D HVAC-R Classroom & Covered Area

project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval of final completion and release of final payment of \$55,056.30 to Holchemont, Ltd. for the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Covered Area project as presented.

ACTION ITEM XVI, Review and Recommend Action on Final Completion of the Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation

Purpose To approve final completion of the Mid Valley Campus Workforce

Center Building D Welding Expansion and Renovation project.

Justification On July 16, 2024, the Board of Trustees approved Substantial

Completion of this project.

Engineer: PBK Architects, Inc.Contractor: Holchemont. Ltd.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with by Holchemont, Ltd. The original cost approved for

this project was \$1,189,000.

Enclosed Appendix A – Current Budget Status

Documents Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for Mid Valley Campus Workforce Center Building D

Welding Expansion and Renovation Project 2022-013C are available

in the Unexpended Plant Fund for use in FY 2024 – 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Committee recommend Board

approval of final completion and release of final payment of \$78,230.99 to Holchemont, Ltd. for the Mid Valley Campus

Workforce Center Building D Welding Expansion and Renovation

project as presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval of final completion and release of final payment of \$78,230.99 to Holchemont, Ltd. for the Mid Valley Campus Workforce Center Building D Welding Expansion and Renovation project as presented.

ACTION ITEM XVII, Review and Recommend Action on Final Completion of the Mid Valley Campus Workforce Center Building M Automotive Lab Expansion

Purpose To approve final completion of the Mid Valley Campus Workforce

Center Building M Automotive Lab Expansion project.

Justification On June 25, 2024, the Board of Trustees approved Substantial

Completion of this project.

Engineer: PBK Architects, Inc.Contractor: Holchemont. Ltd.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with by Holchemont, Ltd. The original cost approved for

this project was \$2,045,000.

Enclosed Appendix A – Current Budget Status

Documents Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for Mid Valley Campus Workforce Center Building M

Automotive Lab Expansion Project 2022-012C are available in the

Unexpended Plant Fund for use in FY 2024 – 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Committee recommend Board

approval of final completion and release of final payment of \$120,974.95 to Holchemont, Ltd. for the Mid Valley Campus

Workforce Center Building M Automotive Lab Expansion project as

presented.

Upon a motion by Mr. Paul Rodriguez and a second by Ms. Rose Benavidez the Committee recommened Board approval of final completion and release of final payment of \$120,974.95 (\$78,230.99) to Holchemont, Ltd. for the Mid Valley Campus Workforce Center Building M Automotive Lab Expansion project as presented.

ACTION ITEM XVIII, Review and Recommend Action on Interlocal Agreement between South Texas College and McAllen Public Utility for the Water Tower Logo Replacement

Purpose To approve an interlocal agreement for the water tower logo

replacement.

Justification The College intends to replace the South Texas College logo on the

water tower at McColl Road and K Center Road in McAllen. The interlocal agreement would establish the division of responsibilities

between the two entities to perform and fund the replacement.

Enclosed Documents

Appendix A – Draft of the Interlocal Agreement

Funding The funds for water tower logo replacement are available in the

Renewals & Replacements Fund for use in FY 2024 – 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requested the Committee recommend Board

approval of the interlocal agreement between South Texas College and McAllen Public Utility for the water tower logo replacement as

presented.

The Committee recommended to defer this item until the Board meeting. The Committee requested that the MOU be revised to say that payment would not be made until the services were completed due to procurement law.

No action was taken.

ACTION ITEM XIX, Discussion of Establishment of Yearly Goals for the Current Year and Beyond

Purpose Board Chair requests discussion of the identification and

establishment of yearly goals that can be set for the Facilities

Committee for current year and beyond.

Justification In November 2024, the Board of Trustees held a Board Retreat and

discussed topics contributed by each of the Board Members. The Board Members each ranked the importance of the topics discussed and the top priorities were tabulated by the Board Chair. The Chairman has compiled the highest ranked topics into a list of

potential goals for the current year.

Enclosed Documents

Appendix A – Chair of the Board of Trustees Memo

Staff Resources Venisa Earhart, Board Relations Administrator

Recommendation This item is for discussion purposes only. No action is requested.

The Committee decided to defer this item until a later time. No action was taken.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:04 p.m.

I certify that the foregoing are the true and correct minutes of the January 14, 2025 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

ACTION ITEM II, Review and Recommend Action on Approval of Proposed District Wide Directional Wayfinding Signage with New College Logo and Authorization to Solicit Construction Services

Purpose

To approve the proposed directional wayfinding signage updates with the new College logo and solicitation of construction services for the District Wide Facility Signage and the District Wide Signage Replacement projects.

Justification

The directional wayfinding signage will be updated to reflect the current logo and visual identity of the College.

College staff have prepared presentations of the proposed directional wayfinding signage and locations for review.

Solicitation of Request for Proposals (RFP) for construction services is necessary to procure a project contractor(s).

The projects consist of installing updated directional wayfinding signage district-wide.

The proposed scope of work is summarized as follows:

- Installation of new directional wayfinding signage
- · Installation of updated directional wayfinding signage

Enclosed Documents

Appendix A – Projects Presentation Appendix B – Fact Sheet

Funding

The total estimated cost of the District Wide Directional Wayfinding Signage Project 2025-008C is \$250,000.

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

The total estimated cost of the District Wide Signage Replacement Project 2025-028R is \$250,000.

The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative Services

Facilities Motions - February 18, 2025 Page 3, Revised 2/13/2025 @ 4:34:09 PM

Recommendation Administration requests the Facilities Committee recommend Board approval of the proposed directional wayfinding signage updates and to proceed with the solicitation of construction services for the District Wide Directional Wayfinding Signage and the District Wide Signage Replacement projects as presented.

Appendix A

Projects presentation follows in the packet.

Appendix B

Fact Sheet follows in the packet.



DISTRICT WIDE

Directional Wayfinding Signage





EXISTING DIRECTIONAL WAYFINDING SIGNAGE



Existing Vehicular Wayfinding Signage



Existing Parking Lot Wayfinding Signage



Existing Pedestrian Wayfinding Signage



PROPOSED DIRECTIONAL WAYFINDING SIGNAGE



Existing Directory Wayfinding Signage



PROPOSED DIRECTIONAL WAYFINDING SIGNAGE

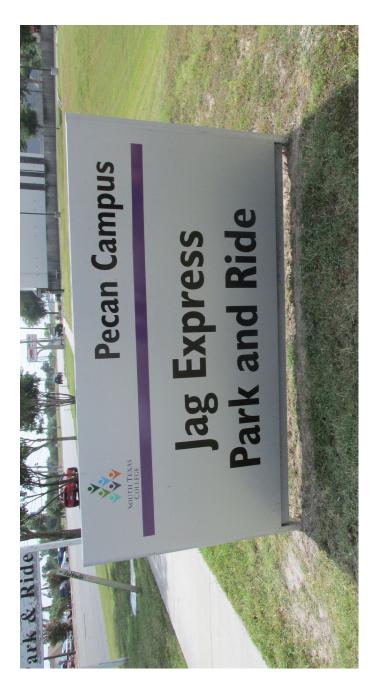




Existing Interior Wayfinding Signage



EXISTING DIRECTIONAL WAYFINDING SIGNAGE



Existing Wayfinding Property Signage (600 West Parking Lot)





PROPOSED DIRECTIONAL WAYFINDING SIGNAGE



Vehicular Wayfinding Signage



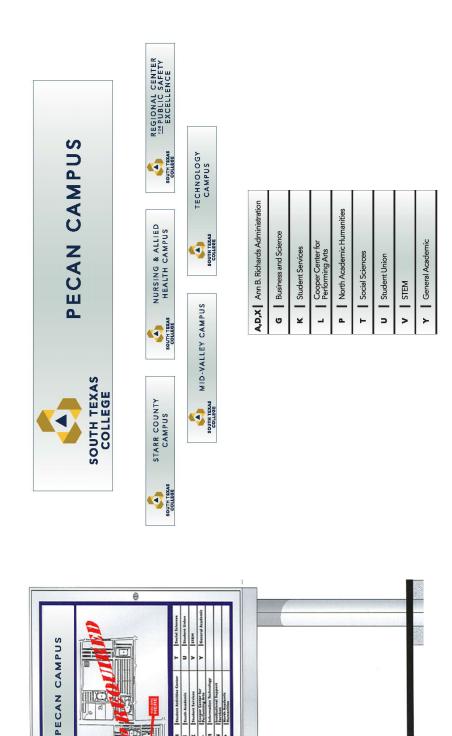
Parking Lot Wayfinding Signage



Pedestrian Wayfinding Signage



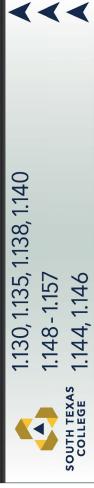
PROPOSED DIRECTIONAL WAYFINDING SIGNAGE



Directory Wayfinding Signage



PROPOSED DIRECTIONAL WAYFINDING SIGNAGE





Interior Wayfinding Signage



PROPOSED DIRECTIONAL WAYFINDING SIGNAGE



Wayfinding Property Signage (600 West Parking Lot and Starr County Campus North Entrance)

Phase II - Entry Monument Signs	\$1,040,000
Phase III - Exterior Wayfinding Signage	\$250,000
Phase IV - Interior Facility Signage	\$250,000
ROPOSED BUDGET	SOUTH TEXAS COLLEGE

\$500,000

PROPOSED BUDGET



Phase I - Building Signage



Project Fact Sheet 2/13/2025

SOUTH TEXAS COLLEGE					/13/2025					
Project Name	District Wide - Inter	ior Facility Signage						Project No	D. 2025	5-008C
Funding Source(s):	Unexpended Plant Fund									
Construction: Design Miscellaneous: FFE: Technology: Total:				Total Project Budget \$ 250,000.00 \$ - \$ \$ - \$ \$ - \$ \$ \$ \$ \$	\$ - \$ - \$ - \$ -	Variance of				Total Actures Expenditures Date \$
	Project Team	1					Board Status	Contract	Actual	
Approval to Solicit : Architect/Engineer:	N/A N/A			Board Approval of NA Vendor Schematic Design TBD				Amount \$ -	Expenditures \$ -	Variance \$ -
Contractor:	TBD									
Contractor:	TBD			Substantial Completion TBD Board Acceptance				TBD		
STC FPC Project Manager:	David Valdez			Final Completion	TBD		Board Acceptance	TBD		
	Project Descript						Project Scope			
Provide New Directional Wayf			de.	Design and installa	ation of New Direct	cional Wayfinding S	gnage District Wide.			
				Project	ed Timeline					
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Board Approval of Date Substantial Completion Date		Board Approval of Final Completion Date		FFE Completion of Move In		
N/A	N/A	2/18/2025	6/24/2025	7/24/2025	10/2	18/2025	11/25/		1	I/A
			Pr	oject Calendar of E	xpenditures by Fise	cai Year				
Fiscal Year	Consti	ruction	Design	Miscel	laneous	FFE	Ted			ct Total
2024-25 Project Total	\$	-	\$ -	\$		\$ -	\$	-	\$	-
Froject rotar	7		-		Agenda Item	-	7		. 3	
12/18/25 Facilities Committe	1 1	.130, 1.135, .144, 1.146 148-1.157			1	North A	_			
				Int	terior Facility Signa	age				
FPC Project Manager	Davi	dAVa	ldez	FPC Dire	ctor	N/A	4	FPC Execut — Director	tive A	4



Project Fact Sheet 2/13/2025

SOUTH TEXAS COLLEGE					2/13/2025					
Project Name	District Wide - Signage	e Replacement						Project No	2025	5-028R
Funding Source(s):	Renewals & Replacements Fund									
Construction: Design Wiscellaneous: FE: Technology:	Renewals & Replacem	ents Fund		Total Project Budget \$ 250,000.00 \$ - \$ - \$ - \$ - \$ 250,000.00	\$ - \$ - \$ - \$ -	Variance of Project Budget vs. Actual Expenditures \$ 250,000.00 \$ - \$ - \$ - \$ 5 \$ - \$ 250,000.00				Total Actual Expenditures T Date \$ \$ 250,000.0
	Project Team						Board Status			
Approval to Solicit : Architect/Engineer:	N/A N/A			Board Approval of Schematic Design	NA		Vendor TBD	Contract Amount \$ -	Actual Expenditures \$ -	Variance \$ -
Contractor:	TBD			Culturation						
STC FPC Project Manager:	David Valdez			Substantial Completion Final Completior	TBD <u>1</u> TBD		Board Acceptance Board Acceptance	TBD		
Project Description Replacing and Updating the existing College Signage at each campus District Wide.				Project Scope Design and installation to replace existing College signage (Entry Monument, Facility, and Directional Wayfinding Signage District Wide.						
				Duning	and Timeline					
Board Approval to Solicit Architect/Engineer N/A		Board Approval of Schematic Design 2/18/2025	Contractor 6/24/2025	Construction Start Date 7/24/2025	Substantial C	Approval of Completion Date 28/2025	Board Approval of Final Completion Date F 11/25/2025			ion of Move In
			Pro	ject Calendar of E	xpenditures by Fi	scal Year			1	
Fiscal Year 2024-25	Constru	-	Design -		llaneous -	FFE -		ech -	\$	ct Total
Project Total	\$	-	\$ -			\$ -	\$	-	\$	-
02/18/25 Facilities Committee and Review and Recommend				Proposed District					ion to Solicit Const	truction Services
		⇒ Info	Pecan Campus per Ctr for forming Arts rmation (2) initiational poor's Ves manifes Wayfinding Signa	ge	Entry Mon	Wash Signage	South Control of the President Control of the	Offices	11.120 11.127 11.127 11.127 11.128 11.128 11.128	
FPC Project Manager	David	l A Va	ldez	FPC Dir	rector		I/A	FPC Executiv Director	re RA	A

ACTION ITEM III, Review and Recommend Action on Approval of Proposed District Wide Entry Monument Signage with New College Logo and Authorization to Solicit Construction Services

Purpose

To approve the proposed entry monument signage update with the new College logo and solicitation of construction services for the District Wide Entry Monument Signage and the District Wide Signage Replacement projects.

Justification

The entry monument signage will be updated to reflect the current logo and visual identity of the College.

College staff have prepared presentations of the proposed entry monument signage for review.

Solicitation of Request for Proposals (RFP) for construction services is necessary to procure a project contractor(s).

The project consists of installing updated entry monument signage district-wide.

The proposed scope of work is summarized as follows:

- Installation of new monument signage at existing campus entries
- Installation of updated monument signage at existing campus entries

Enclosed Documents

Appendix A – Project Presentation Appendix B – Fact Sheet

Funding

The total estimated cost of the District Wide Entry Monument Signage Project 2025-007C is \$1,040,000.

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

The total estimated cost of the District Wide Signage Replacement Project 2025-028R is \$250,000.

The funds are available in the Renewals and Replacements Fund for use in FY 2024 – 2025.

Staff Resource

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

Facilities
Motions – February 18, 2025
Page 5, Revised 2/13/2025 @ 4:34:09 PM

Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation

Administration requests the Facilities Committee recommend Board approval of the proposed entry monument signage updates and to proceed with the solicitation of construction services for the District Wide Entry Monument Signage and the District Wide Signage Replacement projects as presented.

Appendix A

Project presentation follows in the packet.

Appendix B

Fact Sheet follows in the packet.





DISTRICT WIDE

Proposed Entry Monument Signage



JONON MONON

EXISTING CAMPUS ENTRY MONUMENT SIGNS





Pecan Campus – 29th St. Entrance



Pecan Plaza



Dr. Ramiro R. Casso Nursing and Allied Health Campus – Vermont St.



Dr. Ramiro R. Casso Nursing and Allied Health Campus – McColl Rd.

EXISTING CAMPUS ENTRY MONUMENT SIGNS





Technology Camus – Ware Rd. Entrance



Mid Valley Campus – East Entrance Along Republic



Technology Campus – Intersection of Ware Rd. & Military Highway



Mid Valley Campus – South Entrance Along Business 83







Starr County Camus – FM 3167 South Entrance



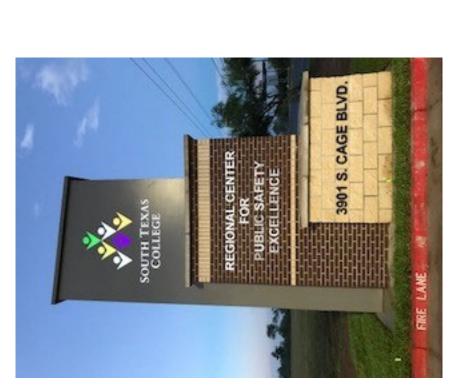
Starr County Camus – FM 3167 North Entrance



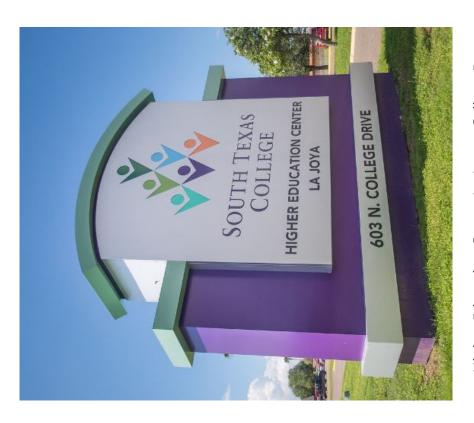
Starr County Camus – FM 3167 Main Entrance







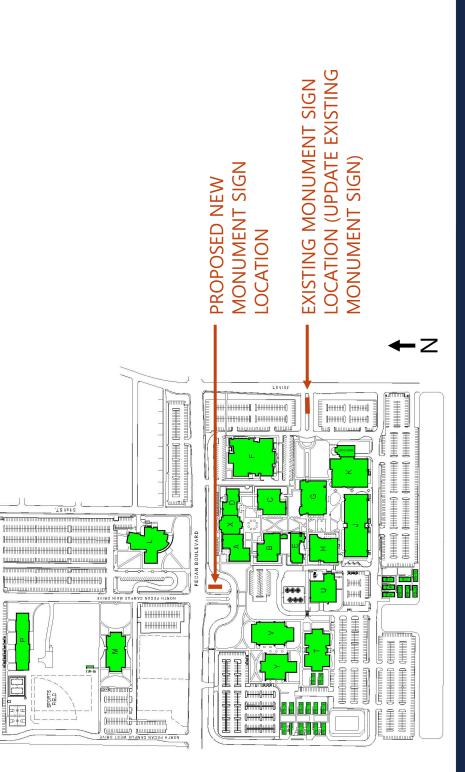
Regional Center for Public Safety Excellence – 20 yr Master Plan Entrance



Higher Education Center La Joya – College Dr. Entrance Along US Expressway 83



10NUMENT SIGNS



181818

SPORTS

QUINCE AVE



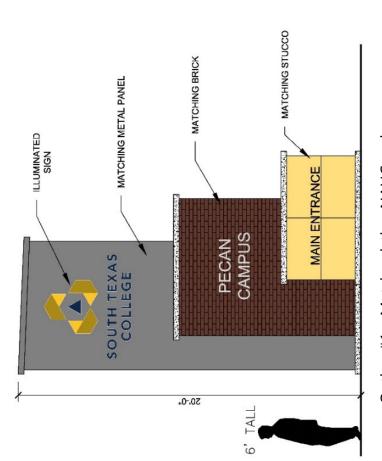




PROPOSED PECAN CAMPUS ENTRY MONUMENT SIGNAGE



Option #2 – Proposed New Monument Sign



Option #1 – Match existing NAHC and RCPSE Monument Sign



PROPOSED UPDATE TO EXISTING PECAN CAMPUS ENTRY MONUMENT SIGNAGE



Option #1 – College Logo Replacement Only

PROPOSED UPDATE TO EXISTING PECAN CAMPUS ENTRY MONUMENT SIGNAGE











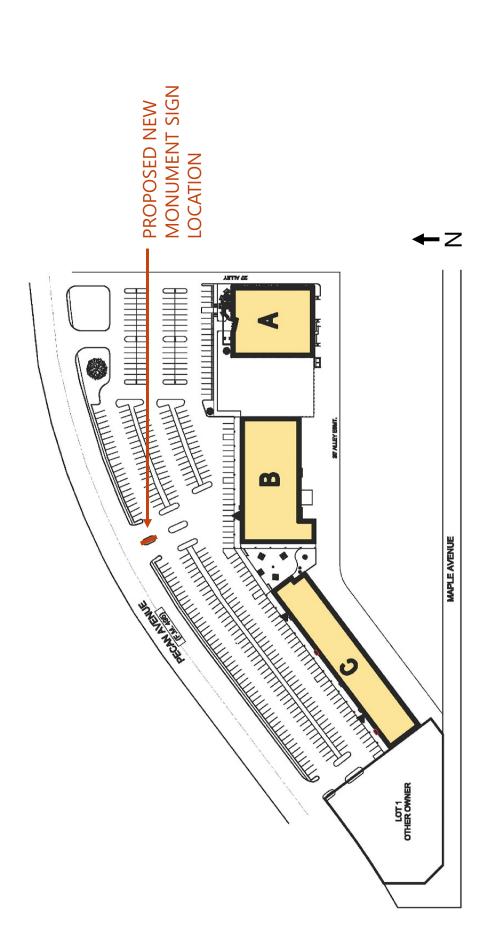


Option #2 – College Logo Replacement and Update to Existing Monument Sign







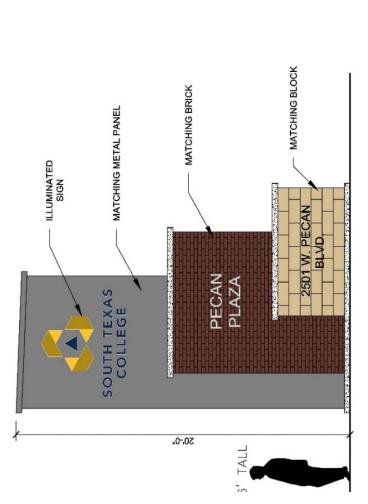




PROPOSED PECAN PLAZA ENTRY MONUMENT SIGNAGE

PROPOSED PECAN PLAZA ENTRY MONUMENT SIGNAGE

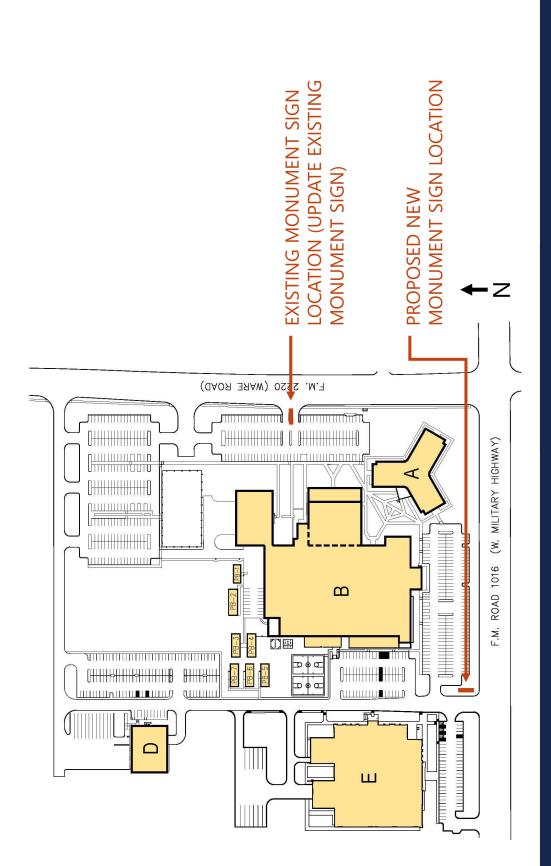




Option #1 – Match existing NAHC and RCPSE Monument Sign



Option #2 – Proposed New Monument Sign

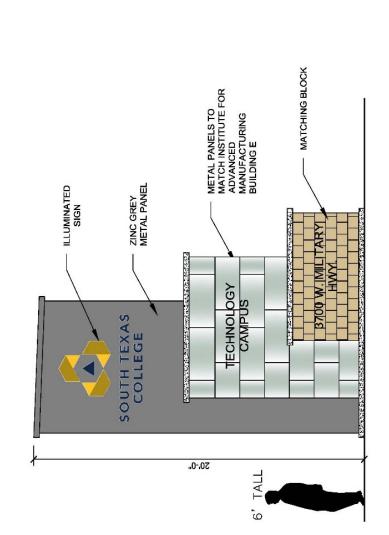




PROPOSED TECHNOLOGY CAMPUS ENTRY MONUMENT SIGNAGE

PROPOSED TECHNOLOGY CAMPUS ENTRY MONUMENT SIGNAGE





SOUTH TEXAS
COLLEGE
TECHNOLOGY CAMPUS

Option #1 – Match existing NAHC and RCPSE Monument Sign

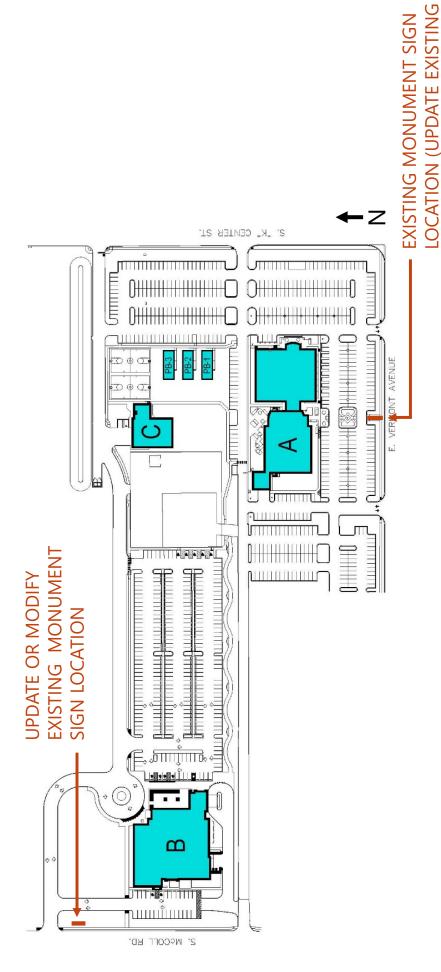
Option #2 – Proposed New Monument Sign



PROPOSED UPDATE TO EXISTING TECHNOLOGY CAMPUS ENTRY **MONUMENT SIGNAGE**



Option #1 – College Logo Replacement Only





MONUMENT SIGN)

PROPOSED DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS ENTRY MONUMENT SIGNAGE

PROPOSED DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS ENTRY MONUMENT SIGNAGE





Option #1 – Replace Existing College Logo Only



Option #2 – Proposed New Monument Sign (Modify Existing NAH Campus Monument Sign)

PROPOSED UPDATE TO EXISTING DR. RAMIRO R. CASSO NURSING AND **CAMPUS ENTRY MONUMENT SIGNAGE ALLIED HEALTH**



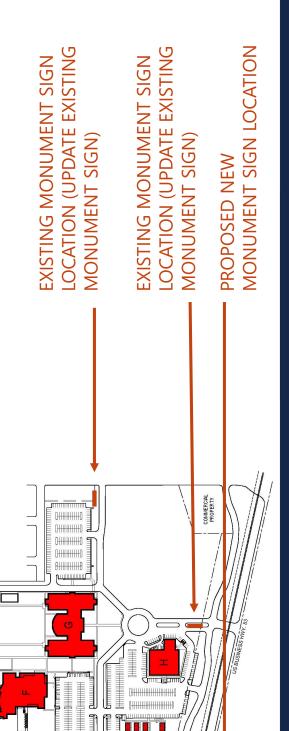






College Logo Replacement Only





RESIDENTIAL

 a a

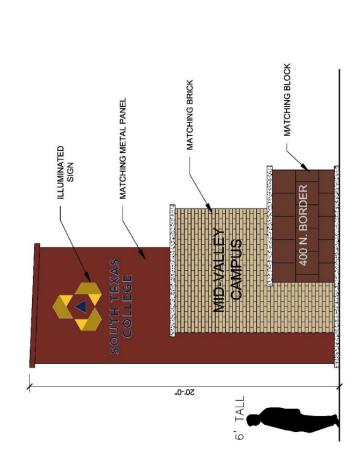
MILE 5-1/2 (BORDER AVE.)

PROPOSED MID VALLEY CAMPUS ENTRY MONUMENT SIGNAGE

-Z

PROPOSED MID VALLEY CAMPUS ENTRY MONUMENT SIGNAGE





Option #1 – Match existing NAHC and RCPSE Monument Sign



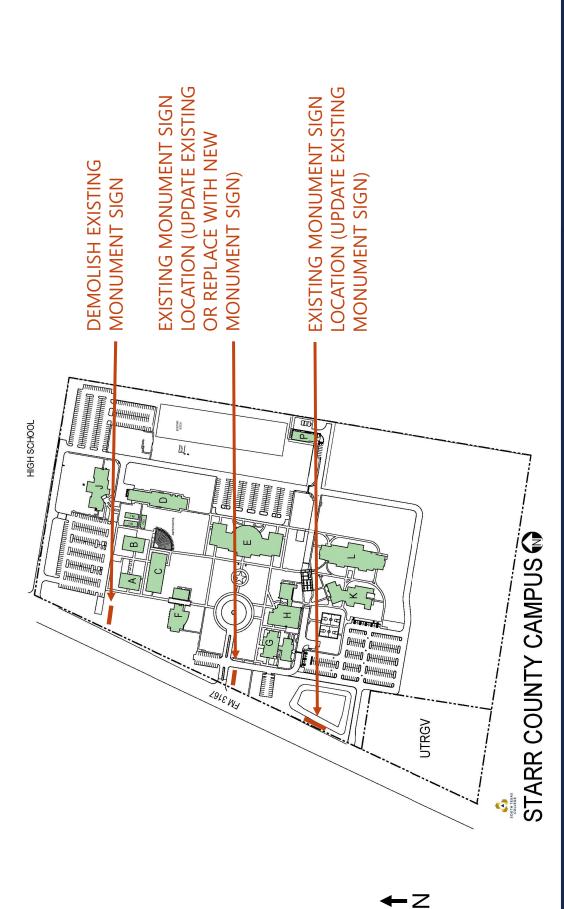
Option #2 – Proposed New Monument Sign



PROPOSED UPDATE TO EXISTING MID VALLEY CAMPUS ENTRY MONUMENT SIGNAGE



College Logo Replacement Only

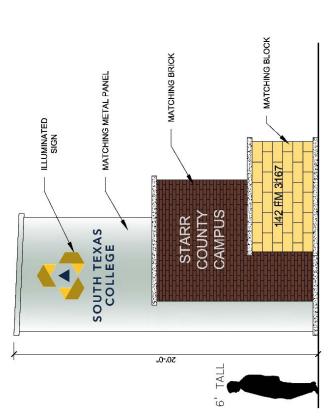




PROPOSED STARR COUNTY CAMPUS ENTRY MONUMENT SIGNAGE

PROPOSED STARR COUNTY CAMPUS ENTRY MONUMENT SIGNAGE





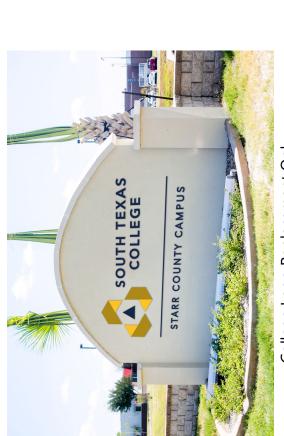
Option #1 – Match existing NAHC and RCPSE Monument Sign



Option #2 – Proposed New Monument Sign

PROPOSED UPDATE TO EXISTING STARR COUNTY CAMPUS ENTRY MONUMENT SIGNAGE





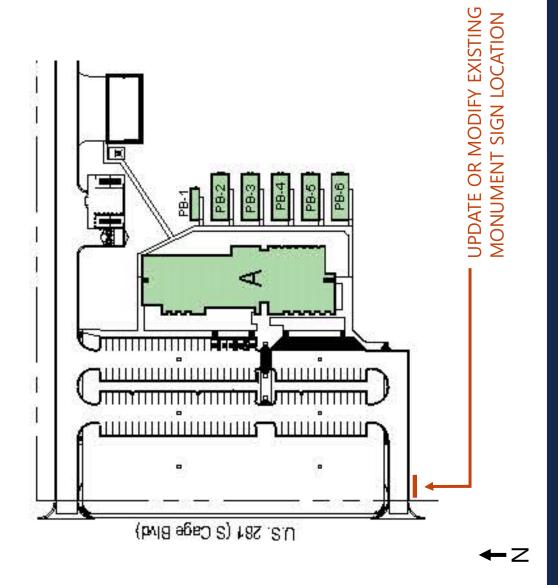
College Logo Replacement Only



College Logo Replacement Or Provide New Monument Sign







PROPOSED REGIONAL CENTER FOR PUBLIC SAFETY EXCELLEN ENTRY MONUMENT SIGNAGE







Option #2 - Proposed New

Monument Sign (Modify Existing RCPSE Monument Sign)



REGIONAL CENTER



Existing Monument Sign

3901 S. CAGE BLVD.

\$500,000	\$1,040,000	\$250,000
Phase I - Building Signage	Phase II - Entry Monument Signs	Phase III - Exterior Wayfinding Signage



PROPOSED BUDGET

\$250,000

Phase IV - Interior Facility Signage



Project Fact Sheet 2/13/2025

SOUTH TEXAS COLLEGE				;	2/13/2025					
Project Name	District Wide - Entry	Monument Signs						Project No	n 202	5-007C
unding Source(s):	Unexpended Plant F							r roject it	<u>. </u>	3 007 0
unding Source(s):	Onexpended Plant F	unu			57.04.05					
					FY 24-25	Variance of				
					FY 24-25	Project Budget				Total Actual
				Total	Actual	vs. Actual				Expenditures
				Project Budget	Expenditures	Expenditures				Date
Construction:				\$ 1,040,000.00		\$ 1,040,000.00				\$ -
Design				\$ -	\$ -	\$ -				-
Miscellaneous:				\$ -	\$ -	\$ -				-
FE:				\$ -	\$ -	\$ -				-
Technology:				\$ -	\$ -	\$ -				-
otal:				\$ 1,040,000.00	\$ -	\$ 1,040,000.00				\$ 1,040,000.0
	Project Team	1		Board Approval			Board Status	Contract	Actual	
Approval to Solicit :	N/A			of Schematic	NA		Vendor	Amount	Expenditures	Variance
Architect/Engineer:	N/A			Design	INA		TBD	\$ -	\$ -	\$ -
	,			<u> </u>				<u> </u>	Ť	Ť
Contractor:	TBD									
Contractor:	TBD									
				Substantial						
				Completion	TBD		Board Acceptance	TBD		
STC FPC Project Manager:	David Valdez									
				Final Completion	<u>ı</u> TBD		Board Acceptance	TBD		
	Project Descript	ion					Project Scope			
Proposed New Entry Monum	ent Signs at each camp	ous District Wide.		Design and const	ruction of New Er	ntry Monument Sig	ns District Wide.			
				Project	ed Timeline					
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Contractor	f Construction Start Date		approval of Completion Date		oproval of oletion Date	EEE Complet	tion of Move In
N/A	N/A	2/18/2025	6/24/2025	7/24/2025		28/2025		5/2025		N/A
N/A	N/A	2/10/2025		ject Calendar of E			11/2	5/2025		4 /A
Fiscal Year	Constr	ruction	Design	Miscel	laneous	FFE	Te	ech	Proje	ct Total
2024-25		-		-	-	-		-	\$	-
Project Total	\$	-	\$ -	\$	-	\$ -	\$		- \$	-
				Current	Agenda Item					
02/18/25 Facilities Committ	ee Meeting, Dovious on	d Dosommond Astis	on an Annroyal of			mont Cianago with	Now Callege Lage a	ad Authorization to	Caliait Canatrusti	an Caminas
12/18/25 Facilities Committ	ee weeting: Review an	ia Recommena Actio	on on Approval of	Proposed District (wide Entry Monu	ment Signage with	New College Logo al	nd Authorization to	Solicit Construction	on Services
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				THE PROPERTY LANGE.		DR RAMINO R CASSO	sh-1			
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				The state of the s		A CONTRACTOR				
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FPC Project Manage	, vavia	en val	aez	FPC	Director	N	/A	Director	· KW	H
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Project Fact Sheet 2/13/2025

SOUTH TEXAS COLLEGE				4	./13/2025					
Project Name	District Wide - Signage	Replacement						Project No.	. 202	5-028R
unding Source(s):	Renewals & Replaceme							,		
Construction: Design Miscellaneous: FE: Fechnology: Total:				Total Project Budget \$ 250,000.00 \$ -	FY 24-25 FY 24-25 Actual Expenditures \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Variance of Project Budget vs. Actual Expenditures \$ 250,000.00 \$ - \$ - \$ - \$ 250,000.00				Total Actual Expenditures Total S \$ 250,000.0
	Project Team			Board Approval			Board Status	Contract	Actual	
Approval to Solicit : Architect/Engineer:	N/A N/A			of Schematic Design	NA		Vendor TBD	Amount \$ -	Expenditures \$ -	Variance \$ -
Contractor:	TBD									
Contractor:	TBD			Substantial Completion	TBD		Board Acceptance	TBD		
STC FPC Project Manager:	David Valdez			Final Completion	TBD		Board Acceptance	TBD		
	Project Description	_					Project Scope			
Replacing and Updating the e	xisting College Signage a	t each campus Dis	trict Wide.	Wide.		existing College sign	nage (Entry Monume	ent, Facility, and Dire	ectional Wayfindi	ng Signage Distrio
				Projecte	d Timeline					
Board Approval to Solicit Architect/Engineer		Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date		Approval of Completion Date	Board Ap Final Comp	proval of letion Date	FFE Complet	ion of Move In
N/A	N/A	2/18/2025	6/24/2025 Pro	7/24/2025 ject Calendar of Ex		28/2025 iscal Vear	11/25	/2025	1	N/A
			F10.	ject calendar of Ex	penditures by i	iscai Teai				
Fiscal Year 2024-25	Construc	tion -	Design	Miscell	aneous -	FFE	Te	ch -	Proje	ct Total
Project Total	\$	-	\$ -	\$		- \$ -	\$	-		-
	•			Current A	Agenda Item	•			•	
02/18/25 Facilities Committe and Review and Recommend									on to Solicit Cons	truction Services
		In the second seco	Pecan Campus per Ctr for Orferming Arts ermation dubology	ge	Entry Mor	Man Signage	Society 1st Fig. Faculty Facu	Humanities	128 1157 1157 1158 1158	
FPC Project Manager	Davia	l A Va	ldez	FPC Dire	ector		I/A	FPC Executive	e RA	A

ACTION ITEM IV, Review and Recommend Action on Schematic Design, Budget Increase, and Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E

Purpose

To approve the schematic design, a budget increase, and solicitation of construction services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E 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 May 28, 2024, the Board of Trustees approved contracting architectural services with ERO Architects. The architect has worked with College staff to develop a schematic design to meet the needs of the Nursing and Allied Health departments.

Design and construction of the building to include:

Instructional Spaces

- Telehealth & Healthcare Continuing Education Room
- Observation Room
- Surgical Technician Lab
- Phlebotomy Lab
- Dental Hygienist Lab
- Dental Lab Sterile Area
- Pharmacy Lab / Classroom
- Nursing and Allied Health Skills Lab
- Physical / Occupational Therapy Skills Lab
- EMS Oxygen Machine Room
- Wellness Center
- Student Lounge
- Storage Rooms
- Changing Rooms

Faculty and Support Spaces

- Lobby
- Reception Areas
- Faculty and Staff Offices
- Storage Rooms
- Multi-purpose Work Rooms
- Conference Rooms
- Breakrooms

Support Spaces

- Mechanical Rooms
- Electrical Rooms
- Information Technology (IT) Room
- Riser Room
- Main Distribution Frame (MDF) Room
- Restrooms

Existing Building Square Feet: 21,966 sq. ft.

Conference Rooms Expansion

- Breakout Rooms
- Meeting Room
- Audio Visual (AV) / Information Technology (IT) Room
- Storage Rooms
- Kitchen

Conference Rooms Expansion Square Feet: 6,800 sq. ft.

The Architect's cost estimate for the project scope in the schematic design includes the 5,700 sq. ft. Conference Rooms Expansion as presented to the Board of Trustees on July 16, 2024. Since that Special Board meeting, the Conference Rooms Expansion has been increased by 1,100 sq. ft. to accommodate the requested seating capacities. The architect's updated construction estimate for the building construction is \$6,056,250. In addition, to meet the city codes, the architect has proposed additional parking of twenty-five (25) parking spaces with an estimate of \$112,802.50, for a total estimated cost of \$6,169,052.50.

The project's current construction budget is \$4,433,000. An increase to the construction budget is requested to cover the \$1,736,052.50 variance.

The revised construction budget and estimated construction cost for the project are shown below:

Owner's Original Construction Budget	\$4,433,000.00
Revised Construction Budget	
with Conference Room Expansion (+5,700 s.f.)	\$5,726,250.00
Updated Architect's Estimated	
Construction Cost (additional 1,100 s.f.)	\$6,056,250.00
Additional 25 Parking Spaces	+112,802.50
Total Updated Estimated Cost	6,169,052.50
Variance from Original Construction Budget	(\$1,736,052.50)

Facilities
Motions – February 18, 2025
Page 8, Revised 2/13/2025 @ 4:34:09 PM

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

Funding

The total Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E Project 2023-020C project budget, including construction, design, miscellaneous, FFE, and technology, is \$5,561,500.

Construction \$4,433,000
 Design 443,500
 Miscellaneous 131,000
 FFE 277,000
 Technology 277,000
 Total \$5,561,500

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

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requests the Facilities Committee recommend Board

approval of the schematic design, a construction budget increase of \$1,736,052.50, and authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus Regional Workforce Development Healthcare Center Building E

project as presented.

Appendix A

Schematic Design follows in the packet.

Appendix B

Fact Sheet follows in the packet.



NURSING AND ALLIED HEALTH CAMPUS Regional Workforce Development Healthcare Center Building E

SCHEMATIC DESIGN

FEBRUARY 2025







- Location Map
- Site Plan
- Program
- Floor Plan
- Conference Rooms Seating Layouts
 - **Exterior Views**
- Project Schedule
 - **Project Budget**





EXISTING









© 2025 ERO Architects. Images and calculations are for preliminary design presentation purposes and may not represent final designs.





- ADDITIONAL ONSITE PARKING:
- 101 EXISTING PARKING SPACES
- 180 REQUIRED PARKING SPACES
- **79 PARKING SPACES NEEDED**
- 24 ADDITIONAL PARKING SPACES (WILL LOSE 4 TO ADD DRIVE)
- 59 PARKING SPACES STILL NEEDED
- DISCUSSIONS WITH MCALLEN'S PLANNING DEPARTMENT ONGOING
- ONSITE PARKING TO BE DETERMINED





PROGRAM

	Name/Space	Total SF	Comments
1.	Educational	8,830 SF	Labs and Classrooms.
2.	Faculty	3,259 SF	Offices, Conference, Breakroom, Reception and Storage.
ů.	Administrative	2,918 SF	Offices, Conference, Breakroom, Reception and Storage.
4.	Building Services	6,959 SF	Lobby, MDF, IT, Janitor's Closet, Restrooms, Electrical Room, Mechanical Rooms, Partitions, and Circulation.
	EXISTING TOTAL	21,966 SF	
5.	Conference Rooms	4,646 SF	Breakout and Meeting Rooms.
9.	Building Services	2,154 SF	AV/IT, Janitor's Closet, Restrooms, Electrical Room, Partitions, and Circulation.
	EXPANSION TOTAL	6,800 SF	
	Total SF	28,766 SF	

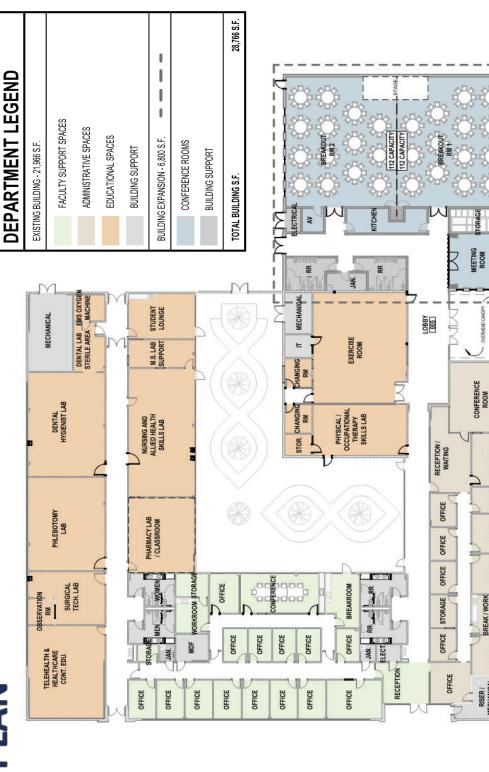






FLOOR PLAN

PLAN NORTH





V.P. OFFICE

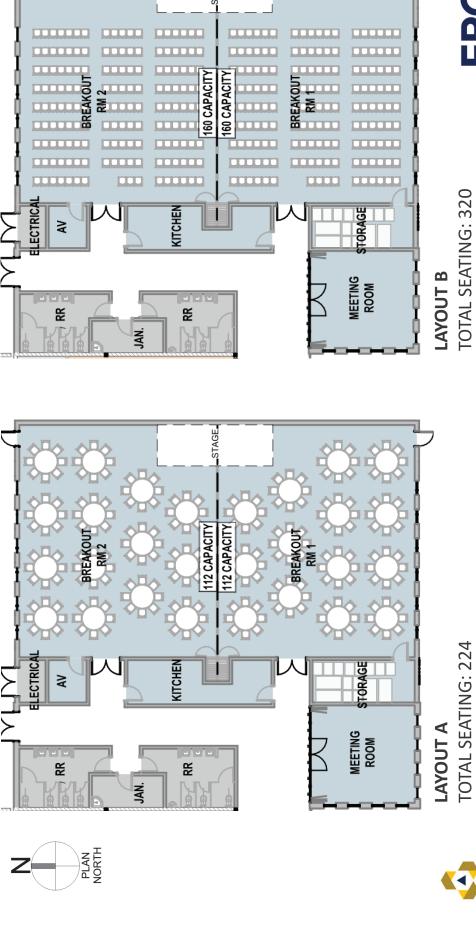
OFFICE

OFFICE

BREAK / WORK ROOM

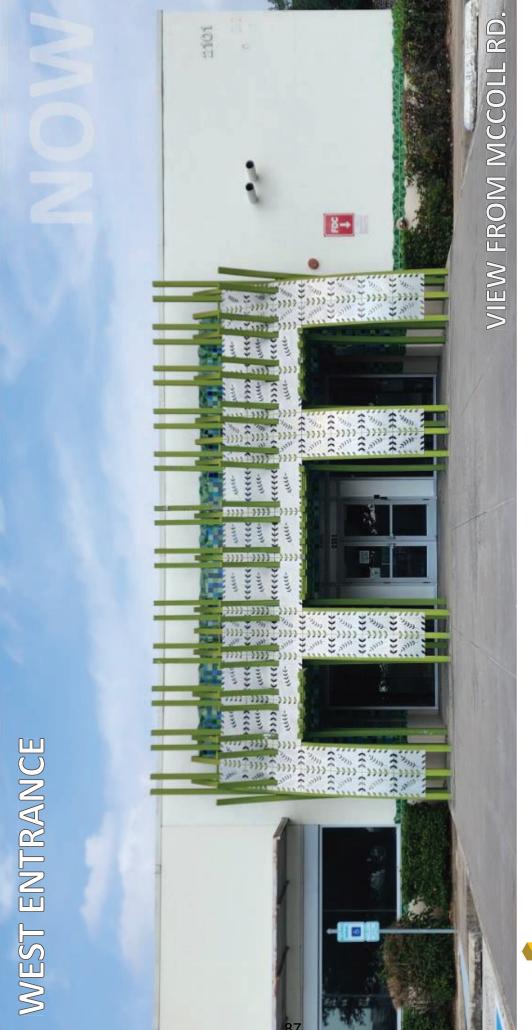


FLOOR PLAN – EXPANSION 6,800 SF













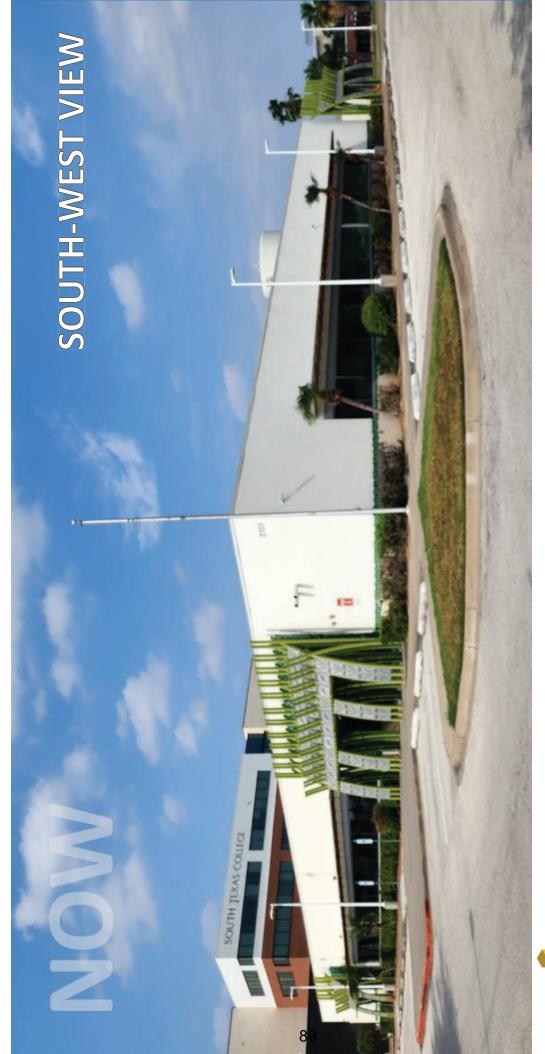






SOUTH TEXAS











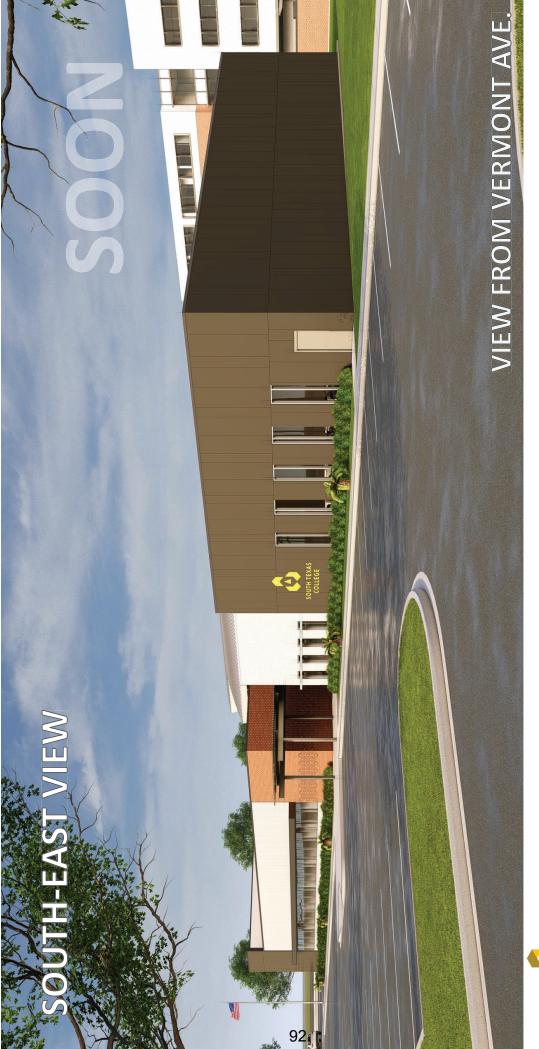
















15

PROJECT SCHEDULE

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



16

PROJECT BUDGET

Budget	Probable Cost of Construction	Difference
\$5,726,250	\$6,056,250	\$330,000

	\$442,802.50
Probable Cost of Construction Increase	

New Probable Cost of Construction







\$6,169,052.50



Project Fact Sheet 2/5/2025

COLLEGE	Nursing & Allied Healt	th Campus Pagions	Norkforce Dovelop	mont Hoalthearo Con	tor Building E			Project No.	2023-	ກາດຕ	
Project Name: Funding Source(s):	Nursing & Allied Healt Unexpended Plant Fu		ii workiorce bevelopi	nent neathcare cen	ter building E			Project No.	2023-	UZUC	
Construction: Design: Miscellaneous: FFE:		*Original Project Budget \$ 4,000,000.00 \$ 400,000.00 \$ 120,000.00 \$ 240,000.00	Revised <u>Project Budget</u> \$ 4,433,000.00 443,500.00 131,000.00 277,000.00	Project Budget \$ -	FY 22-23 FY 22-23 Actual Expenditures \$	Variance of Project Budget vs. Actual Expenditures \$	Project Budget 2,500,000.00 250,000.00 5,000.00	FY 23-24 FY 23-24 Actual Expenditures 498.51	Variance of Project Budget vs. Actual Expenditures \$ 2,500,000.00 250,000.00 4,501.49		
Technology: Total:		\$ 240,000.00 \$ 5,000,000.00	277,000.00 \$ 5,561,500.00	6	\$ -	\$ -	\$ 2,755,000.00	Ć 400 F1	- ¢ 2.754.501.40		
TOLAI.	<u> </u>	\$ 5,000,000.00	\$ 5,561,500.00	\$ -	\$ -	\$ -	\$ 2,755,000.00	\$ 498.51	\$ 2,754,501.49		
* Pending Architect's Pr	obable Cost for Cons	struction									
Construction: Design: Miscellaneous: FFE: Technology:				Project Budget \$ 4,433,000.00 443,500.00 131,000.00 277,000.00 277,000.00	FY 24-25 FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures \$ 4,433,000.00 443,500.00 131,000.00 277,000.00 277,000.00				Expe	I Actual nditures Date - - 498.51
Total:				\$ 5,561,500.00	\$ -	\$ 5,561,500.00				\$	498.51
	Project Tea	ım					Board Status				
Approval to Solicit Architect/Engineer:	7/25/2023						Vendor	Contract Amount	Actual Expenditures	Varian	ce
Architect/Engineer:	goERO International, I	LLC		Board Approval of Schematic Design	TBD		goERO International		\$ -	\$	-
Contractor:	TBD			Substantial Completion	TBD		TBD Board Acceptance	\$ -	\$ -	\$	
STC FPC Project Manager:	David Valdez			Final Completion	TBD		Board Acceptance	TBD			
Design and renovation of a	Project Descri n existing facility for the	•		for South Texas Col	ege.	,950 square foot fa	Project Scope cility to provide admi	nistration office	space to serve the	entire o	district
Board Approval to Solicit Architect/Engineer 7/25/2023	Board Approval of Architect/Engineer 5/28/2024	Board Approval of Schematic Desig 2/25/2025	of Contractor 10/28/2025	Construction Start Date 11/25/2025	Board A Substantial C	Approval of Completion Date	Board Appro Final Complet 12/22/20	ion Date	FFE Completio		ve In
			Proje	ct Calendar of Exper	ununes by FISCA	ı eai					
Fiscal Year 2022-23	Constru	ction	Design	Miscella	neous -	FFE	Tech		Project \$	Total	
2022-23		-			498.51	-		-	\$		498.51
2024-25	ć	-	·	ė	400.51	-	ć	-	\$		400 51
Project Total	\$	-	\$ -	\$ Current Age	498.51	\$ -	\$	-	\$		498.51
02/18/25 Facilities Commi Workforce Development He		g E	ion on Schematic Desi			Solicitation of Con		the Nursing Allie	ed Health Campus	Regiona	ıl
	AMPRINGS ALLIED ON HEALTH CAMPUS		C WHOM AND								

95

FPC Director

N/A

FPC Executive Director

FPC Project Manager David A Valdez

ACTION ITEM V, Review and Action on Contracting Construction Services for the Mid Valley Campus Child Development Center Canopy for Portable Building L2

Purpose To contract construction services for the Mid Valley Campus Child

Development Center Canopy for Portable Building L2 project.

Justification On October 29, 2024, the Board of Trustees approved the solicitation

of construction services for this project.

The canopy, funded in part by a Child Care Access Means Parents In School (CCAMPIS) grant from the U.S. Department of Education, will cover the walkways that lead to Portable Building PB-L2, the stair and ramp accesses on the east and west sides of the building, and will be connected to the existing canopy.

The proposed scope of work is summarized below:

The construction of the metal canopies to match the existing canopy

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 Mid Valley Campus Child Development Center Canopy for Portable Building L2 Project 2025-004C estimated cost, including construction funds from the College, construction funds from the CCAMPIS grant, and miscellaneous, is \$127,944.22.

	Total	\$127,944.22
•	Miscellaneous	5,000.00
•	Construction - Grant Funds	62,944.22
•	Construction - STC	\$60,000.00

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

Staff Resource

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

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation

Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with Calidad Construction, LLC in the amount of \$69,005 for the Mid Valley Campus Child Development Center Canopy for Portable Building L2 as presented.

Appendix A RFP Solicitation Information

Advertised on	January 15, 2025 and January 22, 2025
RFP Responses Due	January 30, 2025
RFP Issued To	Fifty-two (52) Vendors
Responses Received From	Five (5) Responses
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.



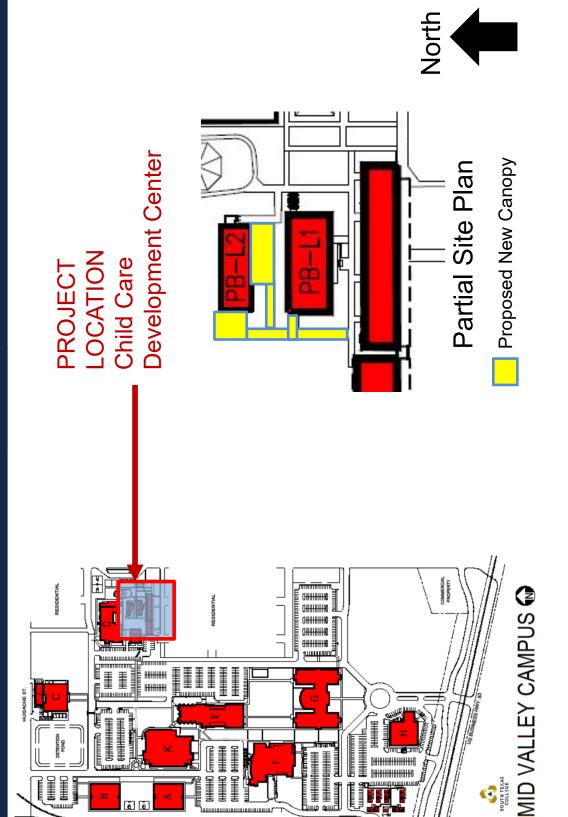


MID VALLEY CAMPUS CHILD CARE DEVELOPMENT CENTER

Canopy Expansion 24-25-1033

MID VALLEY CAMPUS CHILD CARE DEVELOPMENT CENTER **CANOPY EXPANSION** SITE PLAN





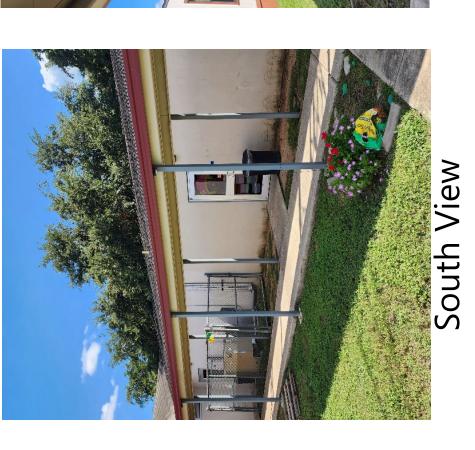




East View

Existing canopy

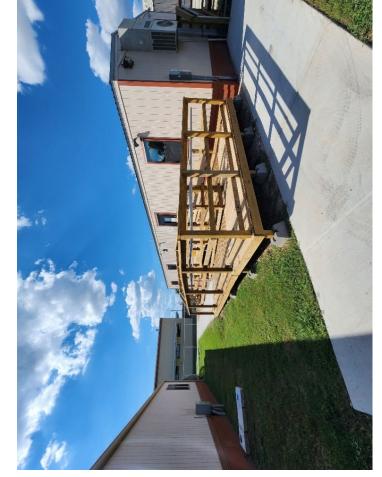
Existing canopy

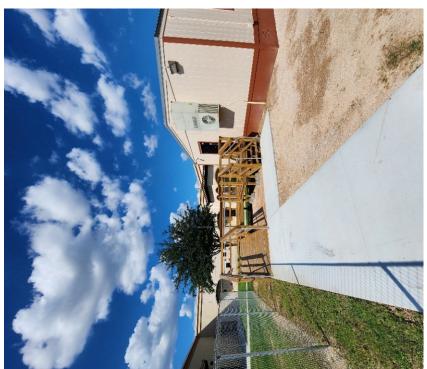


MID VALLEY CAMPUS CHILD CARE DEVELOPMENT CENTER CANOPY EXPANSION EXISTING PHOTOS

MID VALLEY CAMPUS CHILD CARE DEVELOPMENT CENTER CANOPY EXPANSION EXISTING PHOTOS







West View

North View

MID VALLEY CAMPUS CHILD CARE DEVELOPMENT CENTER CANOPY EXPANSION



Requested By

Child Care Development Center

Scope of Work

Provide canopy over existing sidewalks to portable building PB-L2

2. Provide canopy over existing Ramps and Stairs at portable building PB-L2

Estimated Total Project Budget

\$60,000.00	62,944.22	5,000.00
Construction	CCAMPIS Grant Funds	Miscellaneous

\$127,944.22 **Total Project Budget**

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SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - CHILD CARE DEVELOPMENT CANOPY EXPANSION
PROJECT NO. 24-25-1033

						Terra Fuerte Construction,
	VENDOR	AJ3 Construction, LLC	Calidad Construction, LLC	CCL Contracting, LLC	Kimber 1985, LLC	LLC
	ADDRESS	2900 N Texas Blvd Ste 201	7512 N 17th St	415 S Airport Dr Ste A	302 S Taylor Rd	614 E Frontage Rd
	CITY/STATE/ZIP	Weslaco, TX 78599	McAllen, TX 78504	Weslaco, TX 78596	Mission, TX 78572	Alamo, TX 78516
	PHONE	956-536-8568	956-460-3614	956-492-9451	956-279-2954	956-844-6146
	FAX	956-447-2003				
	CONTACT	Arturo Gonzalez	Arturo Garza III	Austin Lackey	Joshua Belgum	Rolando Leal
#	t Description	Proposed	Proposed	Proposed	Proposed	Proposed
1	Mid Valley Campus - Child Care Development Expansion - Base Bid	\$ 74,289.80	\$ 51,005.00	\$ 35,200.00	\$ 116,000.00	\$ 135,885.00
2	Begin Work Within	15 Working Days	5 Working Days	7 Working Days	10 Working Days	10 Working Days
3	Completion of Work Within	90 Calendar Days	23 Calendar Days	21 Calendar Days	60 Calendar Days	70 Calendar Days
4	Alternate #1: Concrete Footings and Excavation / Canopy Structure	\$ 33,199.40	\$ 18,000.00	\$ 20,000.00	\$ 43,000.00	\$ 78,995.00
5	Begin Work Within	15 Working Days	5 Working Days		10 Working Days	10 Working Days
9	Completion of Work Within	90 Calendar Days	7 Calendar Days		60 Calendar Days	30 Calendar Days
TC	TOTAL AMOUNT PROPOSED	\$ 107,489.20	\$ 69,005.00	\$ 55,200.00	\$ 159,000.00	\$ 214,880.00
ΙC	TOTAL EVALUATION POINTS	72.61	85.50	* * * * *	57.62	56.57
R	RANKING	2	1	****	3	4

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

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - CHILD CARE DEVELOPMENT CANOPY EXPANSION
PROJECT NO. 24-25-1033
EVALUATION SUMMARY

	VENDOR	AJ3 Constru	AJ3 Construction, LLC	Calidad Construction, LLC	truction, LLC	Kimber 1985, LLC	985, LLC	Terra Fuerte Construction, LLC	fuerte ion, LLC
	ADDRESS	2900 N Texas Blvd Ste 201	Blvd Ste 201	7512 N	7512 N 17th St	302 S Taylor Rd	ıylor Rd	614 E Frontage Rd	ntage Rd
	CITY/STATE/ZIP	Weslaco, TX 78599	FX 78599	McAllen,	McAllen, TX 78504	Mission, TX 78572	TX 78572	Alamo, TX 78516	X 78516
	PHONE	956-53	956-536-8568	956-46	956-460-3614	956-279-2954	9-2954	956-844-6146	1-6146
	FAX	956-447-2003	7-2003						
	CONTACT	Arturo G	Arturo Gonzalez	Arturo (Arturo Garza III	Joshua Belgum	3elgum	Rolando Leal	o Leal
		28.88		45		19.52		14.45	
	The Respondent's price proposal.	28.88		45		19.52		14.45	
-	(up to 45 points) -a Refer to RFP Section 4. Pricing and Delivery	28.88	28.88	45	45	19.52	19.52	14.45	14.45
	Schedule.	28.88		45		19.52		14.45	
		28.88		45		19.52		14.45	
	The Respondent's experience and reputation. (up to 10 points)	6		8		7		6	
	 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 wears your commany has been in business. 	6		7		7		8	
2	-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?	6	8.80	8	7.60	7	09.9	8	8.20
	-e. Provide a customer reference list of no less than five (2) 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,	~		8		7		&	
	contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	6		7		5		8	

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - CHILD CARE DEVELOPMENT CANOPY EXPANSION
PROJECT NO. 24-25-1033
EVALUATION SUMMARY

8.50
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).
∞
4
4.50

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - CHILD CARE DEVELOPMENT CANOPY EXPANSION
PROJECT NO. 24-25-1033
EVALUATION SUMMARY

VENDOR	AJ3 Construction, LLC	ıction, LLC	Calidad Cons	Calidad Construction, LLC	Kimber 1	Kimber 1985, LLC	Terra Construct	Terra Fuerte Construction, LLC
The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly	7		S		5		7	
involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence.	7		5		5		7	
-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 angelong of artifad Construction Manager.	7	7	5	S	5	5	7.5	7.10
infanaging the project, who are centilized construction managed through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time.	7		5		5		7	
provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	7		5		5		7	
The Respondent's financial capability in relation to the size and	7		7		7		6	
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	8		9		7		7	
project and total bonding imitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other parties. It was recovered advantages from each triangle and progressed from each triangle.	7	7	7.50	6.90	7	6.80	7	6.40
 Long to 1955, provide access and prospects for testination. Provide a list and description of all construction projects currently under contract including total cost and star and end dates. Antach a Dunn and Bradstreet Analysis or current financial 	7		7		7		9	
statements, preferably audited.	9		7		6		9	

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - CHILD CARE DEVELOPMENT CANOPY EXPANSION
PROJECT NO. 24-25-1033
EVALUATION SUMMARY

	VENDOR	AJ3 Construction. LLC	ction. LLC	Calidad Cons	Calidad Construction. LLC	Kimber 1985. LLC	85. LLC	Terra Fuerte Construction, LLC	uerte on, LLC
<u> </u>	The Respondent's organization and approach to the	5		4		5		5	
	project. (up to 6 points) -a. Provide a statement of the project approach.	5		4		4		5	
	-b. Submit a work schedule with key dates and milestones.	5	4.80	4	3.80	S	4.80	5	S
	-c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will	4		3		S		5	
	you require from STC?	5		4		S		5	
		2.33		7		3.50		2.22	
	The Respondent's time frame for completing the	2.33		7		3.50		2.22	
	project. (up to 7 points) 8	2.33	2.33	7	7	3.50	3.50	2.22	2.22
	Schedule.	2.33		7		3.50		2.22	
		2.33		7		3.50		2.22	
	TT	1		1		0		1	
	The impact on the ability of the district to comply with laws and rules relating to historically underutilized	Π		1		0		1	
<u> </u>	9 businesses.		1	1	1	0	0	1	П
	(up to 1 point)	П		1		0		1	
		1		1		0		1	
Ĺ	TOTAL EVALUATION POINTS	72.61	61	85.50	50	57.62	52	56.57	57
Z	RANKING	2				3		4	

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



Project Fact Sheet 2/5/2025

Diaz Flooring	Mid Valley Campus	hild Care Dovolon	ent Center Caran	v Eve	ansion					Project N	2021	5-004C
Funding Source(s):	Unexpended Plant F		em cemer cariop	усхра	31131011					Project N	u. 202:	J-004C
Construction: Design Miscellaneous: FFE: Technology: Total:	onexpended Hant	und		<u>Pro</u> \$	Total ject Budget 60,000.00 - 5,000.00 - - -	FY 2 Act Expen \$	24-25 tual ditures - - - -	Variance of Project Budget vs. Actual Expenditures \$ 60,000.00 - 5,000.00				Total Actual Expenditures Total Date \$ 60,000.00
	Duning Tour								Daniel Chahar			
Approval to Solicit : Architect/Engineer: Contractor:	N/A N/A TBD				rd Approval chematic gn	N	NA		Vendor TBD	Contract Amount \$ -	Actual Expenditures	Variance \$ -
CTC FDC During Management	Canada Caldana				stantial pletion	TBD			Board Acceptance	TBD		
STC FPC Project Manager:	Samuel Saldana			Fina	l Completion	TBD			Board Acceptance	TBD		
	Project Descript	ion							Project Scope			
Expansion of Existing Canopy L2.			able building PB-		ide a new car roximately 26		cover nev	w walkways and en	try ramps recently o	onstructed for Por	table building PB-Li	2.
			T		Projecte	ed Timeli	ine				1	
Board Approval to Solicit Architect/Engineer N/A	Board Approval of Architect/Engineer	Board Approval of Schematic Design N/A	Board Approval of Contractor 2/25/2025		truction Start Date 8/14/2025	Subs	stantial Co	pproval of ompletion Date 2/2025	Final Com	pproval of pletion Date 1/2025		ion of Move In
N/A	N/A	N/A			alendar of Ex	penditu			6/2	72025	r	I/A
Fiscal Year	Constr		Design		Miscell	aneous		FFE	т	ech		ct Total
2024-25 Project Total	\$	-	\$ -	\$			-	\$ -	\$	-	- \$	-
N/A					Current A	Agenda I	tem					
		MID VALLEY CAM	PUS Q		. Project Location		TERNATE #1	70	3-L2 B-L1			
FPC Project Manage	Martis L	hlaneal		F	PC Director		N	/A	FPC	Executive Directo	or RANGE	}

ACTION ITEM VI, Review and Recommend Action on Substantial Completion of the Technology Campus Welding Lab Expansion Building F

Purpose To approve substantial completion of the Technology Campus

Welding Lab Expansion Building F project.

Justification College staff and the Architect visited the site and developed a

construction punch list on February 5, 2025.

Architect: EGV Architects, Inc.Contractor: Kimber 1985. 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 Kimber 1985, LLC. The original cost approved for this project was \$3,800,000.

Enclosed Appendix A – Current Budget Status

Documents Appendix B – Photos

Appendix C – Final Completion Letter

Appendix D – Fact Sheet

Funding The funds for Technology Campus Welding Lab Expansion Building

F Project 2022-036C are available in the Unexpended Plant Fund for

use in FY 2024 - 2025.

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

Construction

Mary Del Paz, Vice President for Finance and Administrative

Services

Recommendation Administration requests the Committee recommend Board approval

of substantial completion of the Technology Campus Welding Lab

Expansion Building F project as presented.

Appendix A

Current Budget Status

	Technology Ca	mpus Wel	ding Lab Expans	ion Building F	
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$3,800,000.00	\$3,800,000.00	\$0	\$3,800,000.00	\$3,345,121.72	\$454,878.28

Appendix B

Photos follow in the packet.

Facilities Motions – February 18, 2025 Page 12, Revised 2/13/2025 @ 4:34:09 PM

Appendix C

Final Completion Letter follows in the packet.

Appendix D
Fact Sheet follows in the packet.

Technology Campus Welding Lab Expansion Building F

Technology Campus Welding Lab Expansion Building F



AIA Document G704° – 2017



Certificate of Substantial Completion

PROJECT: (name and address)

South Texas College Technology Campus

Welding Lab Building F 3700 W. Military Hwy.

McAllen, TX 78503

Date: August 08, 2023

CONTRACT INFORMATION:

CERTIFICATE INFORMATION:

Certificate Number: 1

Date: February 5, 2025

OWNER: (name and address)

South Texas College 3201 W. Pecan Blvd.

McAllen, TX 78501

ARCHITECT: (name and address)

Contract For: General Construction

EGV Architects, Inc. P O Box 8627

Hidalgo, TX 78557

CONTRACTOR: (name and address)

Kimber 1985, LLC 302 S. Taylor Rd. Mission, TX 78572

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.)

Entire project with the exception of the items listed on the punch list, the concrete repair/replacement of the driveway and the sewer stub out at NE corner of project.

EGV Architects, Inc.

ARCHITECT (Firm Name)

Eduardo G. Vela, Architect

/ President

February 5, 2025

PRINTED NAME AND TITLE

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.) As per date of substantial completion above.

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.) Refer to attached punch list items.

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: \$100,000.00

SIGNATURE

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.)

Owner assumes responsibility for security, maintenance, heat, utilities, damage to the work and insurance as of substantial completion date.

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

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(3B9ADA47)

Kimber 1985, LLC **CONTRACTOR** (Firm Name)

South Texas College

OWNER (Firm Name) **SIGNATURE**

SIGNATURE

Josh Belgum, President
PRINTED NAME AND TITLE

Dr. Ricardo J. Solis, President

PRINTED NAME AND TITLE

DATE

Z-6-25 DATE





Project Fact Sheet 2/5/2025

SOUTH TEXAS COLLEGE											
	ology Campus Phase I Weld	ding Lab Expansion Build	ing F					Project No.	2022-036C		
nding Source Unexp	ended Plant Fund	1	1			T					
				FY 21-22	Variance of Project		FY 22-23	Variance of Project			
nstruction:	Original Project Budget \$ 1,204,000.00	*Revised Project Budget \$ 3,800,000.00	Project Budget	FY 21-22 Actual Expenditures \$	Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures \$	Budget vs. Actual Expenditures			
sign: scellaneous: ::	120,400.00 30,100.00 102,340.00	120,400.00 30,100.00 102,340.00	105,000.00 22,500.00	11,287.50 456.12	-	100,400.00 22,000.00	106,751.70 6,792.59	-			
chnology: tal:	102,340.00 102,340.00 \$ 1,559,180.00	102,340.00	\$ 127,500.00	\$ 11,743.62	\$ -	\$ 122,400.00	\$ 113,544.29	\$ -			
			*Project budget adjusted	hased on Construction	Cost Amount						
			Project budget adjusted	FY 23-24	cost Amount.		FY 24-25				
			Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Da		
onstruction: esign:			\$ 2,300,000.00 161,289.00	\$ 2,899,552.57	\$ (599,552.57)	5,253,256.00			3,345,121 157,763		
iscellaneous: E:			28,118.00 102,340.00	\$ 17,093.10	\$ 11,024.90	\$ 68,651.00		\$ 63,981.09			
echnology: otal:			102,340.00 \$ 2,694,087.00				\$ 467,147.36	\$ 124,758.00 \$ 5,412,980.64	20,111 \$ 3,568,917		
	Project Team					Board Status					
proval to Solicit 9/28/2 chitect/Engineer:	2021		Board Approval of Schematic Design	8/23/2022		Vendor	Contract Amount	Actual Expenditures	Variance		
chitect/Engineer: EGV A	rchitects						\$ 106,680.88 \$ 3,800,000.00		\$ 106,680 \$ 454,878		
entractor: Kimbe	r 1985		Substantial Completion	TBD	Board Acceptance		TBD				
TC FPC Project Manager: Samue			Final Completion	TBD	Board Acceptance	Project Scope	TBD				
ew Building for the welding prog O new welding stations, outdoor s estrooms.			Development of a new bu Proposed Building SF: 6,4		rogram to include weld		ng stations, restroom	s, offices, indoor and o	outdoor storage areas.		
				Projected Timeline							
Board Approval to Solicit Architect/Engineer 9/28/2021	Board Approval of Architect / Engineer 2/22/2022	Board Approval of Schematic Design 8/23/2022	Board Approval of Contractor 7/25/2023	Constuction Start Date 8/15/2023		ostantial Completion Date	Board Approval of Final Completion Date 1/28/2025		on Date of Move In		
Fiscal Year	Constr		Design	alendar of Expenditures Misc.		FFE Tech Project Total					
2021-22 2022-23	\$	-	\$ 11,287.50 106,751.70	\$ 456.12 6,792.59	\$		\$ -	\$	11,743 113,544		
2023-24		2,899,552.57	39,724.41	17,093.10		16,908.30	20,111.78		2,976,481		
2024-25 Project Total	\$	445,569.15 3,345,121.72	\$ 157,763.61	4,669.91 \$ 29,011.72	\$	16,908.30	\$ 20,111.78	\$	467,147 3,568,917		
/A				Current Agenda Iter	m						
			www.		A COLUMN TO THE PARTY OF THE PA						
те — об устания Стания Стания Стания	AL SITE PLAN										
FPC Project Manager	Site Plan Muts When	meal	FPC Director	Floor Plan	\	FPC Executive Director					

ACTION ITEM VII, Review and Recommend Action on Renewal of the Facilities Usage Agreement with Mission Economic Development Corporation for the Mission Center for Education and Economic Development Office Space

Purpose To approve the renewal of the Facilities Usage Agreement with the

Mission Economic Development Corporation (MEDC) for use of the Mission Center for Education and Economic Development (CEED)

Office Space.

Justification Additional space will allow offering various non-credit programs

aligned with entrepreneurship and business development on an offcampus site, which enhances the College's presence in the business

community.

In addition, the College will be able to showcase and promote the

South Texas College Apprenticeship Center (STCAC).

The facility usage agreement allows for subsequent renewals as agreed upon by both parties. The term of the agreement would be from March 1, 2025 to February 28, 2026, at the same rate of \$950.00 per month at a total cost of \$11,400.00.

Facility	Term	Anticipated Lease Cost
MEDC CEED Office Space	3/1/25 – 2/28/26	\$11,400.00 per year

Enclosed Documents

Appendix A - Proposal for the Use of the Mission Center for

Entrepreneurship and Economic Development

Funding Funds for this agreement will be available in the budget for FY 2024

- 2025 and FY 2025-2026.

Staff Resource Dr. Brett Millan, Associate Vice President for Academic Success &

Advancement

Recommendation Administration requests the Committee recommend Board approval

to renew the facility usage agreement with the MEDC for use of the CEED Building Office Space for the period from March 1, 2025 through February 28, 2026, at a cost of \$11,400.00, as presented.

Appendix A

Proposal for the Use of the Mission Center for Entrepreneurship and Economic Development follows in the packet.

Proposal for Use of the Mission Center for Entrepreneurship and Economic Development

The Mission Center for Entrepreneurship and Economic Development presents the College with an opportunity to directly work within the community we serve by fostering local economic growth and empowering individuals through comprehensive training programs. Leveraging the resources and expertise of the CWED, CATA, and Law Enforcement departments, we propose diverse offerings aimed at enhancing essential skills vital for workplace success and entrepreneurial ventures.

Proposed Training Areas:

- 1. **Entrepreneurship and Small Business**: A sequence of courses/seminars will focus on providing aspiring entrepreneurs guidance on business ideation, planning, creating a business plan, and practical insights into starting a small business.
- 2. **Spanish for the Workplace**: In today's multicultural workplaces, proficiency in Spanish is invaluable for effective communication and collaboration. Our program will provide practical language skills tailored to workplace scenarios.
- 3. **ESL for the Workplace:** For non-native English speakers, proficiency in English is essential for career advancement. The ESL program will focus on workplace-specific language and skills to enhance professional opportunities and facilitate employer/employee communication.
- 4. **Leadership and Supervisory Skills**: These courses are envisioned to cover key principles, strategies, and best practices for effective supervision and leadership in different workplace environments.
- 5. **Business Writing**: This course will focus on developing effective written communication skills for various business contexts.
- 6. **Customer Service**: These workshops will focus on providing exceptional customer service to ensure customer satisfaction and loyalty.
- 7. Promotion and marketing of the Apprenticeship Programs to the business community.
- 8. **Providing continuing education units for law enforcement** that do not require specialized equipment.

ACTION ITEM VIII, 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 Appendix A – Capital Improvement Projects Milestones

Documents 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 2024 - 2025 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
Pec	Pecan Campus							
1	Pecan Campus Kinesiology Bldg Q. Phase I	۸W	Boultinghouse Simpson Gates Architects 6/28/22	6/27/2023	3/25/2025	5/7/2025	7/28/2026	8/25/2026
2	Cooper Center for Performing Arts Bldg L Expansion and Renovations for the Music and Dance Programs	۸W	Brown Reynolds Watford Architects 6/28/22	10/31/2023	11/19/2024	1/13/2025	3/24/2026	4/21/2026
3	Business and Science Bldg G Engineering Lab Renovation	DV	Sam Garcia Architects 1/28/2025	3/25/2025	6/24/2025	7/15/2025	12/16/2025	1/27/2026
4	Student Services Building K Renovation	DV	Sam Garcia Architects 1/28/2025	4/22/2025	7/22/2025	8/15/2025	2/24/2026	3/24/2026
5	Operations Support Center Building Z	MV		-				•
9	Athletic Field Improvements	KN	3/25/2025	6/24/2025	2/27/2026	2/15/2026	8/25/2026	9/22/2026
7	Institutional Support Services Building N Expansion	ΛM	3/25/2025	6/24/2025	1/27/2026	2/15/2026	3/23/2027	4/27/2027
∞	Administration Building S	TBD		٠	-			•

FY 2024 - 2025 Capital Improvement Projects Project Milestone with Board Approved Dates

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board	Contractor	Start / NTP Date	Substantial Completion	Final Completion
Peca	Pecan West							
6	New Continuing Education Bldg and Testing Center Addition	ΛQ	12/6/2024	6/25/2024	E-Con Group, LLC. 1/28/2025	2/25/2025	5/25/2027	6/22/2027
10	Parking & Site Improvements	DV	1/31/2023	N/A	GST Construction, Inc. 1/28/2025	2/25/2025	5/25/2027	6/22/2027
Peca	Pecan Plaza							
11	Human Resources Building A Renovation	NA	4/22/2025	8/26/2025	3/25/2026	4/21/2026	2/23/2027	3/23/2027
12	East Building B Renovation for Cosmetology	N	5/27/2025	9/23/2025	4/21/2026	5/15/2026	2/23/2027	3/23/2027
Mid	Mid-Valley Campus							
13	Student Union Building F Financial Aid Renovation	MV	-	-	-	-	-	-
14	Child Development Center Canopy Expansion	MV	N/A	N/A	2/25/2025	3/15/2025	6/24/2025	7/22/2025
15	Workforce Center Building D Welding Expansion	ΛM	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	7/23/2024	1/28/2025
16	Workforce Building M Automotive Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	6/25/2024	1/28/2025
17	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	NM	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	6/25/2024	1/28/2025

FY 2024 - 2025 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
Tec	Technology Campus							
18	Welding Lab Expansion Bldg	MV	EGV Architects 2/22/22	8/23/2022	Kimber 1985 7/25/2023	9/13/2023	2/25/2025	3/25/2025
19	Institute for Advanced Manurfacturing Bldg E Collaboration Lab Renovation	TBD	-	-			-	-
Nur	Nursing & Allied Health Campus							
20	East Building A Renvoation of Radiology Lab to Multpurpose Skills Lab	MV	11/19/2024	3/25/2025	7/22/2025	8/15/2025	2/24/2026	3/24/2026
21	East Building A Breakroom and Offices Expansion Renovation	\$\$	TBD	TBD	TBD	TBD	TBD	TBD
22	Regional Workforce Development Healthcare Center Building E Renovation	DV	5/28/2024	2/25/2025	9/23/2025	10/28/2025	11/24/2026	12/24/2026
23	East Building A Community Pharmacy Lab	NΑ	11/19/2024	3/25/2025	7/22/2025	8/15/2025	2/24/2026	3/24/2026
Stai	Starr County Campus							
24	Workforce Bldg Q Automotive Expansion	N W	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	4/12/2023	3/25/2025	4/25/2025
25	North Academic Bldg C HVAC-R Classroom and Outdoor Area	ΛM	Abel City Architects 10/26/2021	2/22/2052	Trium Construction 1/31/23	4/12/2023	3/25/2025	4/22/2025
26	Cultural Arts Center Building F Renovation	MV	TBD	TBD	TBD	TBD	TBD	TBD

FY 2024 - 2025 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
Reg	Regional Center for Public Safety Excellence	ce						
27	Perimeter Fencing	DV	N/A	N/A	3/25/2025	4/10/2025	6/22/2025	7/27/2025
28	Parking Lot #1 for Additional Spaces	ΛQ	2/27/2024	N/A	11/19/2024	12/18/2024	3/25/2025	4/22/2025
Dist	District Wide							
29	Facility Signage	ΛQ	A/N	2/25/2025	7/24/2025	8/14/2025	1/27/2026	2/24/2026
30	Entry Monument Signs	Z	A/N	2/25/2025	7/24/2025	8/14/2025	1/27/2026	2/24/2026
31	Interior Facility Signage	Z	TBD	2/25/2025	7/24/2025	8/14/2025	1/27/2026	2/24/2026

Red text signifies projected dates

South Texas College Construction Projects Presented to Board of Trustees Report Fiscal Year 2024-2025 As of January 31, 2025

Total Project Budget Summary	Un	FY25 expended Plant Fund	Rep	FY25 Renewal & placement Plant Fund
FY 2025 Total Construction Project Budget	\$	58,383,418.00	\$	13,440,885.00
Budget Amendment				
Prior to FY 2025 Approved Projects	\$	27,364,471.99	\$	4,194,212.90
FY 2025 Proposed and Approved Projects	\$	38,062,714.22	\$	4,664,809.20
FY 2025 Proposed Projects for the Month of January 2025	\$	-	\$	-
FY 2025 Total Project Estimated Budget Balance	\$	(7,043,768.21)	\$	4,581,862.90

Project Reference	Project Name		Total Project	Budge	et/Actual*
Number	Project Name		CIP Fund		R&R Fund
Board Approved on					
	Pecan Campus: Solicitation of Consulting Services for an				
2025-025C	Assessment of Administrative and Non-Instructional Facilities				
	Space	\$	250,000.00		
2025-026C	Pecan Campus: Mechanical Engineering Services for Physical	١.			
	Plant Building E Cooling Tower Above Ground Piping System	\$	731,250.00		
Taken in November	NAH Campus: Solicitation of Architectural Services for				
2024	Pharmacy Lab Renovation Building A	\$	-		
	NAH Campus: Solicitation of Architectural Services for				
Taken in November	Renovation of Radiology Lab to Multipurpose Skills Lab				
2024	Building A	\$	-		
*2022.022	NAH Campus: Final Completion Generator Replacement	1			
*2022-023R	Building A			\$	10,070.15
*2022.04.00	Pecan Campus: Final Completion Generator Replacement				
*2022-019R	Building J			\$	18,733.55
Total Doord America	Jan Cantambay 2024	<u> </u>	001 350 00	خ	28,803.70
Board Approved on	ortobox 20, 2024	\$	981,250.00	\$	20,003.70
	Pecan Campus: Solicitation Architectural Services for				
2025	Engineering Lab Building G	\$			
	Pecan Campus: Engineering Services for HVAC Replacement	Ş	_		
2025	Phase II District Wide	Ś			
2025		Ş	_		
	Mid Valley Campus: Construction Services for Child	١.			
	Development Center Canopy Portable Building L2A	\$	127,944.22		
*2024-12R	Mid Valley Campus: Substantial Completion district wide				
	Flooring replacement Phase III North Academic Building G			\$	360,800.00
	Pecan Campus, MV Campus, & Starr Campus: Construction				
	Services for Stucco Repainting District Wide			\$	950,000.00
Total Board Approva	l on October 2024	\$	127,944.22	\$	1,310,800.00
Board Approved on					
	Pecan Campus: Design Services status update Kinesiology				
	Building Q				
2025-004C	Pecan Campus: Architectural Services for Expansion				
2023-0040	Institutional Support Services Building N	\$	4,991,220.00		
	Pecan Campus: Architectural Services for Administration				
	Building		31,200,000.00		

	Total Project Budget Summary	Un	FY25 expended Plant Fund	Re	FY25 Renewal & placement Plant Fund
*2024-010R	Pecan Campus: Engineering Services for Cooling tower above ground piping system Physical Plant Building E NAH Campus: Contracting Architectural Services for			\$	731,250.00
*2023-003C	renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab Building A	\$	517,247.00		
*2022-043C	Pecan Campus: Contracting Construction Services for Expansion and Renovation for Music and Dance Programs Cooper Center for Performing Arts Building A	\$	10,766,375.00		
*2024-010R	Technology Campus: Contracting Construction Services for Resurface and Regrading of Existing Swales Parking Lot #2			\$	395,000.00
*2024-008C	RCPSE: Contracting Construction Services for Additional parking spaces Parking Lot #1	\$	330,700.00		
*2024-012R	Mid Valley Campus: Final Completion for District wide Flooring replacement Phase II North Academic Building G			\$	37,359.20
	al on November 2024	\$	47,805,542.00	\$	1,163,609.20
Board Approved on					
No projects were pr					
	al on December 2024	\$	-	\$	1,163,609.20
Board Approved on					
2025-001C	Pecan Campus: Solicitation of Architectural Services for Athletic Field	\$	569,300.00		
*2023-014C	Pecan Campus: Solicitation Architectural Services for Engineering Lab Building G	\$	500,000.00		
2023-0140	Pecan Campus: Contracting Architectural Services for	۲	300,000.00		
*2021-001C	Renovation Student Services (Cashiers) Building K Pecan Campus: Engineering Services for HVAC Replacement	\$	2,419,584.00		
2025-015R	Phase II District Wide			\$	1,986,000.00
2025-027R	Technology Campus: Solicitation Construction Services for				
2025-027K	Atrium Ceiling Repairs Advanced Technical Careers Bldg B			\$	61,200.00
*2022-009C	RCPSE: Solicit Construction Services for Perimeter Fence RCPSE Building	\$	193,000.00		
*2020-037R	Pecan Campus: Contracting Construction Services for Reseeding and Regrading Athletic Fields			\$	111,000.00
*2021-002C	Pecan West: Contracting Construction Services Continuing Education and Testing Center Building A Pecan West: Contracting Construction Services for Parking	\$	10,651,375.00		
*2023-018C	and Site Improvement Mid Valley Campus: Contracting Construction Services for	\$	1,875,000.00		
*2023-013R	HVAC Replacement District Wide District Wide: Contracting Construction Services for Flooring			\$	2,530,000.00
2025-014R	Replacements Phase IV Mid Valley Campus: Change Order for Automotive Lab			\$	504,000.00
*2022-012C	Expansion Building M Mid Valley Campus: Final Completion for HVAC-R Classroom	\$	49,928.75		
*2022-014C	and Covered Area Building D Mid Valley Campus: Final Completion for Welding Expansion	\$	55,056.30		
*2022-013C	and Renovation Workforce Center Building D Mid Valley Campus: Final Completion for Automotive Lab	\$	78,230.99		
*2022-012C	Expansion Workforce Center Building M	\$	120,974.95		
Total Board Approv	al on January 2025	\$	16,512,449.99	\$	5,192,200.00
Total FY25 Board Ap	pproved Projects	\$	65,427,186.21	\$	8,859,022.10

^{*} 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 2024 - 2025

			_							- 2025										
Projects	FPC Projec Managers	t Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total P	roject Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Upcoming Boa	rd Meeting Item	Architect/ Engineering Firm	Contractor
#									Pecan C	ampus										
1 Library Building F Space Modifications	DV					•					\$	1,135,000	\$ 231,031	\$ 903,969	\$ 240,000	Low	N/A	N/A	N/A	N/A
Pecan Campus Kinesiology Building Phase I	MV				•						\$	6,177,150	\$ 325,780	\$ 5,851,370	\$ 5,579,120	High	March 20245	Approval of Construction Services	Boultinghouse Simpson Gates Architects	TBD
Cooper Center for Performin Arts Building L Expansion ar Renovations for the Music a Dance Programs	nd M/					•					\$	10,224,375	\$ 555,615	\$ 9,668,760	\$ 10,606,225	High	February 2026	Approval of Substantial Completion	BRW Architects	Peacock Construction
4 Business and Science Buildi Engineering Lab Renovation				•							\$	500,000	\$ -	\$ 500,000	\$ 500,000	Low	March 2025	Approval of Schematic Design	TBD	TBD
5 Student Services Building K Renovations	DV			•							\$	2,615,760	\$ -	\$ 2,615,760	\$ 2,119,556	Low	April 2025	Approval of Schematic Design	TBD	TBD
North Academic Humanities 6 Building P Renovations for Accounts Receivable and Gi	TBD			•							\$	94,500	\$ -	\$ 94,500	\$ 94,500	Low	TBD	TBD	TBD	TBD
7 Operations Support Center Building Z	MV	•									\$	5,000,000	\$ -	\$ 5,000,000	\$ 780,000	Low	TBD	TBD	TBD	TBD
8 Athletic Field Improvements	KN	•									\$	615,250	\$ -	\$ 615,250	\$ 50,740	Low	TBD	TBD	TBD	TBD
9 Institutional Support Service Building N Expansion	s MV	•									\$	5,759,100	\$ -	\$ 5,759,100	\$ 317,152	Low	TBD	TBD	TBD	TBD
10 Administration Building S	TBD	•									\$	31,200,000	\$ -	\$ 31,200,000	\$ 3,000,000	Low	TBD	TBD	TBD	TBD
Physical Plant Building E Co 11 Tower Above Ground Piping System				•							\$	-	\$ -	\$ -	\$ -	Low	March 2025	Approval of Construction Services	DBR Engineering	TBD
Pecan Campus Subtotal											\$	63,321,135	\$ 1,112,426	\$ 62,208,709	\$ 23,287,293					
	<u> </u>								Pecan	West										
Pecan West Continuing 12 Education Building A & Test Center Addition	ng DV				•						\$	9,087,683	\$ 395,949	\$ 8,691,734	\$ 4,932,329	High	May 2027	Approval of Substantial Completion	ERO Architects	ECON
Pecan West Continuing 13 Education Parking & Site Improvements	DV				•						\$	2,794,942	\$ 42,268	\$ 2,752,674	\$ 1,702,186	High	May 2027	Approval of Substantial Completion	Perez Consulting Engineers	GST Construction, Inc.
Pecan West Subtotal											\$	11,882,625	\$ 438,217	\$ 11,444,408	\$ 6,634,515					
Human Resources Building	Α								Pecan	Plaza								Tr -	T F -	TD -
Renovation	KIN	•									\$	550,000		\$ 550,000	\$ 545,400	Low	TBD	TBD	TBD	TBD
15 East Building B Renovation Cosmetology	or KN	•									\$	6,664,135		\$ 6,664,135		Low	TBD	TBD	TBD	TBD
Pecan Plaza Subtotal											\$	7,214,135	\$ -	\$ 7,214,135	\$ 1,536,015					

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2024 - 2025

Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Pro	oject Budget	Amount Paid	Total Project Balance	FY2425 Budget	Priority Status	Upcoming Boa	rd Meeting Item	Architect/ Engineering Firm	Contractor
#									Mid-Valle	y Campus										
16 Student Union Building F Financial Aid Renovation	MV					•					\$	89,000	\$ -	\$ 89,000	\$ 22,000	Low	TBD	TBD	TBD	O&M
17 Child Development Center Canopy Expansion	MV			•							\$	65,000		\$ 65,000	\$ 65,000	High	TBD	TBD	TBD	TBD
18 Workforce Center Building D Welding Expansion	MV							•			\$	1,539,755	\$ 1,213,921	\$ 325,834	\$ -	High	Complete	N/A	PBK Architects	Holchemont
Workforce Center Building M Automotive Lab Expansion	MV							•			\$	2,648,275	\$ 2,122,477	\$ 525,798	\$ -	High	Completed	N/A	PBK Architects	Holchemont
Workforce Center Building D 20 HVAC-R Classroom and Outdoor Covered Area	MV							•			\$	1,235,430	\$ 982,341	\$ 253,089	\$ -	High	Completed	N/A	PBK Architects	Holchemont
Mid-Valley Subtotal											\$	5,577,460	\$ 4,318,739	\$ 1,258,721	\$ 87,000					
									Technolog	y Campus										
21 Welding Lab Expansion Building F	MV					•					\$	3,108,000	\$ 3,574,426	\$ (466,426)	\$ 2,694,087	High	February 2025	Approval of Substantial Completion	EGV Architects	Kimber 1985
Institute for Advanced 22 Manufacturing Building E Collaboration Lab Renovation	TBD	•									\$	285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD	TBD	TBD
23 Athletic Field and Basketball Court	TBD	•									\$	282,000	\$ -	\$ 282,000	\$ 144,600	Low	TBD	TBD	TBD	TBD
Technology Campus Subtotal											\$	3,675,000	\$ 3,574,426	\$ 100,574	\$ 3,123,687					
							Dr. I	Ramiro R. C	asso Nursi	ng & Allied	Health	Campus								
East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	MV		•								\$	163,296	\$ -	\$ 163,296	\$ 161,640	Low	May 2025	Approval of Architectural Services	BSGA	O&M
25 East Building A Breakroom and Offices Expansion Renovation	TBD	•									\$	147,950	\$ -	\$ 147,950	\$ 142,450	Low	TBD	TBD	TBD	O&M
Regional Workforce 26 Development Healthcare Center Building E Renovation	DV			•							\$	5,561,500	\$ 499	\$ 5,561,001	\$ 5,561,500	High	February 2025	Approval of Schematic Design	ERO Architects	TBD
27 East Building A Community Pharmacy Lab	MV		•	•							\$	369,337	\$ 261	\$ 369,077	\$ 165,514	High	May 2025	Approval of Architectural Services	BSGA	TBD
Nursing and Allied Health Campus Sub	total										\$	6,242,083	\$ 759	\$ 6,241,324	\$ 6,031,104					
									Starr Coun	ty Campus										
28 Workforce Building Q Automotive Expansion	MV					•					\$	2,551,300	\$ 1,846,663	\$ 704,637	\$ 765,800	High	March 2025	Approval of Substantial Completion	Able City, LLC	Triun Construction
North Academic Building C 49 HVAC-R Classroom and Outdoor Covered Area	MV					•					\$	514,628	\$ 302,463	\$ 212,165	\$ 159,389	High	March 2025	Approval of Substantial Completion	Able City, LLC	Triun Construction
30 Cultural Arts Center Building F Renovation	MV	•									\$	352,500		\$ 352,500	\$ 155,000	Low	TBD	TBD	TBD	TBD
Starr County Campus Subtotal											\$	3,418,428	\$ 2,149,126	\$ 1,269,302	\$ 1,080,189					

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South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2024 - 2025

#	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	FY2425 Budget	Priority Status	Upcoming Board	Meeting Item	Architect/ Engineering Firm	Contractor
									Regional C	enter for Pu	blic Safety	Excellence								
31	Perimeter Fencing	DV				•						\$ 193,000 \$	-	\$ 193,000	\$ 192,500	Low		Approval of Construction Services	TBD	TBD
32	Parking Lot #1 for Additional Spaces	DV					•					\$ 330,700 \$	-	\$ 330,700	\$ 329,170	High	April 2025	Approval of Substantial Completion	Perez Consulting Engineers	Earthworks LLC
Region	al Center for Public Safety Exce	llence Subtot	al									\$ 523,700 \$	-	\$ 523,700	\$ 521,670					
										Distric	t Wide									
33	Fence Enclosures	MV	•									\$ 35,000 \$	-	\$ 35,000	\$ 35,000	Low	N/A		N/A	TBD
34	Outdoor Furniture	os		•								\$ 25,000 \$	5,275	\$ 19,725	\$ 25,000	Low	N/A		N/A	TBD
35	Land	N/A										\$ 3,000,000 \$	-	\$ 3,000,000	\$ 3,000,000	N/A	N/A		N/A	N/A
36	Renovation and Contingencies	N/A										\$ 948,750 \$	5,009	\$ 943,741	\$ 948,750	N/A	N/A		N/A	TBD
37	Campus Master Plan	N/A	•									\$ 375,000 \$	-	\$ 375,000	\$ 375,000	Low	N/A		N/A	TBD
38	Facility Signage	DV			•							\$ 500,000 \$	-	\$ 500,000	\$ 500,000	Low	February 2025	Schematic	N/A	TBD
39	Removal of Existing Trees	TBD	•									\$ 25,900 \$	-	\$ 25,900	\$ 25,900	Low	N/A		N/A	TBD
40	Entry Monument Signs	KN			•							\$ 1,040,000 \$	-	\$ 1,040,000	\$ 1,040,000	High		Approval of Schematic Design	N/A	TBD
41	Interior Facility Signage	KN	•									\$ 250,000 \$	-	\$ 250,000	\$ 250,000	High	N/A		N/A	N/A
42	Project Cost Control Reserve	N/A	•									\$ 9,947,295 \$	-	\$ 9,947,295	\$ 9,947,295	High	N/A		N/A	N/A
District	: Wide Subtotal											\$ 16,146,945 \$	10,284	\$ 16,136,661	\$ 16,146,945					
Totals			12	3	6	0	8	1	0	0	0	\$ 118,001,511 \$	11,603,976	\$ 106,397,535	\$ 58,448,418					

South Texas College Renewal and Replacement Projects Project Status FY 2024 - 2025

								FY 2024 - 2											
# 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	FY2425 Budget	Priority Status	Upcoming Boa	ırd Meeting Item	Architect/ Engineering Firm	Contractor
								Pecan Can	npus										
Reseeding and Regrading of Athletic Fields	DV					•					\$ 111,000	\$ - 9	5 111,000	\$ 111,000	Low	June 2025	Approval of Substantial Completion	N/A	GST Construction, Inc.
2 Library Building F Exterior Building Envelope Repairs	TBD	•									\$ 125,000	\$ - 9	125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
3 Stucco Repainting Phase II	KN					•					\$ 503,000	\$ 137 \$	5 502,863	\$ 503,000	Low	March 2024	Approval of Substantial Completion	N/A	Terra Fuerte
4 Institutional Support Services Building N Training Room Upgrade	RC									•	\$ 61,000	\$ - 9	61,000	\$ 61,000	Low	TBD	TBD	N/A	TBD
5 Ann Richards Administration Building D Auditorium Upgrade	RC	•									\$ 70,000	\$ 69 \$	69,931	\$ 70,000	Low	TBD	TBD	N/A	TBD
6 HVAC Replacements Phase II - PCN Bldg. G	MV			•							\$ 529,000	\$ 69	5 528,931	\$ 529,000	Low	May 2025	Approval of Construction Services	Signa HN Engineers	TBD
7 HVAC Replacements Phase II - PCN Bldg. H	MV			•							\$ 529,000	\$ 69	5 528,931	\$ 529,000	Low	May 2025	Approval of Construction Services	Signa HN Engineers	TBD
8 HVAC Replacements Phase II - PCN Bldg. X	MV			•							\$ 133,000	\$ - \$	133,000	\$ 133,000	Low	May 2025	Approval of Construction Services	Signa HN Engineers	TBD
9 HVAC Replacements Phase II - PCN Bldg. K	MV	•									\$ 133,000	\$ - 9	133,000	\$ 133,000	Low	TBD	TBD	TBD	TBD
HVAC Replacements Phase II - PCN Bldg. C	MV	•									\$ 397,000	\$ - 9	397,000	\$ 397,000	Low	TBD	TBD	TBD	TBD
HVAC Replacements Phase II - PCN Bldg. F	MV	•									\$ 265,000	\$ - \$	265,000	\$ 265,000	Low	TBD	TBD	TBD	TBD
South Academic Building J Generator Replacement	DV							•			\$ 344,100	\$ 358,936	5 (14,836)	\$ -	High	March 2025	Approval of Final Completion	DBR	Metro Electric
Physical Plant Building E Cooling Tower Above Ground Piping System	KN	•									\$ 820,000	\$ 521 \$	819,479	\$ -	High	May 2025	Approval of Construction Servcies	DBR	TBD
Pecan Campus Subtotal											\$ 4,020,100	\$ 359,802	3,660,298	\$ 2,856,000					
								Mid Valley C	amnus										
South Academic Building H Repair & 13 Renovations of Damaged Roof and Interior Areas (Phase II)	DV				•			ma vanoj c	априо		\$ 1,730,000	\$ 767,266	962,734	\$ 1,448,246	Low	March 2025	Approval of Construction Services	Milnet Architectural Services	TBD
HVAC Replacements Phase I - MVC Bldg. E	MV					•					\$ 778,780	\$ 30,301	748,479	\$ 755,064	Low	August 2025	Approval of Construction Services	Ethos	JCI
HVAC Replacements Phase I - MVC Bldg. F	MV					•					\$ 389,330	\$ 15,234	374,096	\$ 377,482	Low	August 2025	Services Approval of Construction Services	Ethos	JCI
16 HVAC Replacements Phase I - MVC Bldg G	MV					•					\$ 1,362,890	\$ 52,900	1,309,990	\$ 1,321,387	Low	August 2025	Services	Ethos	JCI
17 Stucco Repainting Phase II	KN					•					\$ 303,000	\$ 137	302,863	\$ 303,000	Low	April 2025	Approval of Substantial Completion	N/A	Terra Fuerte
Student Union Building F Multipurpose Room Upgrade	RC			•							\$ 69,000	\$ - \$	69,000	\$ 69,000	Low	TBD	TBD	N/A	TBD
Mid Valley Campus Subtotal											\$ 4,633,000	\$ 865.839	3.767.161	\$ 4.274.179					

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South Texas College Renewal and Replacement Projects Project Status FY 2024 - 2025

								11 2024	2023											
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 Pr Balar		FY2425 Budget	Priority Status	Upcoming Boa	ard Meeting Item	Architect/ Engineering Firm	Contractor
. 10,000						Dr. Ra	amiro R. Ca	sso Nursing	& Allied I	lealth Camp	us									
NAH East Building A Westside Window Waterproofing Repairs	RC	•								·	\$ 90,000	\$ -	\$ 9	90,000	\$ 90,000	Low	TBD	TBD	TBD	TBD
NAH East Building A Westside Elevators Repairs	RC/O&M		•								\$ 250,000	\$ -	\$ 25	50,000	\$ 250,000	Medium	TBD	TBD	N/A	Oracle Eleva
NAH East Building A Generator Replacements	SS							•			\$ 422,000	\$ 225,181	\$ 19	96,819	\$ -	Low	September 2024	Approval of Final Completion	DBR	Metro Elect
ursing and Allied Health Campus Subtota	al										\$ 762,000	\$ 225,181	\$ 53	6,819	\$ 340,000					
								Technology	Campus											
Advanced Technical Careers Bldg. B Atrium Ceiling Reparis	KN			•					•		\$ 61,200	\$ -	\$ 6	61,200	\$ 75,000	Low	February 2025	Approval of Construction Services	TBD	TBD
Resurfacing of Parking Lot #2 & Regrading of Existing Swales	KN					•					\$ 362,000	\$ -	\$ 36	62,000	\$ 395,000	Low	April 2025	Approval of Substantial Completion	Perez Consulting Engineers	D&J Constru
echnology Campus Subtotal											\$ 423,200	\$ -	\$ 42	23,200	\$ 470,000					
							S	tarr County	Campus											
Stucco Repainting Phase II	KN					•					\$ 253,000	\$ 125	\$ 25	52,875	\$ 253,000	Low	May 2025	Approval of Substantial Completion	N/A	Terra Fue
Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	•									\$ 60,000	\$ -	\$ 6	50,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	•									\$ 60,000	\$ -	\$ 6	60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
North Academic Building C Data Cabling Infrastructure Replacement	RC	•									\$ 60,000	\$ -	\$ 6	60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
Manuel Benavides, Jr. Rural Technology Center Building J Analog to Digital Replacement	RC	•									\$ 298,000	\$ -	\$ 29	98,000	\$ 298,000	Low	TBD	TBD	TBD	TBD
arr County Campus Subtotal											\$ 731,000	\$ 125	\$ 73	80,875	\$ 731,000					

2/13/2025

South Texas College Renewal and Replacement Projects Project Status FY 2024 - 2025

						_													
# 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	FY2425 Budget	Priority Status	Upcoming Boa	ard Meeting Item	Architect/ ingineering Firm	Contracto
# ITOJects								District W	/ide										
29 Renewals & Replacements	N/A										\$ 151,000	\$ - 5	151,000	\$ 151,000	N/A	N/A		N/A	N/A
30 Marker Boards Replacement	SS		•								\$ 301,500	\$ - 5	301,500	\$ 301,500	Low	N/A		N/A	TBD
31 Fire Alarm Panel Replacement/Upgrade	RC/O&M		•								\$ 102,500	\$ - 5	102,500	\$ 102,500	Low	N/A		N/A	TBD
32 Interior LED Lighting Replacements	RC/O&M		•								\$ 110,000	\$ - 5	110,000	\$ 110,000	Low	N/A		N/A	TBD
Ext. Walkway LED Lighting Replacements	RC/O&M		•								\$ 50,000	\$ - 5	50,000	\$ 50,000	Low	N/A		N/A	TBD
Building Automation Systems Replacements	RC/O&M		•								\$ 76,500	\$ - 9	76,500	\$ 76,500	Low	N/A		N/A	TBD
35 Flooring Replacements	KN				•						\$ 504,000	\$ 2,424	501,576	\$ 504,000	Medium	February 2025	Approval of Construction Services	N/A	TBD
36 HVAC Replacements	O&M	•									\$ 527,000	\$ - 5	527,000	\$ 527,000	Low	N/A		N/A	TBD
37 Exterior Lighting Replacements	RC/O&M		•								\$ 279,000	\$ - 5	\$ 279,000	\$ 279,000	Low	N/A		N/A	TBD
38 Signage Replacement	KN		•								\$ 250,000	\$ - 5	\$ 250,000	\$ 250,000	N/A	TBD		N/A	TBD
39 Water Tower Logo Replacements	DV		•								\$ 80,000	\$ - 5	80,000	\$ 80,000	N/A	TBD		N/A	TBD
40 Outdoor Furniture Replacements	KN	•									\$ 154,000	\$ - 5	154,000	\$ 154,000	N/A	TBD		N/A	TBD
41 AV Equipment Replacements	N/A	•									\$ 130,000	\$ - 5	130,000	\$ 130,000	N/A	TBD		N/A	TBD
42 Project Cost Control Reserve	N/A	•									\$ 1,300,087	\$ - 5	1,300,087	\$ 1,300,087	N/A	TBD		N/A	TBD
District Wide Subtotal											\$ 4,015,587	\$ 2,424	4,013,163	\$ 4,015,587					
			1																
Гotals	0	6	7	2	1	2	0	1	0	0	\$ 14,584,887	\$ 1,453,372	13,131,515	\$ 12,686,766					

Outstanding Issues - Action Plan February 18, 2025 Facilities Committee Meeting as of February 13, 2025

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pec	an Campus		•	•		
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson	Pending	5/31/2023 See notes in bold. 2/13/2025	2/28/2018: First warranty request was issued to Contractor. 5/8/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, and College staff to discuss the status of the water infiltration issues and request a Plan of Action from D. Wilson on how they plan to remediate the issues. 5/15/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, Old Castle, and College staff to follow up with the status of Plan of Action from D. Wilson and path forward. D. Wilson stated that Plan of Action would be forwarded to College by 5/16/2023 but was not received by the College. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 9/4/2024: Administration authorized meeting with the Contractor at the Contractor's request. College staff, architect, and consultants met with Contractor and their team to review status of the issues. Owner forwarded photos of water infiltration into the building as Contractor requested. 2/13/2025: On January 2, 2025, D. Wilson provided an updated report on the status of several items they are working on: 1)Foggy Glass Replacement was completed, 2)Requested a Test and Balance Report of the building and STC provided it to them on January 8, 2025, 3) Window Leaks-D. Wilson has engaged with RabaKistner, Inc, to assist in finding the root cause fo the issue, 4) Shelf Angle review- D. Wilson is pending comments from PBK, 5) 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.	5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 9/4/2024:Architect to work with Contractor on latest solution for brick weep issue. Contractor to work on latest water infiltrations based on field photographs provided to Contractor. 2/13/2025: Contractor is still working on remaining unresoloved items.
Mia	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.	5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks. 5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 7/29/2024 - 2/13/2025:No Change from 7/10/2024-still pending letter from City of Weslaco stating the required code requirements to be followed by the project team.	5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 7/10/2024 - 2/13/2025:Pending letter from the City of Weslaco stating the required code requirements that are to be followed by the project team.

Mid Valley Campus					
Mid Valley Campus Workforce Center Building D - Automotive, Welding, and HVAC-R Labs	Holchemont, Ltd.	Pending	2/6//2024 5/9/2024 6/3/2024 7/10/2024 7/29/2024 9/4/2024 2/13/2025	2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided Change Proposals for Contractor's General Conditions and are currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor coordination and delays in material. The project team is working to resolve the change order to benefit both parties. 2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner. 4/2/2024 - 6/3/2024: The project team is continuing to resolve the change order fairly. 7/10/2024: The Architect, Contractor, and Owner met on June 27, 2024 and are waiting for a response from the Contractor regarding an updated change proposal. 7/29/2024: Waiting on response from Contractor regarding an updated change proposal. 9/4/2024: Waiting on response from Contractor regarding an updated change proposal. 2/23/2025: Project Team came to an agreement with the change proposal and the Board approved the change order and final completions of the projects on January 28, 2025.	2/6/2024: The construction of the project is nearing Substantial Completion in possibly March with the exception of material delays. The Project Team is working on a change order that is fair to the Contractor and Owner. 2/28/2024 - 4/2/24: The Project Team is working on the change order. 5/9/2024 - 6/3/24:The Architect and Owner are pending to meet with the Contractor to discuss a change order. 7/10/2024: The Architect, Contractor, and Owner met to review the change order request on June 27, 2024 and awaiting response from the Contractor. 7/29/24 - 9/4/24:Pending response from Contractor for revised change proposal that is fair to all parties. 2/13/2025:Item Complete-Board approved final change order and Final Completion of the projects on January 28, 2025. Item Complete.
Nursing and Allied Health Campu	ıs				
1 4 West & Similation Center -	D. Wilson Construction	Pending	5/31/2023 See notes in bold. 2/13/2025	Up to 5/2/2023: College staff has been meeting with D. Wilson and ERO Architects to investigate the wall/floor cracks on the 1st floor and water infiltration on the 3rd floor that have showed up in the last couple of years. Some repairs have been done but additional cracks have arisen. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 7/29/24 - 9/4/24: Contractor to repair floor and wall tile in kitchen area and assist with repairs to interior corridor drywall cracks. Architect to provide details for interior wall repairs. Grading on exterior of kitchen is needed to provide proper drainage away from building. College staff to meet to review timeline regarding water infiltration versus first occurence of wall crack issues. 2/13/2025: Additional gypsum board wall cracks are still occuring. D. Wilson has in building has provided an update stating what they believe the cause of the cracks and have stated that ERO is in agreement. The College will request a meeting with the project team to discuss the timeline and review of the previous issues and new issues.	5/18/2023: Awaiting results from investigative moisture study and site observations. Pending direction from Architect to Contractor for resolving cracks and water infiltration. Refer to September 2024 Facilities Committee and Board packets for full accounting of intervening dates. 9/4/2024:Contractor, Architect, and College will work together to make the necessary repairs and modifications as per the Architect's recommendations. Owner to meet to discuss wall crack timeline. 2/13/2025: The College will request a meeting with the project team to discuss the status of the issues.

Star	r County Campus				
5	Starr County Campus Workforce Center Building D - Automotive Lab and HVAC-R Lab	Triun	Pending	 infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided a Change Proposal for Contractor's General Conditions and is currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor's coordination of product submittals and installation of construction materials. The project team is working to resolve the change order that is fair to the Contractor and Owner. 2/28/24 - 4/2/24: The project team has worked together to provide a change order that is fair to the Contractor and Owner. It will be presented to the Facilities Committee at the April committee meeting. 5/9/2024: The change order was approved by the Board on April 23, 2024.	2/6/2024: The construction of the project is in progress and the Contractor's revised schedule has Substantial Completion scheduled for August. The Project Team is working on a change order that is fair to the Contractor and Owner. 2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner. 4/2/2024: The project team has developed a change order that is fair to the Contractor and Owner and will be presented at the April Facilities Committee Meeting. 5/9/2024:Item has been resolved. 2/13/2025: Contractor should have been completed with construction by August 9, 2024. Time delays will need to be reviewed with Administration on how to proceed with closing out this project.