

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, March 10, 2026
@ 4:00 PM
McAllen, Texas

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

I.	Approval of February 10, 2026 Facilities Committee Meeting Minutes	1 - 10
II.	Review and Recommend Action on Approving Architectural On-Call Services	11 - 17
III.	Review and Recommend Action on Approving Civil Engineering On-Call Services	18 - 24
IV.	Review and Recommend Action on Approving Mechanical, Electrical, and Plumbing Engineering On-Call Services.....	25 - 32
V.	Review and Recommend Action on Contracting Construction Services for District Wide New Monument Signs	33 - 55
VI.	Review and Recommend Action on Contracting Construction Services for District Wide Existing Monument Signs Replacements	56 - 78
VII.	Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II at Starr County Campus	79 - 85
VIII.	Review and Recommend Action on Providing Reimbursement Funds to the City of McAllen for the Pecan West Property Subdivision Plat.....	86 - 87

ACTION ITEM I, Approval of February 10, 2026 Facilities Committee Meeting Minutes

- Purpose** The Minutes for the Facilities Committee Meeting of February 10, 2026, are presented for Committee approval.
- Enclosed Documents** Appendix A – February 10, 2026 Facilities Committee Meeting Minutes

Appendix A

February 10, 2026 Facilities Committee Meeting Minutes follows in the packet.

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, February 10, 2026 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on February 10, 2026 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:13 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas

Other Trustees present: Mr. Danny Guzman, Ms. Victoria Cantu, and Mr. David De Los Rios via teleconference.

Members absent: Ms. Rose Benavidez and Mr. Paul Rodriguez

Also present: Dr. Ricardo J. Solis, Ms. Mary Del Paz, Mr. Rick De La Garza, Dr. Brett Millan, Dr. Anahid Petrosian, Dr. Matt Hebbard, Dr. Jesus Campos, Mr. Martin Villarreal, Dr. Rodney Rodriguez, Dr. Rebecca De Leon, Chief Ruben Suarez, Ms. Kelly Nelson, Lt. Johnny Barboza, Mr. George McCaleb, Dr. Margo Vargas-Ayala, Mr. David Valdez, Mr. Luis Silva, Ms. Lynda Lopez, Mr. Tony Matamoros, Dr. Marcos Silva, Ms. Monica Benitez, Mr. Luis De La Garza, Mr. David Perez, Mr. Javier Cuellar, Mr. Robert Garza, , Mr. Andrew Fish, and Ms. Venisa Earhart.

Approval of January 13, 2026 Facilities Committee Meeting Minutes

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

1. January 13, 2026 Facilities Committee Meeting

Dr. Salinas adopted the minutes for January 13, 2026 as presented.

ACTION ITEM II, , Review and Recommend Action on Change Order for Pecan West Continuing Education Parking & Site Improvements

- Purpose** To approve a proposed change order for the project.
- Justification** A change order to the construction contract is needed to cover the additional scope of work required by the City of McAllen, which includes:
- Reorientation of the dumpster pad and enclosure
- Construction Contract Amount\$2,757,716.50
Net Effect of Change Order No. 2 to Contract Amount..... 13,441.50
Revised Construction Contract Amount\$2,771,158.00
- An additional twenty-six (26) days will be added to the substantial completion schedule.
- Enclosed Documents** Appendix A – Change Order #2
Appendix B – Fact Sheet
- Funding** The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Committee recommend Board approval of the proposed change order with GST Construction, Inc. in the amount of \$13,441.50 and an additional twenty-six (26) days for the Pecan West Parking and Site Improvements project as presented.

Upon a motion by Dr. Alejo Salinas the Committee recommended Board approval of the proposed change order with GST Construction, Inc. in the amount of \$13,441.50 and an additional twenty-six (26) days for the Pecan West Parking and Site Improvements project as presented.

Appendix A

Change Order #2 follows in the packet.

Appendix B

Fact Sheet follows in the packet.

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

- Purpose** To approve substantial completion of the project.
- Justification** College staff visited the site and developed a construction punch list on January 28, 2026.
- Contractor: Terra Fuerte Construction, LLC
- A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this project, which included Buildings D, F, and J, was \$240,000.00.
- Enclosed Documents** Appendix A – Current Budget Status
 Appendix B – Photos
 Appendix C – Substantial Completion
 Appendix D – Fact Sheet
- Funding** The funds for the District Wide Stucco Repainting Phase II at Starr County Campus Project 2024-011R are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
 Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Committee recommend Board approval of substantial completion of the District Wide Stucco Repainting Phase II at Starr County Campus project as presented.

Upon a motion by Dr. Alejo Salinas the Committee recommended Board approval of substantial completion of the District Wide Stucco Repainting Phase II at Starr County Campus project as presented.

Appendix A
 Current Budget Status

District Wide Stucco Repainting Phase II at Starr County Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$240,000.00	\$0	\$240,000.00	\$192,722.70	\$47,277.30

Appendix B

Photos follow in the packet.

Appendix C

Substantial Completion follows in the packet.

Appendix D

Fact Sheet follows in the packet.

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

Purpose	To approve final completion and release of final payment for the project.
Justification	<p>College staff visited the site and developed a construction punch list on December 1, 2025.</p> <ul style="list-style-type: none">• Contractor: Terra Fuerte Construction, LLC <p>Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this project, which included Buildings L, M, N, and T, was \$140,000.00.</p>
Enclosed Documents	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Final Completion Appendix D – Fact Sheet</p>
Funding	The funds for the District Wide Stucco Repainting Phase II at Pecan Campus Project 2024-014R are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Committee recommend Board approval of final completion and release of final payment in the amount of \$7,000 with Terra Fuerte Construction, LLC. For the District Wide Stucco Repainting Phase II at Pecan Campus project as presented.

Upon a motion by Dr. Alejo Salinas the Committee recommended Board approval of final completion and release of final payment in the amount of \$7,000 with Terra Fuerte Construction, LLC. For the District Wide Stucco Repainting Phase II at Pecan Campus project as presented.

Appendix A
Current Budget Status

District Wide Stucco Repainting Phase II at Pecan Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$140,000.00	\$0	\$140,000.00	\$133,00.00	\$7,000.00

Appendix B
Photos follow in the packet.

Appendix C
Final Completion follows in the packet.

Appendix D
Fact Sheet follows in the packet.

ACTION ITEM V, Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II at Mid Valley Campus

Purpose	To approve final completion and release of final payment for the project.
Justification	<p>College staff visited the site and developed a construction punch list on January 9, 2026.</p> <ul style="list-style-type: none">• Contractor: Terra Fuerte Construction, LLC <p>Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this project, which included Buildings A, B, D, and H, was \$299,879.</p>
Enclosed Documents	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Final Completion Appendix D – Fact Sheet</p>
Funding	The funds for the District Wide Stucco Repainting Phase II at Mid Valley Campus Project 2024-009R are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Committee recommend Board approval of final completion and release of final payment in the amount of \$14,993.95 with Terra Fuerte Construction, LLC. for the District Wide Stucco Repainting Phase II at Mid Valley Campus project as presented.

Upon a motion by Dr. Alejo Salinas the Committee recommended Board approval of final completion and release of final payment in the amount of \$14,993.95 with Terra Fuerte Construction, LLC. For the District Wide Stucco Repainting Phase II at Mid Valley Campus project as presented.

Appendix A
Current Budget Status

District Wide Stucco Repainting Phase II at Mid Valley Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$294,000.00	\$5,879.00	\$299,879.00	\$284,885.05	\$14,993.95

Appendix B
Photos follow in the packet.

Appendix C
Final Completion follows in the packet.

Appendix D
Fact Sheet follows in the packet.

ACTION ITEM VI, Review and Update on Five-Year Plan for the Unexpended Plant Fund Budget

- Purpose** Update on the planned budget projections for five (5) years of the Unexpended Plant Fund budget.
- Justification** Administration and College staff develop plans for funding future and ongoing projects beyond the current fiscal year. The budget includes proposed funding and budget transfers from other funds needed to meet the College’s long-term construction plans.
- Enclosed Documents** Appendix A – Five-Year Unexpended Plant Fund Budget Plan
- 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.

No action was required on this item.

Appendix A

Five-Year Unexpended Plant Fund Budget Plan follows in the packet.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:39 p.m.

I certify that the foregoing are the true and correct Minutes of the February 10, 2026 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

ACTION ITEM II, Review and Recommend Action on Approving Architectural On-Call Services

Purpose To approve the ranking and selection of on-call architectural services firms.

Justification A pre-approved pool of design firms reduces estimated project schedules by eliminating the need to solicit qualifications on a project-by-project basis. The Board of Trustees last approved a pool of on-call design firms on June 26, 2014, which expired in 2017 after renewals. This process proved to be effective in expediting design services.

On November 25, 2025, the Board of Trustees approved the process for selecting the on-call services pool of design services firms, including the required documentation, ranking, and evaluation process.

Pool Selection

Fourteen (14) architectural firms submitted statements of qualifications for evaluation to join the pool. College staff recommends contracting with the eight (8) highest-ranked firms for inclusion in the pool, based on the number of upcoming projects that require architectural design services.

Top-ranked Architectural Firms Recommended for On-Call Services	
Brown Reynolds Watford Architects	Gignac & Associates, LLP
EGV Architects, Inc.	Raine Architects
Orange Made, LLC.	Boultinghouse Simpson Gates Architects
Milnet Architectural Services, PLLC	goERO International LLC./ dba ERO Architects

As approved by the Board, part of the evaluation process for inclusion in the pool may include the Facilities Committee or the Board electing to proceed to Round 3, whereby the Facilities Committee or the Board may take additional steps to select the best-qualified firms, such as conducting interviews.

Project Assignment

College staff proposes reevaluating the firms in the pool on a project-by-project basis to assign projects to the firms best qualified for each project type. Once reevaluated, the proposed assignment(s) would be presented to the Facilities Committee for recommendation for Board approval.

Contract Terms

College staff recommends a term of two (2) years for the design services pool, with an option to renew for an additional one (1) year.

Enclosed Documents

- Appendix A – RFQ Solicitation Information
- Appendix B – RFQ Criteria
- Appendix C – Ranking and Evaluations of Respondents
- Appendix D – List of Upcoming Architectural Projects

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 ranking and selection of eight (8) architectural firms for on-call architectural services as presented.

Appendix A

RFQ Solicitation Information

Advertised on	January 28, 2026 and February 4, 2026
RFQ Responses Due	February 12, 2026
RFQ Issued To	Six Hundred Thirty-Four (634) vendors
Responses Received From	Fourteen (14) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and the Purchasing Department.

Appendix B

RFQ Criteria

Statement of Interest	100 points
Prime Firm	100 points
Project Team	100 points
Representative Projects	100 points
References	100 points
Project Execution	100 points

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

List of Upcoming Architectural Projects follows in the packet.

**SOUTH TEXAS COLLEGE
ON-CALL ARCHITECTURAL SERVICES
PROJECT NO. 25-26-1040**

VENDOR	Able City	ADM Group, Inc.	Alta Architects, Inc.	Alvarado Architects, & Associates, Inc.	Amtech Solutions, LLC.	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International LLC./ dba ERO Architects	Milnet Architectural Services, PLLC.	Orange Made, LLC.	Raine Architects	Sam Garcia Architect, LLC.
ADDRESS	110 Broadway St Ste 590	2100 West 15th St	3510 North Main Ave	307 South Main St	5550 Granite Pkwy Ste 285	3301 N McColl Rd	3535 Travis Street Ste 250	220 S Bridge St	3700 N 10th St Ste 205	PO Box 720428	608 S 12th St	910 Redwood Ave Ste 10	1101 Jackson Ave Ste A	1200 Auburn Ave Ste 280
CITY/STATE/ZIP	San Antonio, TX 78205	Tempe, AZ 85281	San Antonio, TX 78212	Donna, TX 78537	Plano, TX 75024	McAllen, TX 78501	Dallas, TX 75204	Hidalgo, TX 78557	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78504
PHONE	210-201-2376	602-448-9722	210-349-1163	956-464-8258	972-690-6044	956-630-9494		956-843-2987		956-655-4655	956-608-5656	956-800-4384	956-789-4823	956-631-8327
CONTACT	Frank Rotnofsky	Jeff Winney	Chris Gutierrez	Erasmus Alvarado	Courtney Tom	Danny Boultinghouse	Ashley Mauney	Eduardo G Vela	Raymond Gignac	Mar Rivera	Ruben Hernandez	Carolina Civarolo	Edgar I Villanueva	Diana Carmona
2.1 Statement of Interest														
2.1.1 Statement of Interest for Project	Able City is a multidisciplinary architecture and planning firm with extensive higher education experience, including prior projects for South Texas College. With a strong regional presence and over 120 educational projects completed, the firm offers integrated design, planning, and consultant coordination services. As Prime, Able City will deliver thoughtful, sustainable, and mission-aligned campus solutions that support student success and regional impact.	Stated their design and professional services team has 30 years of experience working in education projects of various sizes and scope.	Stated that they have many years of higher education experience, including past projects for South Texas College, and is ready to provide responsive, innovative, and cost-effective on-call services.	Deeply rooted in South Texas, the firm offers full-service architectural solutions, strong local expertise, and a commitment to delivering high-quality, on-time, and on-budget projects while building long-term partnerships with South Texas College.	Amtech specializes in building envelope consulting, offering over 40 years of expertise in roofing, waterproofing, structural analysis, and exterior system design. The firm delivers accurate, peer-reviewed assessments, design, and construction administration while maintaining cost, schedule efficiency, and strong client communication.	They have over 20 years of experience providing architectural services to STC.	BRW is excited to continue our partnership with South Texas College, building on our work with the Cooper Center and Institutional Support Services projects. With 41 years of higher education experience, we create functional, inspiring spaces that foster collaboration, maximize natural light, optimize storage, and balance comfort with flexibility to meet the College's evolving needs.	Stated their design and professional services team has 31 years of experience working in learning environments and teaching spaces of various sizes and scope.	Gignac Architects is pleased to submit qualifications for Architectural Services at South Texas College. With over 35 years of experience and more than 450 educational projects—many focused on higher education renovations—we bring deep expertise in South Texas design and a strong history of collaboration with specialized consultants.	ERO is a local firm located minutes from South Texas College's McAllen campuses, with experience on 20 STC projects and more than 320 public facilities overall. We are well-positioned to provide On-Call Architectural Services, with the staff, resources, and availability needed to support STC's ongoing project demands.	Stated their design and professional services team has 25 years of experience working in education projects of various sizes and scope.	ORANGE MADE Architecture, a local McAllen firm, is ready to provide responsive, high-quality on-call architectural services for South Texas College. With experience in educational, public, and commercial projects, our collaborative team delivers practical, durable, and cost-effective solutions, supported by on-the-ground resources and strong local expertise.	Raine Architects combines deep STC experience with advanced technology and principal-led accountability. With nine prior STC projects led by Edgar Villanueva, AIA, DBIA, we understand the College's standards and processes, delivering responsive, well-coordinated, student-focused facilities with fewer change orders and modern, efficient design solutions.	Indicated they are looking forward to the opportunity to work closely with STC and show the firm's capabilities. Stated they are available and well-qualified for this project.
2.1.2 History and Statistics of Firm	- 40 yrs of experience - Founded in Texas - 120+ Educational Facilities - \$1B+ Educational Construction Portfolio	- 30 yrs of experience - Founded in 1993 - Offices in Arizona & Texas	- 77 yrs of experience - Founded in 1927 - Offices in San Antonio, Texas	- 35 yrs of experience - Founded in 1991 - Offices in Donna Texas	- 40 yrs of experience - Founded in 1982 - Offices in Dallas, Texas	- 36 yrs of experience - Staff of 10 - 600 successful projects	- 41 yrs of experience - Established in 1984 - 600 successful projects - Staff 170	- 31 yrs of experience - Established in 1994 - 150 educational facilities	- 40 yrs of experience - Established in 1998 - 450 projects	- 25 yrs of experience - Established in 2001 - 300+ projects	- Established in 2000 - Principal's experience of more than 40 years - Strive to provide the same exceptional level of service to every client by providing more attentive service and responding to clients needs with thoughtful solutions.	- Established in 2013 - Principal's experience of more than 40 years - Strive to provide the same exceptional level of service to every client.	- Headquartered in Pharr, Texas - Principal has 12+ years experience - Established in 2022	- Founded in 2013 - Based in McAllen, TX - 20 years of experience
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated the firm's holistic approach ensures that each project is thoughtfully designed to foster collaboration, support modern teaching methodologies, and adapt to future educational challenges, creating schools that are not only functional but also transformative for students and communities alike.	ADM Group's design team offers South Texas College a rare combination of higher-education expertise, on-call responsiveness, cost-conscious design, and hands-on construction administration. Our specialized experience in academic, workforce, and public sector facilities—paired with a flexible, service-oriented delivery model—positions us to be a reliable and long-term on-call architectural partner for the College.	Alta Architects brings nearly 80 years of experience supporting Texas higher education, with over 11 million square feet designed across major university systems including the University of Texas System, Texas State University System, and Texas A&M University System. The firm delivers flexible, fast-track IDIQ/on-call services, combining national expertise with local knowledge to successfully manage projects across active college campuses.	Alvarado Architects & Associates, Inc. provides full-service architectural solutions—including planning, design, construction administration, and fast-track delivery—focused on efficient, on-time, and on-budget results. With prior South Texas College experience, HUB certification, deep Rio Grande Valley roots, and a structured approach to scheduling, budgeting, quality control, and collaborative design charrettes, the firm delivers responsive, high-quality projects backed by strong local expertise and customer service.	Amtech provides top-quality building envelope consulting using specialized in-house testing equipment and current AutoCAD design standards, with licensed professionals ensuring compliance with all federal, state, and local codes and regulations.	Working with South Texas College on a present project. Have over 20 years with STC makes them unique and prepared to handle any project.	BRW is FOCUSED ON WHAT MATTERS®, partnering with South Texas College to deliver thoughtful, efficient, and cost-conscious architectural solutions. With decades of higher education experience, we transform campus spaces into functional, inspiring environments while ensuring responsiveness, collaboration, and high-quality documentation on every project.	Designed over 150 educational projects for the past 31 yrs. Local firm and familiar with the Rio Grande Valley.	Gignac Architects has recently completed multiple projects for South Texas College and is familiar with the College's guidelines, teams, processes, and infrastructure. With extensive experience in both higher education and K-12 facilities, we understand the importance of minimizing campus disruption and have a strong track record of implementing effective phasing strategies. Our experience with IDIQ contracts further ensures our ability to successfully deliver projects under this RFQ.	RO's holistic, collaborative approach delivers high-quality, cost-effective solutions through strong communication, early multidisciplinary coordination, and rigorous quality control. With 25 years of experience and 20 completed projects for South Texas College, ERO brings deep higher education expertise in planning, renovations, new construction, and site master planning.	Stated they manage and coordinate a project from beginning to end, because of this they are able to use their knowledge base of Best Management Practices to the advantage of the project.	ORANGE MADE Architecture offers broad technical expertise and on-call readiness, with strengths in adaptive reuse, renovations, and complex institutional projects. We deliver cost-conscious, schedule-driven, and practical design solutions while minimizing disruption to active facilities.	Raine Architects combines deep STC experience with innovative, technology-forward design. Led by Principal Edgar Villanueva, AIA, DBIA, our team understands STC's processes, campus needs, and construction expectations. We deliver flexible, student-focused learning environments, workforce training facilities, and phased renovations, integrating advanced BIM workflows, technology systems, and design-build expertise for smoother, more efficient projects.	Cited the principal's extensive experience and his personal involvement in a project throughout the entire process.
2.1.4 Statement of Availability and Commitment	Indicated their availability and commitment to the project. Stated that project principals and key professionals would be involved with the project until completed.	Indicated the firm will commit to having staff available according to the schedules determined.	Alta Architects and its full project team are ready to begin work immediately upon contract award, with executive leadership from Geof Edwards, AIA, and Rob Reiter, AIA. The firm is committed to partnering with South Texas College to deliver innovative, flexible facilities on time and within budget, with the experience and resources to fast-track any assigned task order.	Alvarado Architects & Associates, Inc. is prepared to begin work immediately, providing dedicated staff and comprehensive resources to deliver full architectural services and specialized expertise as needed.	Amtech's Rio Grande Valley team is ready to support STC's building envelope projects, with backup from Corpus Christi and Dallas offices as needed. The firm ensures consistent technical quality and communication, commits to maintaining qualified personnel throughout the contract, and promptly notifies STC of any key staff changes.	Can be available to STC due to conveniently located within 20 minutes of the STC Facilities and campuses.	Our dedicated team, selected for their expertise in higher education renovations and additions, remains consistent from start to finish, ensuring continuity, efficiency, and successful project delivery.	Will be available to South Texas College and committed to provide the best possible needs and exceed them.	Gignac Architects is committed to delivering this project with dedicated leadership, consistent team involvement, and strong quality control from start to finish. Led by Raymond Gignac, AIA, our experienced team and trusted subconsultants ensure continuity, proactive problem-solving, and on-time, on-budget performance.	ERO confirms its full availability and commitment to provide on-call architectural services for STC, supported by a 25-person team with over 200 years of combined relevant experience and 20 completed STC projects. Our licensed architects, interior designers, and technical staff utilize advanced BIM and cloud-based collaboration tools to deliver efficient, coordinated planning, design, and construction administration.	Stated they do not pursue projects unless it is certain to have the capabilities, talent, and personnel to produce outstanding projects on or ahead of schedule.	ORANGE MADE is ready to provide South Texas College with responsive, scalable on-call architectural services. Led by co-founders Carolina Civarolo, AIA, and Erick Darbo Diaz, AIA, our local team combines hands-on leadership, flexible staffing, and strong consultant partnerships to deliver high-quality, timely, and coordinated design and construction support across multiple concurrent projects.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.	

**SOUTH TEXAS COLLEGE
ON-CALL ARCHITECTURAL SERVICES
PROJECT NO. 25-26-1040**

VENDOR	Able City	ADM Group, Inc.	Alta Architects, Inc.	Alvarado Architects, & Associates, Inc.	Amtech Solutions, LLC.	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International LLC./ dba ERO Architects	Milnet Architectural Services, PLLC.	Orange Made, LLC.	Raine Architects	Sam Garcia Architect, LLC.
ADDRESS														
2.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Frank Rotnofsky, AIA, LCI, Fitwell Ams., NCARB, Principal Architecture & Adaptive Reuse - Mario A. Pena, AIA, AICP, CNU-A Principal Architecture & Master Planning - Ricardo A. Solis, AIA, LEED, AP Principal Architecture QA/QC - Mariela Valdivia, International Associate AIA, Architecture Studio Head - Deepa Modadugu, Associate AIA Architecture Studio Head - Samuel Haas, AICP Planning/Engagement Studio Head - Victor Montes, Project Manager - Luis Pruneda, Production Lead/Life, Safety & Accessibility Specialist	Included resumes for the following: - Dr. David Peterson, Principal/Project Director - Jenifer Weskalnies, AIA, NCARB, LEED AP-COO Director of Architecture - Wendy Odom, IIDA, NCIDQ, LEED AP BD+C CEO Director of Interior Design - Chris Walvoord, Design Phase Project Manager/Construction Administration - Miguel Tovar, Job Captain/Construction Administration	Included resumes for the following: - Geoffrey S. Edwards, AIA, LEED AP-Project Designer/Principal-In-Charge - Rob Reiter, AIA, LEED AP BD+C-Project Manager - Yazmin Perez-Guevara, NCIDQ-Project Interior Designer - Victor Badillo, AIA, LEED AP BD+C-Project Architect - Gregory O. Snow, Associate AIA-Specifications/QA+QC - Rick Rodriguez, Construction Administration/Commissioning	Included resumes for the following: - Erasmo D. Alvarado, Jr. AIA, President/Architect - Erasmo Eli Alvarado, III, Vice-President - Mario Garza Jr., Project Manager/Construction Administration/Designer	Included resumes for the following: - Chloe Erdman, Senior Principal - Ronnie Erdman, RRC, RRO, Senior Principal - Andre F. de Mattos, LEED AP BD+C, RGV General Manager - Raymond Stone, Approved Architectural Excepted Engineer, Senior Architect - David Vinson, MBA, Vice President - Krystal Garcia, RRO, PMP, REWO, Project Manager Assistant	Included resumes for the following: - Robert S. Simpson, AIA, Principal Architect - John Gates, AIA, NCARB, Principal Architect - Danny Boultinghouse, AIA, Principal/President	Included resumes for the following: - Andrew Everton, AIA, Principal Architect - Chris Sano, AIA, LEED AP BD+C, Project Designer - Carmen Madden, AIA, LEED AP BD+C Project Manager - Andres Vela, AIA, Project Architect - Lenda Sturdivant, RID, LEED AP, Interior Designer	Included resumes for the following: - Eduardo G. Vela, AIA, Principal - Alejandra Mina, Senior Project Manager - Rebecca Acuna, Project Manager/Administrative Asst. - Ramiro E. Ramos, Project Manager - Yajaira N. Davila, Project Manager/Aspiring Architect	Included resumes for the following: - Raymond Gignac, AIA RID Principal-In-Charge - Rolando Garza, AIA, LEED AP BC+C, Senior Project Architect - Carolyn James, AIA, RID, Senior Interior Designer/Space Planner - Ivan Perez-Rossello, AIA, Project Architect - Nicholas Gignac, Associate AIA, LEED AP BD+C, Architectural Designer - Claudio Leon, AIA, LEED AP, WELL AP, Project Architect - Juan Mujica, Associate AIA, Project Manager - Ana Salas-Luksa, Associates AIA, Assistant Project Manager	Included resumes for the following staff: - Octavio Cantu Jr, CSI, CDT, AIA, NCARB, Principal - Yesenia "Yez" Tijerina, Assoc. AIA, Project Manager - Roberto Pruneda, RID, NCIDQ, Project Manager - Juan J. Cantu, AIA, NCARB, LEED AP BD+C-Project Manager	Included resumes for the following staff: - Rodolfo R. Molina, Jr, President - Miguel A. Garcia Jr., Production Staff - Neftali E. Cruz - Project Manager - Ruben Hernandez, Project Manager - Mirtha Rocha Uranga, Interior Specialist - Gerardo Zuniga, Production Staff - Daniel Anthony Solis, Production Staff - Paola Morales, Production Staff	Included resumes for the following staff: - Carolina Civarolo, AIA+LEED AP- Partner CFO - Erick Darbo Diaz, AIA - Partner, CEO - Antonio Champion, Project Manager - Eliazar Rodriguez, Studio Director - Pedro Alan Correa, Production & Construction Administrator	Included resumes for the following staff: - Edgar Villanueva, AIA, DBIA, Principal Architect - Kenneth Gadea, Production/3D Visualization Specialist - Gerardo Benavides, PE, CFM, Civil Liaison - Jesus Gonzalez, Director of Construction/Construction Administration	Included resumes for the following: - Sam R. Garcia, Principal - Sergio Castillo, Production Manager - Zuri Rivera, Lead Designer - Jose Luis Rios, Jr., Project Architect
2.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organizational chart that includes ten staff members.	Listed the information and lines of authority on the Resume Section.	The duties and percentage of time allocated to each team member will also be clearly identified.	Listed lines of authority for each team member.	Listed lines of authority for each team member.	Listed lines of authority for each team member.	Listed lines of authority for each team member.	Mentioned that each member is qualified to assist in every phase of the project.	Listed lines of authority for each team member.	Listed lines of authority for each team member.	Listed the team members for the project with the amount of time they would spend on the project. Indicated they do not "hand off" a project to a different team or personnel.	Listed lines of authority for each team member.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Indicated duties and time assignments for the two key team members.
2.2.3 Prime Firm proximity and meeting availability	Indicated that they assign a dedicated Project Manager to each task order who remains involved from start through completion.	ADM Group is fully committed to the availability of its principals, consultants, and key professional staff to successfully support South Texas College's Architectural On-Call Services contract.	Will be available to respond promptly and effectively to both planned and unexpected meetings even though they are located in San Antonio.	Office in Donna, Texas office near STC. The firm ensures projects stay on schedule through structured planning, regular coordination with the Owner, and ongoing on-site oversight throughout design and construction.	Mentions he is 10 minutes from McAllen campuses and less than 30 minutes from Mid-Valley campus.	Within 20 minutes from STC.	Architect Andres Vela is 10 minutes from Pecan Campus and will represent BRW on all meetings.	26 year history with South Texas College, every member in the firm is available to meet at any time.	10 Minutes drive (2.9 miles) from South Texas College, close proximity aids in quick accessibility.	Firm is located few miles from STC main campus.	Firm is located 2 miles from STC main campus.	Firm is located minutes from STC main campus.	Firm is located within minutes from every campus. Local presence, immediate response.	Indicated that the firm is 2.7 miles away from the Pecan Campus.
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Were involved in a frivolous lawsuit by Roma ISD. Most complaints centered around civil grading and water penetration into the building. Case was settled in 2022.	The following claims have been initiated against our firm: A school district in South Texas unfairly sued various Architects and Contractors in order to beat the 10 year statute of limitations, shortly before the deadline. *This claim will not have any impact on our ability to provide quality architectural services under this contract.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not or has not ever been involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.

**SOUTH TEXAS COLLEGE
ON-CALL ARCHITECTURAL SERVICES
PROJECT NO. 25-26-1040**

VENDOR	Able City	ADM Group, Inc.	Alta Architects, Inc.	Alvarado Architects, & Associates, Inc.	Amtech Solutions, LLC.	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	goERO International LLC./ dba ERO Architects	Milnet Architectural Services, PLLC.	Orange Made, LLC.	Raine Architects	Sam Garcia Architect, LLC.
2.3 Project Team														
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included an organizational chart which showed the following consultants: - KCI, Civil Engineering - DBR, MEP Engineering - Synergy, Structural Engineering - Coral Studio, Landscape Architecture	Included an organizational chart which showed the following consultants: - AV Schwan Structural Engineer - Collier Engineering & Design, Civil Engineer - ESD Mechanical Engineer - Coleman Associates, Landscape Architect - Collier Engineering & Design, Survey/Geospatial - ESD, Electrical Engineer	Included an organizational chart which showed the following consultants: - RSCR Inc/JQ-IMEG, LLC, Structural Engineer - Moose/CNG - MEP Engineer - MTR/JQ-IMEG, LLC, Civil Engineer - Combs Consulting Group, IT/AV/Security - Raba Kistner, Inc., Environmental Geotech - Coral Studio/Coleman & Assoc., Landscape Architect - Vermeulens, Cost Estimator - Garabedian & Associates, Life Safety & Code - Zero/6 Consulting, Envelope	Included an organizational chart which showed the following consultants: - Solorio, Inc., Structural Engineering Design - A&G Engineering, LLC, MEP Engineering Design - Urban Infrastructure Group, Inc., Civil Engineering Design	Amtech is a full-service architectural, engineering, and building envelope firm capable of performing all scopes in-house, with licensed and certified professionals experienced across diverse facility types. Will not need consultants.	Included an organizational chart which showed the following consultants: - Half, Mechanical/Electrical/Plumbing - Changing Engineering, LLC, Structural Consultant	Included an organizational chart which showed the following consultants: - Perez Consulting Engineers, Civil Engineering - Channing Engineering, LLC, Structural Consultant - DBR Engineering, MEP Engineering - SMR, Landscape Architect - DataCom, AV/IT/Security - Halford Busby, Cost Estimating	Included an organizational chart which showed the following consultants: - Chanin Engineering, LLC - Half Associates MEP/IT/Security/Fire Engineering - Perez Consulting Engineers, Civil Engineering - Melden & Hunt, Civil Engineering	Included an organizational chart which showed the following consultants: - Chanin Engineering, LLC - Half Associates MEP/IT/Security/Fire Engineering - Perez Consulting Engineers, Civil Engineering - Passerelle Design Group, Acoustics, Theatrical, and Specialty Systems	Included an organizational chart which showed the following consultants: - Chanin Engineering, LLC - Half Associates MEP/IT/Security/Fire Engineering - Perez Consulting Engineers, Civil Engineering - Passerelle Design Group, Acoustics, Theatrical, and Specialty Systems	Included an organizational chart which showed the following consultants: - Perez Consulting Engineers, Civil Engineering - Intelligent Engineering Services, Structural Technology	Included an organizational chart showing the prime firm and the following consultants: - OIM Engineering PLLC, Structural - Trinity MEP Engineering, MEP - Langan, Civil	Included an organizational chart showing the prime firm and the following consultants: - Ethos Engineer, Electrical/Mechanical Engineer - Rioplex Engineering, Civil Engineer & Survey - Heffner Design Team, Architectural Landscape - Green, Rubiano & Associates, Structural - Texas Fire Sprinkler Contractors, LLC, Fire Protection Engineer - Sam Garcia Architect, CEI & CMT	
2.4 Representative Projects														
2.4.1 Minimum of three (3) projects firm has worked on	- Laredo College Cigarroa Science Complex (\$17,347,070.22) - Laredo College - College of Health Sciences (\$23,680,291.95) - Texas A&M International University Tennis Center (\$7,557,000)	- Agua Fria Union High School District - Goodyear High School (\$146.0M) - Tolleson Union High School District - West Point High School (\$108.0M) - Phoenix Union High School District - Trevor G Browne Academics + Sport Field Renovations (\$22.0M)	- UT Health San Antonio - Mays Cancer Center Renovations (\$20M) - UTRGV School of Medicine - IDIQ Services - Team Based Learning Center (\$9,531,106) - UT Health San Antonio - On Call Services (\$4,152,590) - UTRGV - McAllen Medical Campus Master Plan	- Donna ISD-Donna North High School Classroom Wing Addition (\$15,750,000) -San Perlita ISD - District Wide Bond Projects - Athletic Facilities (\$10,000,000) - Roma ISD - Roma High School Gladiator Stadium Renovations (\$7,548,000)	- UTRGV Village Apartments Roof Replacement (\$2,013,000) - Texas Southmost College Campus Wide Selective Roof & Envelope Repairs (\$1,682,000) - Del Mar College East Campus Roof Replacements (\$5,456,516)	- UTRV, HACRB Academic Research Building Renovations (\$342,000) - UTRGV BROBL Employee/Student Clinic+Counseling Renovation (\$800,000) - UTRGV, HCEBL Clinical Education Building (\$53,839)	- South Texas College, Pecan Campus Cooper Center for Performing Arts (\$8,600,000) - Texas State University, Alkek Library Learning Commons (\$5,630,000) - University of Texas - Arlington, University Center Entry (\$8,469,550)	- PSJA ISD LBJ Middle School Phase II Additions & Renovations (\$11,654,075) - Mission ISD Collegiate High School (\$12,647,855.50) - PSJA ISD Outdoor Learning Spaces for Alamo Middle School & Cesar Chavez Elem. (\$5,350,600)	- Del Mar College, Memorial Classroom Bldg. Repurpose (\$8 million) - Texas A&M University Systems, TEEEX STEM and Workforce Development Labs (\$9 million) - Del Mar College, Emerging Technology Expansion (\$8.8 million)	- South Texas College Regional Healthcare Center Building E (\$6,169,052) - South Texas College Continuing Education & Testing Center (\$7M) - South Texas College Nursing & Allied Health Professions School Expansion (\$40,500,152)	- UT Health-Cosmetic Surgery Center (\$151,473,000) - UTRGV Accessible Route Surveys (\$N/A) - TSTC Engineering Center Phase II (\$3,400,000)	- UCAS Harlingen Campus (\$1M) - Little Haven PPECC - Brownsville (\$1,200,000) - Jose "Pepe" Salinas Memorial Civic Center Renovation - Pharr (\$3,500,000)	- KVM Montessori School - Rio Grande City (\$3,500,000) - Edinburg Workforce Resource Center (\$5,350,000) - Edinburg ACE Academy (\$15,100,000)	- Rio Bank - Elsa Banking Center (STBD) - Hinojosa Law Firm - Weslaco (STBD) - KHIT Chiropractic Corporation HQ - Mission (STBD)
2.5 References														
2.5.1 References for Three (3) projects	- Laredo ISD - United ISD - Opportunity Home San Antonio	- Manor Independent School District - Lyford CISD - Dilley ISD	- UTRGV McAllen Medical Campus Master Plan - University of Texas Health San Antonio Mays Cancer Center Renovations - IDIQ Services,- Team Based Learning Center , UTRGV School of Medicine	- San Perlita ISD - Roma ISD - Donna ISD	- UTRGV - Texas Southmost College - Del Mar College	- UTRGV - Museum of South Texas - City of McAllen	- Tarleton State University - West Texas A&M University - Dallas College	- McAllen, ISD - Mission CISD - Roma ISD - Donna ISD - PSJA ISD	- City of Edinburg - Roma ISD - Brownsville ISD	- City of Edinburg - Brownsville PUB - City of San Juan	- UT Health RGV - Edinburg CISD - City of McAllen	- UT Pan-American University - CBG Commercial Real Estate - Freedom Bank	- KVM Montessori School - Edinburg Workforce Resource Center - Edinburg ACE Academy	- Mission CISD - Weslaco ISD - KHIT Multidisciplinary Group
2.6 Project Execution														
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Provided a project timeline that covers key events of entire project.	Listed project approach of entire project.	Provided timeline and project goals for every phase of the project.	Listed project approach of entire project.	Provided timeline and project goals for every phase of the project.	Listed project phases of entire project.	Listed project approach of entire project.	Listed project approach of entire project.	Listed project approach of entire project.	Listed project steps on entire project.	Provided a project timeline that covers key events of entire project.	Provided process that includes quality control, plan & specification reviews, construction phase quality control, schedules, and budgets.	Listed project steps on entire project.	Provided a project timeline that covers key events of entire project.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Able City has the in-house capacity to expedite design and construction administration, with 34 professionals providing all core architectural services internally. The firm can quickly reallocate resources to meet accelerated schedules and works with trusted engineering consultants to support specialty needs, ensuring responsive, high-quality delivery for South Texas College.	ADM Group's leadership remains directly involved in workload management and resource allocation to ensure schedule commitments are met. Our approach balances speed with quality—accelerating delivery while maintaining cost control, regulatory compliance, and design integrity.	Alta Architects can expedite design and construction services to meet tight schedules, using proven acceleration strategies and strong internal resources to deliver high-quality projects on time without outside support.	Alvarado Architects & Associates, Inc. delivers efficient, high-quality facilities on time and within budget, using structured schedules and flexible resources to meet client needs and stay on track.	Amtech can accelerate design and construction administration for STC, with all Texas offices available to support the Rio Grande Valley team to meet schedule demands.	Will take whatever measures required to meet our client's schedules.	With the firm of 170+ employees, BRW is willing and able to expedite design services and construction administration services.	Will dedicate staff and as many work hours as necessary to meet project milestones.	The Gignac team is committed to maintaining project schedules, meeting milestones, and providing consistent communication through regular meetings and documentation. We are experienced in fast-tracking, phased projects on occupied campuses, and can quickly mobilize resources to meet owner deadlines while keeping projects on track and efficient.	ERO has the staff, resources, and leadership commitment to expedite design and construction administration services throughout the contract period without the need for supplemental production support. Our experienced team is prepared to respond quickly to on-call assignments and deliver projects on time and within budget.	Stated they will provide STC with expedited services and deliver the project on time or ahead of schedule with fewer interruptions in production and better communication regarding standards of design and construction.	ORANGE MADE has the experience, capacity, and local presence to provide STC with responsive, high-quality on-call architectural services. Our dedicated team, flexible workflows, and scalable consultant network ensure projects are delivered efficiently, on time, and on budget, with hands-on leadership, proactive scheduling, and close coordination throughout design and construction.	Raine Architects is built for rapid, on-call project delivery. With principal-led decision-making, BIM-based parallel coordination, cloud collaboration, flexible staffing, and local presence, we respond quickly to STC's accelerated schedules while maintaining quality and meeting all milestones.	Stated they can and will do what needs to be done from a staffing and manpower perspective to meet client's project deadlines.
TOTAL EVALUATION POINTS	510.00	498.60	527.60	523.20	490.60	538.70	561.70	558.20	544.60	528.80	545.00	547.60	542.00	521.00
RANKING	12	13	9	10	14	7	1	2	5	8	4	3	6	11

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

**SOUTH TEXAS COLLEGE
ON-CALL ARCHITECTURAL SERVICES
PROJECT NO. 25-26-1040
EVALUATION SUMMARY**

VENDOR	Able City	ADM Group, Inc.	Alta Architects, Inc.	Alvarado Architects, & Associates, Inc.	Amtech Solutions, LLC.	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	EGV Architects, Inc.	Gignac & Associates, LLP	goERO International LLC/ dba ERO Architects	Milnet Architectural Services, PLLC.	Orange Made, LLC.	Raine Architects	Sam Garcia Architect, LLC.													
ADDRESS	110 Broadway St Ste 590	2100 West 15th St	3510 North Main Ave	307 South Main St	5550 Granite Pkwy Ste 285	3301 N McColl Rd	3535 Travis St Ste 250	220 S Bridge St	3700 N 10th St Ste 205	PO Box 720428	608 S 12th St	910 Redwood Ave Ste 10	1101 Jackson Ave Ste A	1200 Auburn Ave Ste 280													
CITY/STATE/ZIP	San Antonio, TX 78205	Tempe, AZ 85281	San Antonio, TX 78212	Donna, TX 78537	Plano, TX 75024	McAllen, TX 78501	Dallas, TX 75204	Hidalgo, TX 78557	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78504													
PHONE	210-201-2376	602-448-9722	210-349-1163	956-464-8258	972-690-6044	956-630-9494		956-843-2987		956-655-4655	956-608-5656	956-800-4384	956-789-4823	956-631-8327													
CONTACT	Frank Rotnofsky	Jeff Winney	Chris Gutierrez	Erasmio Alvarado	Courtney Tom	Danny Boultinghouse	Ashley Mauney	Eduardo G Vela	Raymond Gignac	Mar Rivera	Ruben Hernandez	Carolina Civarolo	Edgar I Villanueva	Diana Carmona													
2.1 Statement of Interest (up to 100 points)																											
2.1.1 Statement of interest on project	90	82	90	82	82	92	92	91	90	90	82	90	88	89													
2.1.2 Firm History including credentials	84	84	84	84	84	85.5	87.5	84	79	84	84	84	84	84													
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	85	84	80	80	86	78	84.6	86	88.5	87	89.1	88	88.4	83	86.2	79	86.4	83	85.6	82	87	80	86.2	80	86.4		
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
	84	89	94	84	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79	79		
2.2 Prime Firm (up to 100 points)																											
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	94	85	94	85	85	94	94	94	94	94	85	94	94	94													
2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	85	80	75	75	80	84	82	75	75	75	85	86	85	85													
2.2.3 Prime Firm proximity and meeting availability	88	87	82	86	85.2	79	84.8	91	89.8	90	89.2	92	88.6	84	86.6	84	88.6	85	86	80	88	80	87.8	80	87.8		
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	100	95	95	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100		
	80	80	81	80	80	80	80	80	80	80	82	80	80	80	80	80	80	80	80	80	80	80	80	80	80		
2.3 Project Team (up to 100 points)																											
2.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant	98	95	94	95	93	98	98	98	98	95	98	95	95	92	95	98	95	95	95	92	92	92	92	95	95		
--Describe the consultant's proposed role in the project and its related project experience	95	90	90	90	95	95	95	90	90	85	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90		
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	93	90	91	91	93.8	91	93.6	88	91.6	94	96.2	94	96	94	95	90	92	93	94.8	92	93.6	89	92.2	89	90.2	90	94.4
--Provide a statement of the consultant's availability for the project(s)	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
--Provide resumes giving the experience and expertise of principals and key professional members for the project(s)	92	90	94	92	92	92	92	92	92	94	93	93	93	93	90	92	93	93	91	92	92	92	92	92	92	92	
2.4 Representative Projects (up to 100 points)																											
2.4.1 Specific data on 3 projects the prime firm provided or is providing professional services in an educational setting	98	95	94	95	93	98	98	98	98	95	98	95	95	92	95	98	95	95	95	92	92	92	92	95	95		
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	95	90	90	90	95	95	95	90	90	85	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90		
	93	90	91	91	93.6	88	91.6	94	95.8	94	96.2	94	95	90	92	94	94.8	91	93.4	89	92.2	89	90.2	90	90.4		
	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100		
	92	93	94	92	92	92	92	92	92	94	93	93	93	90	94	94	91	92	92	90	92	92	92	92	92		
2.5 Five References (up to 100 points)																											
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	50	50	76	76	50	76	100	100	100	76	100	100	100	76	100	100	76	100	100	100	100	100	100	76	76		
	50	50	76	76	50	76	100	100	100	76	100	100	100	76	100	100	76	100	100	100	100	100	100	76	76		
	50	50	76	76	50	76	100	100	100	76	100	100	100	76	100	100	76	100	100	100	100	100	100	76	76		
	50	50	76	76	50	76	100	100	100	76	100	100	100	76	100	100	76	100	100	100	100	100	100	76	76		
	50	50	76	76	50	76	100	100	100	76	100	100	100	76	100	100	76	100	100	100	100	100	100	76	76		
2.6 Project Execution (up to 100 points)																											
2.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	96	90	90	90	90	96	96	96	96	90	88	90	90	88	90	90	88	90	90	88	88.2	80	88.2	80	86		
2.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	90	90	90	90	90	92	90	90	90	85	90	80	90	90	85	88	88.2	82	86.4	81	88.2	80	87.6	80	86		
	88	84	85	84	88.8	80	88	94	92.4	90	91.2	90	91.2	84	87.8	83	88.2	82	86.4	81	88.2	80	87.6	80	86		
	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100		
	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80		
TOTAL EVALUATION POINTS	510.00	498.60	527.60	523.20	490.60	538.70	561.70	558.20	544.60	528.80	545.00	547.60	542.00	521.00													
RANKING	12	13	9	10	14	7	1	2	5	8	4	3	6	11													

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

Capital Improvement Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Pecan Plaza						
Human Resources Building A Renovation Modify interior spaces to create an open concept for visitors	Architect	\$ 1,879,200	\$ 1,252,800			\$ 3,132,000
Building C Folklorico Renovation Renovation of 2,500 sq. ft. in the existing West Building C for Folklorico program	Architect	86,000.00	1,073,000			1,159,000
Total Pecan Plaza		\$ 1,965,200	\$ 2,325,800	\$ -	\$ -	\$ 4,291,000
Technology Campus						
Athletic Field and Basketball Court Improvements Create a basketball court with canopy since the previous one was removed for the welding program.	Architect	\$	200,500			\$ 200,500
Truck Driving Range Canopy Design and construction of a new canopy for students.	Architect	227,000.00				227,000
Total Technology Campus		\$ 227,000	\$ 200,500	\$ -	\$ -	\$ 427,500
Starr County Campus						
Exterior Solar Panels Structures Construction of a structure on lawn area of Building F for solar panel installation training. Similar to Tech Campus Solar Panel Structures. Also, west portion of Building F (1.500C, 1.506, 1.508, & 1.516)	Architect	\$ 346,250				\$ 346,250
Total Starr County Campus		\$ 346,250	\$ -	\$ -	\$ -	\$ 346,250
Regional Center for Public Safety Excellence						
Emergency Response Support Facility Design and construction of a new 400 s.f. facility.	Architect	\$ 181,600				\$ 181,600
Obstacle Course and Fitness Trail Design and construction of a obstacle course and exercise equipment for Cadet physical training activities	Architect	219,500				219,500
Total Regional Center for Public Safety Excellence		\$ 401,100	\$	\$	\$	\$ 401,100
Renewal & Replacements Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Dr. Ramiro R. Casso Health Science Professions Campus						
East Building A West Side Window Waterproofing Repairs Provide proper waterproofing for windows on west side of HSP East Building A to prevent water infiltration.	Architect		\$ 90,000			\$ 90,000
Total Dr. Ramiro R. Casso Health Science Professions Campus		\$	90,000	\$	\$	\$ 90,000

ACTION ITEM III, Review and Recommend Action on Approving Civil Engineering On-Call Services

Purpose To approve the ranking and selection of on-call civil engineering services firms.

Justification A pre-approved pool of design firms reduces estimated project schedules by eliminating the need to solicit qualifications on a project-by-project basis. The Board of Trustees last approved a pool of on-call design firms on June 26, 2014, which expired in 2017 after renewals. This process proved to be effective in expediting design services.

On November 25, 2025, the Board of Trustees approved the process for selecting the on-call services pool of design services firms, including the required documentation, ranking, and evaluation process.

Pool Selection

Twelve (12) civil engineering firms submitted statements of qualifications for evaluation to join the pool. College staff recommends contracting with the four (4) highest-ranked firms for inclusion in the pool, based on the number of upcoming projects that require civil engineering design services.

Top-ranked Civil Engineering Firms Recommended for On-Call Services	
Half Associates, Inc.	Javier Hinojosa Engineering
Garza and Hernandez, PLLC.	R. Gutierrez Engineering Corporation

As approved by the Board, part of the evaluation process for inclusion in the pool may include the Facilities Committee or the Board electing to proceed to Round 3, whereby the Facilities Committee or the Board may take additional steps to select the best-qualified firms, such as conducting interviews.

Project Assignment

College staff proposes reevaluating the firms in the pool on a project-by-project basis to assign projects to the firms best qualified for each project type. Once reevaluated, the proposed assignment(s) would be presented to the Facilities Committee for recommendation for Board approval.

Contract Terms

College staff recommends a term of two (2) years for the design services pool, with an option to renew for an additional one (1) year.

Enclosed Documents

- Appendix A – RFQ Solicitation Information
- Appendix B – RFQ Criteria
- Appendix C – Ranking and Evaluations of Respondents
- Appendix D – List of Upcoming Civil Engineering Projects

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 ranking and selection of four (4) civil engineering firms for on-call civil engineering services as presented.

Appendix A

RFQ Solicitation Information

Advertised on	January 28, 2026 and February 4, 2026
RFQ Responses Due	February 12, 2026
RFQ Issued To	Six Hundred Thirty-two (632) vendors
Responses Received From	Twelve (12) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and the Purchasing Department.

Appendix B

RFQ Criteria

Statement of Interest	100 points
Prime Firm	100 points
Project Team	100 points
Representative Projects	100 points
References	100 points
Project Execution	100 points

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

List of Upcoming Civil Engineering Projects follows in the packet.

**SOUTH TEXAS COLLEGE
ON-CALL CIVIL ENGINEERING SERVICES
PROJECT NO. 25-26-1039**

VENDOR	Garza and Hernandez, PLLC.	Guzman & Munoz Engineering and Surveying, Inc.	Half Associates, Inc.	Hinojosa Engineering, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Melden and Hunt, Inc.	R. Gutierrez Engineering Corporation	SAMES, Inc.	SWG Engineering, LLC.	Trimad Consultants, LLC.	Westwood Professional Services
ADDRESS	7337 E Owassa Rd	2020 E Expressway 83	2380 Performance Dr Bldg C Ste 150	108 W 18th St	416 E Dove Ave	1810 E Griffin Parkway	115 W McIntyre St	130 E Park Ave	200 S 10th St Ste 108	611 Bill Summers International Blvd	1103 N Raul Longoria Rd Bldg C	211 North Loop 1604 East Ste 205
CITY/STATE/ZIP	Edinburg, TX 78542	Mercedes, TX 78570	Richardson, TX 75082	Mission, TX 78572	McAllen, TX 78504	Mission, TX 78572	Edinburg, TX 78541	Pharr, TX 78577	McAllen, TX 78501	Weslaco, TX 78596	San Juan, TX 78589	San Antonio, TX 78232
PHONE	956-212-3898	956-565-4637	214-346-6200		956-668-1588		956-607-1448		956-702-8880	956-246-7656		337-274-0484
CONTACT	Rogelio Hernandez	Jose Munoz	Lauren Hunter	Ricardo Hinojosa	Javier Hinojosa	Emigdio Salinas	Michael Hernandez	Sally Gutierrez	Tirzah Rivera	Anita Gonzalez	Emily Galvan	Donald Brinkman
2.1 Statement of Interest												
2.1.1 Statement of Interest for Project	Garza and Hernandez, PLLC (G&H) is a local civil engineering firm based in Edinburg and McAllen, Texas, providing reliable infrastructure design services. With prior experience on South Texas College campus projects, the firm is familiar with the College's standards and processes, enabling efficient coordination and continuity. Led by experienced principals, G&H is prepared to deliver responsive, high-quality engineering support for on-call assignments.	Indicated the firm's highly qualified team has familiarity with the valley and the public schools and colleges.	Indicated the firm's highly qualified team has familiarity with public schools and colleges.	Indicated that they are one of the few firms in the RGV that offer both Civil and Structural Engineering Services.	Indicated that their familiarity with STC, is vital and will make it easy to commit to the College and the quality of work.	Indicated that their experience will provide STC with the most innovative and sustainable engineering solutions.	Our firm has a proven track record in the planning, design, and construction of civil engineering improvements for public entities, including higher-education institutions, municipalities, and special districts.	Indicate that the substantial experience they obtain will meet the college expectations.	Indicate that they are very interested to provide quality design and dependable service to meet STC's needs.	Indicated that their extensive experience and commitment to the College and the quality of work will be demonstrated if given the opportunity.	Indicated that their previous experience with the valley and similar institutional customers, will serve and be relentlessly committed to the College and the quality of work.	Westwood Professional Services, Inc. offers many years of South Texas infrastructure experience and is prepared to provide responsive, multidisciplinary on-call civil engineering services to South Texas College, supporting campus needs with efficient, senior-level expertise and minimal disruption.
2.1.2 History and Statistics of Firm	- Founded in 2023 - Locally based	- Based out of Mercedes - Established in 1973 - 21 employees	- 76 years in business - 33 Offices - 1400 employees	- Providing services since 1993 - 8 employees - Offices in Mission Texas	- Founded in 1996 - Headquarters Located in McAllen, TX - 40 years of experience	- Founded in 2018 - Office in Mission Texas - 19 years of experience from Mr. Salinas PE	- 79 years of service - Office in Edinburg - Total of 65 employees	- Established in 1998 - 9 team members	- Established in 2008 - Office in McAllen	- Established in 1945 - Office in Weslaco	- Established in 2017 - Office in San Juan	- Established in 1972 - Headquarters in Plano, Texas - 600 employees - 13 Texas offices
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Garza and Hernandez, PLLC combines engineering development, and construction expertise to provide realistic schedules and cost estimates backed by active construction pricing.	GMES offers over 50 years of experience in engineering, surveying, design, construction management, inspection, and project management in the Rio Grande Valley. The firm provides comprehensive services including design criteria development, PS&E preparation, surveying, environmental assessments, permitting, construction administration, field testing, and special services. With a strong track record and established relationships with local municipalities, utilities, and TxDOT, GMES delivers timely, cost-effective project solutions.	The team has extensive experience with Texas community colleges and higher education, including 3.5 million square feet of new construction projects and multiple Rio Grande Valley sites, and 5+ million square feet of design services associated with renovation projects.	Stated they are a full-service firm with a full range staff including engineers, overseeing budget, quality, permitting, and contract administration, project management, leading infrastructure projects.	Stated that Mr. Hinojosa has 40 years of experience in water systems, sewer systems, paving improvements, drainage, and construction.	Stated they are a full-service firm with a full range staff including civil engineers, surveyors, hydraulic & hydrologic analysis and environmental evaluation & permitting.	Melden & Hunt, Inc. provides experienced civil engineering services for higher-education and public infrastructure projects in South Texas. The firm specializes in campus utilities, site development, drainage, and phased construction in active environments, delivering safe, sustainable, and responsive solutions aligned with South Texas College's long-term goals.	RGEC is well qualified to provide design and construction administration services for STC capital improvement projects, with prior experience on similar campus projects, including Parking Lot #1. Their approach includes detailed surveying, grading and drainage design, utility and pavement plans, bid preparation, and construction oversight. RGEC supports the project through bidding, contractor coordination, site inspections, and final punch-list review to ensure successful completion.	SAMES offers turnkey civil engineering services, allowing South Texas College to work with a single, coordinated firm for full project delivery and regulatory compliance. With an in-house Surveying and CAD department, SAMES provides efficient, high-quality documentation and has the experience to manage projects of any scope from start to finish.	The approach is described in different Phases.	Stated that the experience supporting municipal and public infrastructure projects throughout South Texas has them well equipped to fulfill any projects STC will need.	Westwood's team offers deep expertise in higher education infrastructure, delivering integrated civil design and construction support with strong in-house resources and quality control. Their community college experience enables consistent, phased campus improvements that support long-term operations and minimize disruption.
2.1.4 Statement of Availability and Commitment	Garza and Hernandez, PLLC (G&H) provides direct leadership involvement on all on-call projects, with principals serving as primary contacts to ensure timely decisions, clear communication, and efficient issue resolution. The firm allocates staff based on project needs and maintains flexibility to expedite time-sensitive assignments by adjusting resources and coordinating with subconsultants, ensuring reliable and responsive engineering support for South Texas College.	GMES reports no conflicts of interest and is currently operating at approximately 60% capacity, allowing immediate mobilization for new projects. The firm can add staff as needed to maintain performance and meet client demands.	Indicated that they are located less than 1 mile from STC's Technology Campus and approximately 6 miles from the Pecan Campus.	Indicate that main PE will commit 50 to 65% of his time to South Texas College.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that they are available and will be dedicated and committed to getting the job done.	Indicated that they are available and committed to providing exceptional client service to STC.	RGEC has the staffing capacity and availability to immediately begin work for STC, with three professional engineers, one EIT, and one registered surveyor able to manage multiple projects concurrently. With a lighter current workload, the firm is ready to prioritize STC projects and provide dedicated principal-level involvement. RGEC can also scale resources by hiring additional staff or coordinating with trusted local subconsultants as needed.	Indicated that they are prepared to commence services immediately upon successful contract negotiations.	Indicated that they are available and committed to providing the best quality work.	Indicated that they are available and committed to providing responsive communication, consistent staffing and reliable technical support for the duration of the project.	The firm ensures responsive, accountable service and can begin work within three days of a Notice to Proceed while minimizing disruption to campus operations.

SOUTH TEXAS COLLEGE
ON-CALL CIVIL ENGINEERING SERVICES
PROJECT NO. 25-26-1039

VENDOR	Garza and Hernandez, PLLC.	Guzman & Munoz Engineering and Surveying, Inc.	Half Associates, Inc.	Hinojosa Engineering, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Melden and Hunt, Inc.	R. Gutierrez Engineering Corporation	SAMES, Inc.	SWG Engineering, LLC.	Trimad Consultants, LLC.	Westwood Professional Services
ADDRESS												
2.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Jacob Garza, PE - Rogelio Hernandez PE, Director of Development - Diego Yepez, Assistant Project Manager - Javier Lopez, Project Engineer	Included resumes for the following staff: - Jose L. Munoz, PE, SIT - Carlos Aguilar, PE, RPLS	Included resumes for the following staff: - Marco Diaz, PE Principal-in-Charge - Roxie De La Cruz, PE Project Manager - Mario Garcia, PE Deputy Project Manager - Raul Garcia, Jr., PE, CFM QA/QC Manager - Solveig Cantu, PE Civil Engineer - Mark Cantu, PE Construction Administration - Berenice Chapa, PE Drainage Design - Guadalupe Nunez Jr., RPLS Survey - Leslie Acosta, Permitting - Kristina Leal, PE, CFM Water/Wastewater - Andrew Salinas, PE, SIT Utilities	Included resumes for the following staff: - Ricardo Hinojosa, PE - Principal - Albert Trevino, EIT - Project Manager - San Isidro Navarro - Civil Project Manager	Included resumes for the following staff: - Javier Hinojosa, PE Principal/Owner	Included resumes for the following staff: - Emigdio "Milo" Salinas, PE President - Hector Moreno, Project Manager - Fernando Estevan PE CFM Professional Engineer Certified - Daniel Izaguirre Project Lead Designer	Included resumes for the following staff: - Mario Reyna, PE, Principal In Charge - Ruben James De Jesus, PE, RPLS, Civil Engineer and Land Surveyor	Included resumes for the two principals: - Ramiro Gutierrez., PE President and Principal in Charge - Hernan A. Lugo, PE, CFM Engineering Design & Quality Control - Pablo Soto, Jr., Pe, RPLS Survey Project Manager	Provided resumes for the two principals: - Jessica M. Maldonado, PE, PMP, CFM, SIT - Vice President of Professional Services - Samuel D. Maldonado, PE, RPLS Principal & Chief Executive Officer - Saul D. Maldonado, PE - Principal and President - Luis A. Mendez, Project Manager - Rusbel Pena, EIT, Project Manager - Eduardo Huerta, Project Engineer	Included resumes for the following staff: - Randall C. Winston, PE/President - Joseph B. Winston, Jr., PE, RPLS, VP - Jacob D. Castaneda, EIT, CFM	Included resumes for the following staff: - Ricardo Salazar, President & Principal PE - Jose A. Perez, Graduate Engineer - Fredy Carmona, Engineer in Training - Miguel Mateos, Graduate Engineer	Included resumes for the following staff: - Donald Brinkman, PE, PPM Project Executive - Brian O'Neill, PE, CFM Principal-in-Charge - Mark Miller, PE, LGPP, Project Manager - Steve Gonzales, PE, CFM, Drainage Analysis & Design - Simone King, PE, Public Works & Design - Mickey Gashaw, PE, LGPP, Traffic Analysis & Design - Carlo Andreani, PE, LEED, AP, Land Development & Design - Jason Lehigh, PE, Project Engineer
2.2.2 Project Assignments and Lines of Authority	Listed the assignments of each staff member.	Listed the assignments Phases.	Listed the assignments and percentage of time committed to each staff member.	Listed the assignments of each staff member.	Listed the assignments of each staff member.	Showed key personnel assignments for five named staff members who would be involved in the project.	Listed the teams assigned to each project.	Listed the assignments of each staff member.	Listed the teams assigned to each project.	Listed the teams experience to each project they have participated.	Listed that responsibilities of staff.	Listed the assignments of each staff member.
2.2.3 Prime Firm proximity and meeting availability	Stated they are available to meet in a prompt time since they are located locally.	Stated they will be prepared with any questions that may arise and can meet as STC requires.	Stated that they are located about 6 miles from Pecan Campus and readily accessible for any meetings.	Stated that they have extensive experience working with South Texas College and are very familiar with the campus.	Stated they are available to meet for any unexpected meetings since they are approximately 5 miles from STC main campus.	Indicated that they are very flexible and available to respond to any unplanned meetings.	Indicated that they will be accessible and responsive to any unplanned meetings.	Stated they are located in Pharr, Texas and will be in the project site within 15 minutes.	Stated they are located 7-minutes away from SAME's McAllen office.	Mentioned the management of on-call project phases.	Being in San Juan near STC gives us availability to be at any planned or unplanned or even unexpected meetings.	Our communication approach includes assigning a dedicated Project Manager as the primary point of contact, responsible for coordinating all communications and ensuring prompt responses.
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are under litigation with Pharr-San Juan-Alamo ISD regarding a school project which JHE was Subconsultant.	N/A	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	N/A	Firm states they are not involved in any litigation.	The firm is currently involved in a few claims and has pending litigation; however, none of these matters are reported as directly related to performance or as having affected the firm's ability to deliver professional services or complete projects on schedule.

**SOUTH TEXAS COLLEGE
ON-CALL CIVIL ENGINEERING SERVICES
PROJECT NO. 25-26-1039**

VENDOR	Garza and Hernandez, PLLC.	Guzman & Munoz Engineering and Surveying, Inc.	Half Associates, Inc.	Hinojosa Engineering, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Melden and Hunt, Inc.	R. Gutierrez Engineering Corporation	SAMES, Inc.	SWG Engineering, LLC.	Trimad Consultants, LLC.	Westwood Professional Services
2.3 Project Team												
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart with the staff who will be assigned to project plus the Consultants.	Included chart with the staff who will be assigned to project. Indicated the subcontractor/ sub-consultants who will be used for this project.	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for this project.	Included organization chart with the staff who will be assigned to project.	Included organization chart that showed all firm staff.	Included organization chart that showed all firm staff working on the projects and listed the sub-consultants.	Included organizational chart with the staff who will be assigned to project and stated that they will not be using subconsultants.	Included organization chart that showed all firm staff and what they will be working on.	Organization chart was included showing the primary roll of all personal.	Included work experience for the staff who will be assigned to project	Included organization chart with the staff who will be assigned to project.	Included organization chart with the staff who will be assigned to project.
2.4 Representative Projects												
2.4.1 Minimum of three (3) projects firm has worked on	- STC Pecan Campus (Main Campus) Administration Bldg A - Additional Parking Lot (\$300,000) - STC Pecan Campus (Main Campus) Pecan West Site - Traffic Control Plan (\$2.6 Million) - City of Alton Cardinal Landing Subdivision (\$1.1 Million)	- Weslaco ISD Margo Elementary Parking Lot - 2022 - Weslaco East High School - Gutter & Drainage Improvements (\$33,000) - Weslaco ISD Roosevelt Elementary - Parking Lot Improvements (\$177,000) - Weslaco East High School - Sports Storage Warehouse (160,000)	- Texas A&M University-Kingsville Deferred Maintenance (\$40M) - Texas A&M University-Kingsville Turner Bishop Demolition (\$1.22M) - University of Texas Rio Grande Valley Regional Academic Health Center, Harlingen (\$984K)	- Tom Landry Stadium Structural and Civil Repairs, Mission (\$1,024,850) - Brownsville ISD SAMS Stadium Structural and Civil Improvements (\$4,769,883) - La Joya ISD Inclusive Playgrounds (\$1,333,932.73) - La Joya ISD Canopies (\$1,342,261.50)	- McAllen ISD Paving Improvements (\$824,935.00) - Olivero Garza Elementary School Paving Improvements (\$331,123.20) - Mission CISD Tom Landry Stadium and Veterans Memorial High School Track Improvements (\$876,530.00)	- La Joya ISD Asphalt Running Tracks and Drainage Systems Solutions (\$650K) - La Joya ISD Juarez Lincoln High School Athletic Field Drainage and Turf Renovation (\$400K) - La Joya ISD Canopy Structures Installation Project (\$1.6M)	- STC Pecan Campus Portable Relocation (\$450,000) - IDEA Public Schools San Juan (Basilica) Campus Parking Renovation (\$193,000) - Edinburg CISD LBJ Elementary Parking Lot Renovation (\$115,000)	- STC Nursing and Allied Health Center Campus Parking and Site Improvements (\$2.2M) - STC Pecan Plaza Parking Area for Police Vehicles (\$202,500) - Edinburg CISD New Administration Parking Lot (\$728,836.92)	- Edinburg CISD BL Garza Middle School New Parking Lot & Pavement Reconstruction (\$417,107) - Edinburg CISD Norma Linda Trevino Elementary Student Drop Off Lanes (\$200,662) - La Loya ISD Sanitary Sewer Line Extension at Sam Fordyce Elementary (\$51,000)	- Laguna Madre Water District (\$19,500,000) - City of Ingram (\$6,500,000) - City of Mercedes (\$2,160,275)	- Edinburg CISD Parking & High School Site Improvements (\$1.5M) - Edinburg CISD Anne L. Magee Elementary Sanitary Sewer Improvements (\$ Available upon request) - Sharyland ISD Lloyd M. Bentsen Elementary School Improvements (\$ Available upon request)	- TCC Northwest Campus Redevelopment Tarrant County College (\$366M) - Paul Quinn College Erosion Control City of Dallas (\$287,000) - UTA West Campus Parking Garage The University of Texas at Arlington (\$27M)
2.5 References												
2.5.1 References for Three (3) projects	- Cardinal Landing Subdivision / Balderas, LLC. - Tierra de Matrosos Subdivision / Esequiel Sanchez - Sioux Heights Phase 2 / M&L Investment Group, LLC.	- Harlingen CISD - Weslaco ISD - City of Raymondville	- City of Alton - Weslaco ISD - City of McAllen	- Brownsville ISD - Mission CISD - La Joya ISD	- McAllen ISD - Sharyland ISD - Mission CISD	- Hidalgo County Drainage District No. 1 - City of Edinburg - McAllen Public Utility - City of Mission	- UTRGV - Texas A&M Tres Lagos Campus - IDEA Academy School	- Edinburg CISD - PSJA LBJ Middle School - City of Pharr	- City of Harlingen - Agua Special Utility District - City of Roma	- Union Water Supply Corporation - City of Weslaco - City of La Feria - Laguna Madre Water District	- City of San Juan - City of Pharr - City of San Benito	- University of Texas System - Texas A&M University - City of Dallas
2.6 Project Execution												
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Garza & Hernandez Engineering (G&H) approaches projects with a developer's mindset, prioritizing cost control, schedule reliability, and protection of client funds. With experience in engineering, development, and construction, the firm anticipates issues, manages contractors effectively, and delivers practical solutions.	Included a detailed work plan and schedule.	Included a detailed work plan and schedule.	Included a detailed work plan and schedule.	Included work plan and schedule.	Stated they provide structured, transparent, and collaborative project management approach.	Included a detailed work plan and schedule.	Included a detailed work plan.	Included detailed work plan.	Included a detailed work plan and schedule.	Included a detailed work plan and schedule.	Explained a detailed work plan.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Garza & Hernandez Engineering delivers on-time engineering services through proactive roadmap planning, direct principal involvement, and efficient team collaboration. The firm front-loads critical tasks, maintains strong municipal and consultant relationships, and leverages local presence and construction experience to reduce delays and change orders.	GMES brings over 50 years of Rio Grande Valley experience in engineering, surveying, design, construction management, and design/build services. The firm specializes in public works projects, including streets, drainage, water and wastewater systems, and surveying. GMES can begin work immediately and deliver comprehensive services from design through construction within schedule and budget.	Stated that they are willing and able to expedite design services and construction administration services for STC due to the 1400 professionals to supplement production capacity as needed.	Listed a detailed supplement production time line.	Reiterated their commitment to the project and getting things done to STC schedule demands.	Willing, able, and fully prepared to expedite all engineering design services.	Listed a detailed design services and construction administration plan.	Stated that they are willing to expedite services for any project and would request permission to sub-contract work on a task by task basis.	Stated that they are willing and able to expedite services.	Stated that they are committed and prepared to expedite all design services and construction tasks.	Stated that they support accelerated schedules through proactive planning, flexible staffing, and coordinated design and construction support, helping South Texas College meet timeline goals while maintaining quality and communication.	Stated their committed and prepared to expedite design services and construction administration to meet schedule demands.
TOTAL EVALUATION POINTS	552.60	482.10	554.20	488.00	536.60	461.20	464.80	523.00	479.80	485.80	487.00	461.20
RANKING	2	8	1	5	3	11	10	4	9	7	6	12

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

**SOUTH TEXAS COLLEGE
ON-CALL CIVIL ENGINEERING SERVICES
PROJECT NO. 25-26-1039
EVALUATION SUMMARY**

VENDOR	Garza and Hernandez, PLLC.	Guzman & Munoz Engineering and Surveying, Inc.	Half Associates, Inc.	Hinojosa Engineering, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Melden and Hunt, Inc.	R. Gutierrez Engineering Corporation	SAMES, Inc.	SWG Engineering, LLC.	Trinad Consultants, LLC.	Westwood Professional Services												
ADDRESS	7337 E Owassa Rd	2020 E Expressway 83	Ste 150	108 W 18th St	416 E Dove Ave	1810 E Griffin Parkway	115 W McIntyre St	130 E Park Ave	200 S 10th St Ste 108	Blvd	Bldg. C	205												
CITY/STATE/ZIP	Edinburg, TX 78542	Mercedes, TX 78570	Richardson, TX 75082	Mission, TX 78572	McAllen, TX 78504	Mission, TX 78572	Edinburg, TX 78541	Pharr, TX 78577	McAllen, TX 78501	Weslaco, TX 78596	San Juan, TX 78589	San Antonio, TX 78232												
PHONE	956-212-3898	956-565-4637	214-346-6200		956-668-1588		956-607-1448		956-702-8880	956-246-7656		337-274-0484												
CONTACT	Rogelio Hernandez	Jose Munoz	Lauren Hunter	Ricardo Hinojosa	Javier Hinojosa	Emigdio Salinas	Michael Hernandez	Sally Gutierrez	Tirzah Rivera	Anita Gonzalez	Emily Galvan	Donald Brinkman												
2.1 Statement of Interest (up to 100 points)																								
2.1.1 Statement of interest on project	83		82		94		83		87		82		90		90		85		82		82		82	
2.1.2 Firm History including credentials	92		79.5		84		86		78		78		79		94		69		79		84		87	
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	86	87.2	83	84.5	85	88.4	78	84.6	82	84	81	84.4	81	85.6	80	88.2	80	80.6	78	82.6	79	83.8	75	84.4
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	90		93		94		91		88		96		93		92		84		89		89		93	
	85		85		85		85		85		85		85		85		85		85		85		85	
2.2 Prime Firm (up to 100 points)																								
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	94		88		97		85		88		85		94		94		85		80		85		75	
2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	89		83		80		86		83		78		84		88		70		80		85		84	
2.2.3 Prime Firm proximity and meeting availability	90	89	84	85.6	90	88.8	74	81	82	83.4	84	83.8	82	85.8	84	87.8	84	82.6	84	83.4	80	84	79	80.8
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	92		93		97		85		84		92		89		93		94		93		90		86	
	80		80		80		75		80		80		80		80		80		80		80		80	
2.3 Project Team (up to 100 points)																								
2.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant	95		90		95		95		95		95		92		92		95		95		90		90	
--Describe the consultant's proposed role in the project and its related project experience	95		90		95		95		90		90		90		90		85		90		90		96	
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	93	94.2	89	87.8	93	93.6	92	92.4	90	91	90	92.2	90	90.4	90	91.8	90	91	90	92	89	91.2	89	92.4
--Provide a statement of the consultant's availability for the project(s)	98		90		95		90		90		96		90		97		95		95		97		97	
--Provide resumes giving the experience and expertise of principals and key professional members for the project(s)	90		80		90		90		90		90		90		90		90		90		90		90	
2.4 Representative Projects (up to 100 points)																								
2.4.1 Specific data on 3 projects the prime firm provided or is providing professional services in an educational setting	95		90		95		95		95		95		92		92		95		95		90		90	
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	95		90		95		95		85		90		90		90		85		90		90		95	
	93	93.6	89	89.8	93	93.8	92	92.4	90	91	90	91	90	92	90	92	90	90.4	90	91	89	91.2	89	91.8
	95		90		96		90		95		95		98		98		97		95		97		95	
	90		90		90		90		90		85		90		90		85		85		90		90	
2.5 Five References (up to 100 points)																								
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	100		50		100		50		100		25		25		76		50		50		50		25	
	100		50		100		50		100		25		25		76		50		50		50		25	
	100	100	50	50	100	100	50	50	100	100	25	25	25	25	76	76	50	50	50	50	50	50	25	25
	100		50		100		50		100		25		25		76		50		50		50		25	
	100		50		100		50		100		25		25		76		50		50		50		25	
2.6 Project Execution (up to 100 points)																								
2.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	90		90		96		90		90		90		96		90		90		90		90		90	
2.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	90		80		90		90		90		80		80		90		80		90		90		90	
	88	88.6	80	84.4	88	89.6	85	87.6	84	87.2	80	84.8	80	86	82	87.2	80	85.2	80	86.8	80	86.8	80	86.8
	95		92		94		93		92		94		94		94		96		94		94		94	
	80		80		80		80		80		80		80		80		80		80		80		80	
TOTAL EVALUATION POINTS	552.60	482.10	554.20	488.00	536.60	461.20	464.80	523.00	479.80	485.80	487.00	461.20												
RANKING	2	8	1	5	3	11	10	4	9	7	6	12												

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

Capital Improvement Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Pecan Campus						
Relocation of Portable Building Relocation of existing portable buildings as needed	Civil	\$ 104,000				\$ 104,000
Total Pecan Campus		\$ 104,000	\$ 0	\$ 0	\$ 0	\$ 104,000
Mid Valley Campus						
Site Drainage Upgrades	Civil				\$ 281,250	\$ 281,250
Total Mid Valley Campus		\$ -	\$ -	\$ -	\$ 281,250	\$ 281,250
Renewal & Replacements Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Technology Campus						
Replacement of Existing Perimeter Fence & Regrading of Existing Swales Replacement of the existing perimeter fence and regrading of existing swale on the west side of campus	Civil		\$ 75,000			\$ 75,000
Total Technology Campus		\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
Mid Valley Campus						
Resurfacing of Parking Lot 2 Resurfacing of Lot #2, South side of South Academic Building H.	Civil		\$ 115,000			\$ 115,000
Resurfacing of Parking Lot 7 Resurfacing of Lot #7, East side of Library Building E	Civil		300,000			300,000
Total Mid Valley Campus		\$ -	\$ 415,000	\$ -	\$ -	\$ 415,000

ACTION ITEM IV, Review and Recommend Action on Approving Mechanical, Electrical, and Plumbing Engineering On-Call Services

Purpose To approve the ranking and selection of on-call mechanical, electrical, and plumbing (MEP) engineering services firms.

Justification A pre-approved pool of design firms reduces estimated project schedules by eliminating the need to solicit qualifications on a project-by-project basis. The Board of Trustees last approved a pool of on-call design firms on June 26, 2014, which expired in 2017 after renewals. This process proved to be effective in expediting design services.

On November 25, 2025, the Board of Trustees approved the process for selecting the on-call services pool of design services firms, including the required documentation, ranking, and evaluation process.

Pool Selection

Ten (10) MEP engineering firms submitted statements of qualifications for evaluation to join the pool. College staff recommends contracting with the five (5) highest-ranked firms for inclusion in the pool, based on the number of upcoming projects that require MEP engineering design services.

Top-ranked MEP Engineering Firms Recommended for On-Call Services	
Ethos Holistique Holdings, LLC.	MEP Solutions Engineering, PLLC.
Half Associates, Inc.	DBR Engineering
Sigma HN Engineers	

As approved by the Board, part of the evaluation process for inclusion in the pool may include the Facilities Committee or the Board electing to proceed to Round 3, whereby the Facilities Committee or the Board may take additional steps to select the best-qualified firms, such as conducting interviews.

Project Assignment

College staff proposes reevaluating the firms in the pool on a project-by-project basis to assign projects to the firms best qualified for each project type. Once reevaluated, the proposed assignment(s) would be presented to the Facilities Committee for recommendation for Board approval.

Contract Terms

College staff recommends a term of two (2) years for the design services pool, with an option to renew for an additional one (1) year.

Enclosed Documents

- Appendix A – RFQ Solicitation Information
- Appendix B – RFQ Criteria
- Appendix C – Ranking and Evaluations of Respondents
- Appendix D – List of Upcoming MEP Engineering Projects

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 ranking and selection of five (5) MEP engineering firms for on-call MEP engineering services as presented.

Appendix A

RFQ Solicitation Information

Advertised on	January 28, 2026 and February 4, 2026
RFQ Responses Due	February 12, 2026
RFQ Issued To	Six Hundred Thirty-Four (634) vendors
Responses Received From	Ten (10) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and the Purchasing Department.

Appendix B

RFQ Criteria

Statement of Interest	100 points
Prime Firm	100 points
Project Team	100 points
Representative Projects	100 points
References	100 points
Project Execution	100 points

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

List of Upcoming MEP Engineering Projects follows in the packet.

**SOUTH TEXAS COLLEGE
ON-CALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) ENGINEERING SERVICES
PROJECT NO. 25-26-1038**

VENDOR NAME	A&G Engineering	CleanEra Technologies, Inc.	Clery Zimmermann Engineers, LLC.	DBR Engineering	Ethos Holistique Holdings, LLC.	Half Associates, Inc.	MEP Solutions Engineering, PLLC.	Senga Architects, Inc.	Sigma HN Engineers	Trinity MEP Engineering
ADDRESS	1004 W Frontage Rd	1355 S Route 59 Ste 201-B	1344 S Flores Ste 101	200 South 10th St Ste 901	1126 S Commerce St	2380 Performance Dr Bldg C Ste 150	600 E Beaumont Ave Ste 2	116 W Hubbard St Ste 600	701 S 15th	3533 East Moreland Dr Ste A
CITY/STATE/ZIP	Alamo, TX 78516	Naperville, IL 60564	San Antonio, TX 78204	McAllen, TX 78501	Harlingen, TX 78550	Richardson, TX 75082	McAllen, TX 78501	Chicago, IL 60654	McAllen, TX 78501	Weslaco, TX 78596
PHONE	956-240-7236	773-501-5966	210-447-6100	956-683-1640	956-230-3435	214-346-6200	956-664-2727			956-532-4165
CONTACT	Lorena Madrigal	Sujit Parikh	Wade Clery	Jeanette Scarsdale	Imelda Ruiz	Lauren Hunter	Abram Dominguez	Madison Weber	Gabriel Hinojosa	Angeline Gutierrez
2.1 Statement of Interest										
2.1.1 Statement of Interest for Project	States they have considerable experience in MEP services, VETHUB-certified. Servicing the Rio Grande Valley since 2012.	CleanEra Technologies, Inc., partnered with VRX, Inc., proposes to provide on-call MEP engineering services to South Texas College, bringing extensive experience in electrical, HVAC, and plumbing systems and a commitment to prioritizing the College's best interests.	Indicated the firm's highly qualified team has familiarity with public schools and colleges.	Pointed out the work the firm has completed more than 20 projects over the last twelve years for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 30 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	Indicated that their previous experience with STC, they have demonstrated their commitment to the College and the quality of work.	MEP Solutions Engineering is a full-service MEP firm with 18 years of experience serving South Texas municipalities, schools, universities, and healthcare facilities, offering efficient, cost-effective system designs, preventive maintenance guidance, and responsive on-call engineering support	Senga Architects Inc. seeks to provide South Texas College with responsive, experienced on-call architectural services, offering constructible, budget-conscious designs and long-term support for capital improvements, renovations, and maintenance projects.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.	Indicated that their previous experience with STC and similar institutional customers, demonstrates their client centric, and relentlessly commitment to the College and the quality of work.
2.1.2 History and Statistics of Firm	- Founded by Luis Madrigal, P.E. - Experience with School Districts & Similar Facilities - Client-focused Philosophy	- Founder has 22 years of experience - 95% client satisfaction rate - Offices in Naperville, IL	- Founded in 2006 - Offices in San Antonio, Bryan/College Station, Houston, Dallas and Austin	- Providing services since 1972 - 200+ staff members firm-wide - Offices in Houston, San Antonio, Austin, McAllen, Dallas, El Paso, and Laredo	- Founded in 2014 - Headquarters Located in Harlingen, TX - 24 Full Time Employees, 2 Registered Engineers	- Founded in Dallas in 1950 - About 1,400 total staff - 33 offices offering services	-Established in 2007 -Office in McAllen - Total of 5 employees	-Established in 2016 -16 team members	-Established in 2012 -Over 20 Years of combined experience	-Established in 2008 -Office in Weslaco -16 employees
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	A&G Engineering embeds rigorous quality control throughout every phase of its design process, combining structured internal reviews, daily leadership oversight, and collaborative client feedback to ensure code-compliant, high-performance MEP solutions. Supported by ongoing professional development and a highly experienced multidisciplinary team, the firm delivers coordinated, energy-efficient mechanical, electrical, and plumbing designs tailored to municipal and public-sector facilities.	CleanEra Technologies' principals, Mr. Parikh and Mr. Gross, each bring over 20 years of experience in engineering, construction, and project management, with extensive expertise in building systems, quality assurance, cost control, and large-scale renovation and capital improvement projects.	The team has extensive MEP experience with Texas community colleges and higher education, including 660+ projects and multiple Rio Grande Valley sites, is skilled in IDIQ contracts, and excels at fast, minimally disruptive campus upgrades.	Stated that are uniquely qualified for this project because of the following: Intimate knowledge of existing systems, Understanding of Existing Challenges, and Experience with STC.	Stated they have successful worked with STC for over 15 years. Designed over \$100 million in HVAC replacement in the past 12 months.	Stated they are a full-service firm with a full range staff including engineers, landscape architects, planners, architects, environmental scientists, surveyors and more.	MEP Solutions Engineering is a full-service MEP firm with 18 years of experience serving South Texas municipalities, schools, universities, and healthcare facilities, offering efficient, cost-effective system designs, preventive maintenance guidance, and responsive on-call engineering support	The design team offers specialized experience in higher-education and institutional projects, delivering buildable designs, coordinated consultant integration, cost-conscious solutions, and comprehensive construction administration while prioritizing durability, maintainability, and operational efficiency.	Stated they have gained familiarity with STC over the course of their careers. Forty projects were completed for STC.	Stated that they have dedicated employees have access to most the current software, technology, and certifications tom work at their best. Work with business and residential projects and pride ourselves in providing first-rate work to all customers.
2.1.4 Statement of Availability and Commitment	A&G Engineering is committed to building a long-term partnership through close collaboration, weekly coordination, and responsive design adjustments to meet client goals and timelines. As a locally based firm, A&G provides comprehensive in-house services—including MEP design, code reviews, construction management, and fire protection systems—with hands-on principal oversight, rapid response capability, and the capacity to support ongoing and on-call needs for South Texas College.	The firm confirms full resource availability, committed key personnel, executive-level support, and adherence to all schedules, contractual requirements, and professional standards to ensure successful project delivery.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that the firm's design team meets each week to discuss project schedules and coordinate the allocation of staff to meet needs of each client.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that they are available and committed to providing exceptional client service to STC.	Indicated that they are available and committed to providing exceptional client service to STC.	Senga Architects ensures dedicated, flexible support for Texas projects, with principals actively overseeing work, combining remote and on-site coordination, and supplementing staff as needed to provide reliable architectural services to South Texas College.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of eight, including the principals. Stated that they will ensure the projects are completed successfully on time and within budget.	Indicated that they are available and committed to providing exceptional client service to STC.

**SOUTH TEXAS COLLEGE
ON-CALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) ENGINEERING SERVICES
PROJECT NO. 25-26-1038**

VENDOR NAME	A&G Engineering	CleanEra Technologies, Inc.	Cleary Zimmermann Engineers, LLC.	DBR Engineering	Ethos Holistique Holdings, LLC.	Half Associates, Inc.	MEP Solutions Engineering, PLLC.	Senga Architects, Inc.	Sigma HN Engineers	Trinity MEP Engineering
2.2 Prime Firm										
2.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Luis Eduardo Madrigal, PE, CEO and President - Amira M Soto, Mechanical Engineer, EIT - Joshua Garza Hinojosa, Mechanical Engineer - Edgar Garcia, Plumbing Designer - Aamir Zeeshan, BIM Coordinator - Lorena M Bush, Electrical Designer Rodolfo Martinez, MEP Designer - Oscar A. Gonzalez O., MEP Drafter Hannah Zuniga, Mechanical Designer	Included resumes for the following staff: - Sujit "Sam" Parikh, Principal - Gerhard (Gary) Gross Jr. MBA	Included resumes for the following staff: - Wade Cleary, PE Principal-in-Charge - Brookell Nobles, PE, Lead Mechanical Engineer - Tyler Gary, PE, Lead Electrical Engineer - Valeriano Reyna, PE Lead Plumbing Engineer	Included resumes for the following staff: - Edward Puentes, PE, CEM, LEED, Partner-in-Charge - Hugo H. Avila, PE, Senior Associate / Principal-in-Charge - Robert Tijerina, PE, Associate Project Manager - Cooper Gates, Plumbing Designer I - Jaime Rodriguez, Electrical Designer II - Maritza Garza, EIT, Associate / Asst. Project Manager / Senior Mechanical Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, LEED AP, Principal + QC/QA + Sustainability Director + BCxP - Guillermo Quintanilla, Principal + Project Manager - Cesar Gonzalez, PE, Principal + Mechanical/Electrical Engineer - Mark Warren, Commissioning Director	Included resumes for the following staff: - Trey Murray III, PE, RCDD, LEED AP, Principal-in-Charge - Mark Sislen, PE, HVAC Controls - Greg McFarland, PE, Mechanical Manager - Leroy Martinez, PE, Project Manager - Gabriel Benavides, Jr., PE, Electrical - William Pryor, PE Mechanical/Plumbing - Jose Delgado, PE, RCDD, LEED AP QA/QC Manager - Dean Lizzotte, PE HVAC Controls - Gabriel Benavidez, PE Electrical - Lizbeth Guerra, PE Electrical - Adrian Garza, PE Electrical - Eddie Martinez, Plumbing - Rudy Juarez, ICT - Eleazar Elizondo, EIT Lidar	Included resumes for the following staff: - Luis Javier Pena, P.E. Professional Engineer - Abram LaRue Dominguez, P.E., Professional Engineer - Francisco Cavazos, Electrical Engineer Assistant - Eloy Espinoza Mechanical Engineer Assistant - Thadeo Torio Plumbing Engineer Assistant - Ruchi Patel, Architectural Designer	Provided resumes for the two principals: - Firmin Senga, Principal Architect/Owner - Paul Jensen, Senior Architect - Marco Vides, Senior Architectural Designer - Trevor O'Keeffe, Architect III - Samuel Berk, Architectural Designer III - Ruchi Patel, Architectural Designer II	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal	Included resumes for the following staff: - Leonardo Munoz, PE, R.M.E. / CEO and President - Fidencio Alvarado, Lead Project Manager, Sr. Electrical Designer - Wilford L McGee III, PE, Principal Mechanical Engineer Biography
2.2.2 Project Assignments and Lines of Authority	Showed percentage time assignments for nine named staff members who would be involved in the project.	Listed the assignments for the above named staff and the time commitment each will devote to the project. Plus MEP Engineering Gary Sutorius, VRX Inc.	Listed the assignments and percentage of time committed to each staff member.	Listed the assignments of each staff member.	Listed the assignments of each staff member.	Showed key personnel assignments for six named staff members who would be involved in the project.	Listed the teams assigned to each project.	Indicated a 100% time commitment from both principals for the project and provided the time commitments from nine staff.	Indicated a 100% time commitment from both principals for the project and provided the time commitments from nine staff.	Listed the teams assigned to each project.
2.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they are 20 miles from STC. They can be here on a daily basis if needed.	Stated they can arrange scheduled and travel to meet with STC representatives. Can be available virtually via Google Meet or TEAMS.	Cleary Zimmermann Engineers prioritizes understanding South Texas College's needs and involves them throughout the design process, using a flexible manpower scheduling system with built-in buffer time to quickly adjust staff and meet tight deadlines while ensuring efficient, team-based project execution.	Stated they are about 2.3 miles away and approximately 7 minutes away from Pecan Campus.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in the upper valley, one of the principals or engineers is always in the area.	Indicated their office is located in McAllen, 15-minutes away from Mid-Valley Campus and they are available to begin service immediately.	Indicated that they will be available to us at any time.	Stated they are willing to travel as necessary to attend in-person meetings.	Stated they are located in downtown McAllen, and only 3 miles away from the Facilities Planning and Construction Building.	The proximity to STC gives us availability to be at any planned or unplanned or even unexpected meetings.
2.2.4 Litigation that could affect firm's ability provide services	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.
2.3 Project Team										
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included an organizational chart with the staff who will be assigned to the project.	Included an organizational chart with the staff who will be assigned to the project. Indicate the subcontractor/sub-consultants who will be used for this project.	Cleary Zimmermann is fully capable of self-performing all work required under this contract and will not subcontract any portion of the RFQ.	Included an organizational chart with the staff who will be assigned to the project. Indicated that no sub-consultants will be used for this project.	Included organization chart that showed all firm staff and which included the following sub consultants: - Boultinghouse Simpson Gates Architects - Sam Garcia Architects - Chanin Engineering LLC - Green Rubiano and Associates	Included an organizational chart that showed all firm staff working on the projects and stated that they do not anticipate needing any sub-consultants.	Included an organizational chart with the staff who will be assigned to the project.	Experience was explained in the personal qualifications and experience of all staff.	An organizational chart was included showing the primary roles of the two principals and the following sub consultants: - CHLH Engineering	Included an organizational chart with the staff who will be assigned to the project.
2.4 Representative Projects										
2.4.1 Minimum of three (3) projects firm has worked on	- La Joya ISD Roof HVAC Equipment Replacement (multiple campuses) (\$500,000) - Roma ISD Stadium & Fieldhouse (\$2,000,000) - Edinburg CISD Gorena Elementary Lighting (\$100,000)	- Complete Renovation; Student Housing to Senior Independent Living (\$35,000) - Split single incoming utility lines (electrical & natural gas) into individual lines per tenant. (\$22,000) - Home Care Corporate Offices Tennant Build-Out (\$45,000)	- San Antonio College Candler Physical Education Center and Longwith Radio Television & Film Building (\$5,000,000) - Old Main Renovation Blinn College (\$1,000,000) - Workforce Development Center Del Mar College (\$14,700,000)	- South Texas College Mid Valley Campus - Central Thermal Plant (\$4.4 Million) - South Texas College District-Wide Parking Lot Lighting Upgrades (\$800,000) - Texas A&M University Mosher Hall - HVAC Replacement (\$10.9 Million)	- UTRGV/Harlingen CISD Early College High School (\$15,036,000) - Texas Southmost College Thermal Plant (\$1,130,000) - IDEA PS-HVAC Upgrades at Mid RGV Campus (\$1,204,000)	- Texas A&M University Kingsville, Texas - Deferred Maintenance (\$40 M) - Texas A&M University - Kingsville - Kleberg Hall HVAC Improvements (\$255,515) - UTRGV Brownsville - BBRHB Vivarium Boiler Replacement (\$500,000)	- Edinburg CISD - BL Garza Middle School Esser HVAC Improvements (\$5,977,0914) - Edinburg CISD Barrientes Middle School Esser HVAC Improvements (\$8,585,141) - La Joya ISD Chavez and Memorial Middle School HVAC Upgrades (\$6,812,535)	- Kaskaskia Community College Pedestrian Walkway Roofing (\$756,542) - Florence Nightingale Elementary School (\$18.4 Million+) - Chicago West, North, and South Driver Facility (\$10.5 Million)	- South Texas College - Starr County Campus Thermal Plant (\$5,300,000) - South Texas College Starr County Health and Science Facility (\$8.5M) - University of Texas - Rio Grande Valley One Stop (\$1.7 Million)	- La Joya ISD - Rosendo Benavides Elementary School (\$1,223,000) - Laredo United ISD - New Elementary No. 27 (\$14,200,000) - Mission CISD - Mission Early College High School (\$14,000,000)

SOUTH TEXAS COLLEGE
ON-CALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) ENGINEERING SERVICES
PROJECT NO. 25-26-1038

VENDOR NAME	A&G Engineering	CleanEra Technologies, Inc.	Cleary Zimmermann Engineers, LLC.	DBR Engineering	Ethos Holistique Holdings, LLC.	Half Associates, Inc.	MEP Solutions Engineering, PLLC.	Senga Architects, Inc.	Sigma HN Engineers	Trinity MEP Engineering
2.5 References										
2.5.1 References for three (3) projects	- La Joya ISD - Roma ISD - Edinburg CISD	- Seva Senior Homecare Corporate Office - Mall of India Seva Branch Office - For VRX	- Alamo Colleges District - Blinn College - Del Mar College	- Texas A&M University System - Texas State Technical College - UTRGV	- UTRGV - Texas Southmost College - IDEA Public Schools - Harlingen CISD - Brownsville ISD - Sharyland ISD - Edinburg CISD	- UTRGV - Broaddus & Associates - Hidalgo County Commissioner's Court	- Boultinghouse Simpson Gates Architects - The Warren Group Architects - Alvarado Architects & Associates	- Chicago Public Schools - FGM Architects - Cook County Courthouse	- Edinburg CISD - Brownsville ISD - Harlingen CISD	- ROFA Architects - NK Architects - EGV Architects
2.6 Project Execution										
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	A&G Engineering previously partnered successfully with STC on a Kinesiology renovation and is committed to continuing that relationship through responsive communication, strong local familiarity, and MEP expertise. The firm offers immediate project mobilization, extended work availability for fast turnaround, and rigorous multi-level quality control to ensure timely, fully approved, and inspection-ready deliverables.	CleanEra Technologies' TEAM is fully engaged throughout all project phases, following PMI guidelines, performing continuous quality checks, cost analyses, and client reviews from concept through design, bidding, and construction administration.	Cleary Zimmermann Engineers ensures projects meet South Texas College's goals and budget by finalizing scope before design, continuously monitoring costs, schedules, and milestones, and maintaining rigorous quality control through experienced leadership, team reviews, and independent design verification for constructability and maintainability.	Included a detailed work plan and schedule.	Included a detailed work plan and schedule.	Stated they provide accuracy by reviewing available data and successful project execution planning. Provided a very detailed project approach.	MEP Solutions has provided building owners with assistance and insight into the MEP systems which have been built. We continue to share with them the knowledge that we have gained in regard to preventive maintenance, troubleshooting, and energy management in an effort to maintain the systems efficient throughout their life cycle.	Senga Architects delivers on-call services through structured phases, clear communication, and quality control. They coordinate early with South Texas College staff, assign a single point of contact, manage design and consultant coordination, and provide responsive construction administration and thorough project close-out.	Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.	Included a detailed work plan and schedule.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	A&G Engineering is dedicated to delivering exceptional client service, maintaining 80% capacity to ensure flexibility for urgent needs and prioritizing STC's projects. With all MEP services performed in-house, local proximity, and the ability to quickly reallocate staff, A&G can expedite design and construction support while maintaining quality and accountability.	Gary Sutorius, PE, currently plans to handle MEP design in-house but may request additional support from the prime firm if project scope or workload requires, pending South Texas College approval.	At project kickoff, a clear schedule and team buy-in are essential, and the project manager must actively monitor milestones and drive timely decisions, as adjustments are typically needed.	Stated that they are willing and able to expedite design services and construction administration services as needed by STC .	Reiterated their commitment to the project, including commitment by their sub consultants.	Stated that the McAllen office has the advantage of being able to reach out for assistance from any of their offices, should they need to.	MEP Solutions is committed to providing quality services and is readily available to perform engineering services on an as needed basis. Our project team can respond quickly and provide the necessary personnel and resources to meet aggressive schedules. MEP Solutions appreciates the opportunity to submit this Statement of Qualifications and thanks you for your consideration of our firm for this contract.	Senga Architects can rapidly mobilize staff for time-sensitive projects, using flexible staffing, BIM-based workflows, and principal oversight. They can supplement capacity through trusted consultants while ensuring quality, coordination, and responsive construction-phase support for on-call assignments.	Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.	Stated their commitment to the project, including commitment to on-site quality control, and scheduling site visits and review meetings.
TOTAL EVALUATION POINTS	485.20	444.60	508.40	531.40	560.60	553.80	542.20	516.20	547.40	518.80
RANKING	9	10	8	5	1	2	4	7	3	6

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

**SOUTH TEXAS COLLEGE
ON-CALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) ENGINEERING SERVICES
PROJECT NO. 25-26-1038
EVALUATION SUMMARY**

VENDOR NAME	A&G Engineering	CleanEra Technologies, Inc.	Cleary Zimmermann Engineers, LLC.	DBR Engineering	Ethos Holistique Holdings, LLC.	Half Associates, Inc.	MEP Solutions Engineering, PLLC.	Senga Architects, Inc.	Sigma HN Engineers	Trinity MEP Engineering										
ADDRESS	1004 W Frontage Rd	1355 S Route 59 Ste 201B	1344 S Flores Ste 101	200 South 10th St Ste 901	1126 S Commerce St	2380 Performance Dr Bldg C Ste 150	600 E Beaumont Ave Ste 2	116 W Hubbard St Ste 600	701 S 15th	3533 East Moreland Dr Ste A										
CITY/STATE/ZIP	Alamo, TX 78516	Naperville, IL 60564	San Antonio, TX 78204	McAllen, TX 78501	Harlingen, TX 78550	Richardson, TX 75082	McAllen, TX 78501	Chicago, IL 60654	McAllen, TX 78501	Weslaco, TX 78596										
PHONE	956-240-7236	773-501-5966	210-447-6100	956-683-1640	956-230-3435	214-346-6200	956-664-2727			956-532-4165										
CONTACT	Lorena Madrigal	Sujit Parikh	Wade Cleary	Jeanette Scarsdale	Imelda Ruiz	Lauren Hunter	Abram Dominguez	Madison Weber	Gabriel Hinojosa	Angeline Gutierrez										
2.1 Statement of Interest (up to 100 points)																				
2.1.1 Statement of interest on project	89		77		84		93		89		90		85		91		89		86	
2.1.2 Firm History including credentials	77		82		83		88		92		94		92		82		92		89	
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	83	82.8	78	80.4	79	80.6	88	88.2	93	90	81	88.6	74	85.4	71	77.8	84	86.2	79	84
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	77		82		82		88		92		94		92		77		87		82	
	88		83		75		84		84		84		84		68		79		84	
2.2 Prime Firm (up to 100 points)																				
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	95		72		93		94		95		93		83		83		96		92	
2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	85		85		85		94		94		97		94		85		94		92	
2.2.3 Prime Firm proximity and meeting availability	93	86.8	74	78.4	95	87.2	96	91	93	91.4	88	90.4	85	86.8	80	78.8	89	88.6	85	85.8
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	81		82		83		88		92		92		92		76		84		80	
	80		79		80		83		83		82		80		70		80		80	
2.3 Project Team (up to 100 points)																				
2.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	90		85		90		88		95		90		90		90		90		90	
--Identify the consultant and provide a brief history about the consultant	90		90		90		95		95		95		95		85		95		95	
--Describe the consultant's proposed role in the project and its related project experience	95	91	90	89	85	89	95	93	95	94.2	90	92.4	90	92.2	85	88	90	91.4	90	92
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	90		90		90		94		94		95		94		90		92		92	
--Provide a statement of the consultant's availability for the projects(s)	90		90		90		93		92		92		92		90		90		93	

**SOUTH TEXAS COLLEGE
ON-CALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) ENGINEERING SERVICES
PROJECT NO. 25-26-1038
EVALUATION SUMMARY**

VENDOR NAME	A&G Engineering	CleanEra Technologies, Inc.	Cleary Zimmermann Engineers, LLC.	DBR Engineering	Ethos Holistique Holdings, LLC.	Half Associates, Inc.	MEP Solutions Engineering, PLLC.	Senga Architects, Inc.	Sigma HN Engineers	Trinity MEP Engineering										
2.4 Representative Projects (up to 100 points)																				
2.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	90		90		90		95		95		95		90		90		95		95	
	90		90		90		95		95		95		95		85		95		95	
	95	91	90	89	95	91.8	95	94.4	95	94.4	95	94.6	90	91.8	85	88	90	92.4	90	93
	90		90		90		94		94		95		94		90		92		92	
	90		85		94		93		93		93		90		90		90		93	
2.5 Five References (up to 100 points)																				
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	50		25		76		76		100		100		100		100		100		76	
	50		25		76		76		100		100		100		100		100		76	
	50	50	25	25	76	76	76	76	100	100	100	100	100	100	100	100	100	100	76	76
	50		25		76		76		100		100		100		100		100		76	
	50		25		76		76		100		100		100		100		100		76	
2.6 Project Execution (up to 100 points)																				
2.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 2.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	82		80		85		90		95		93		84		90		93		90	
	80		90		90		94		96		96		96		90		96		96	
	90	83.6	80	82.8	80	83.8	90	88.8	90	90.6	80	87.8	80	86	78	83.6	90	88.8	90	88
	86		84		84		90		92		90		90		80		85		84	
	80		80		80		80		80		80		80		80		80		80	
TOTAL EVALUATION POINTS	485.20	444.60	508.40	531.40	560.60	553.80	542.20	516.20	547.40	518.80										
RANKING	9	10	8	5	1	2	4	7	3	6										

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

Capital Improvement Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Pecan Campus						
Relocation of Portable Building Relocation of existing portable buildings as needed	MEP	\$ 104,000				\$ 104,000
Total Pecan Campus		\$ 104,000	\$ -	\$ -	\$ -	\$ 104,000
Technology Campus						
Automotive Lab Exhaust System Provide vehicle exhaust system for automotive labs.	MEP	\$ 200,500				\$ 200,500
Total Technology Campus		\$ 200,500	\$ 0	\$ -	\$ -	\$ 200,500
Starr County Campus						
Physical Plant Building P - Additional Pole Lights Design and construction of additional lighting surrounding Physical Plant.	MEP	73,000				73,000
Total Starr County Campus		\$ 73,000	\$ -	\$ -	\$ -	\$ 73,000
Regional Center for Public Safety Excellence						
F.L.A.G. Training Area Gas Supply Line Extension of the existing propane tank gas line to the F.L.A.G. Training Area.	MEP	\$ 24,000				\$ 24,000
Total Regional Center for Public Safety Excellence		\$ 24,000	\$ -	\$ -	\$ -	\$ 24,000
Renewal & Replacements Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Pecan Campus						
Pecan Campus Student Services Bldg. K HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MEP		\$ 222,000			\$ 222,000
Pecan Campus Sylvia Esterline Center for Learning Excellence Bldg. C HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MEP		662,000			662,000
Library Bldg. F HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MEP		442,000			442,000
Student Activities Center Bldg. H HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MEP		220,500			220,500
Ann Richards Administration Bldg. X HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MEP		220,500			220,500
Total Pecan Campus		\$ -	\$ 1,767,000	\$ -	\$ -	\$ 1,767,000

ACTION ITEM V, Review and Recommend Action on Contracting Construction Services for the District Wide New Monument Signs

Purpose	To contract construction services for the project.
Justification	<p>On February 25, 2025, the Board of Trustees approved the solicitation of construction services for the project.</p> <p>The project consists of installing new entry monument signage district-wide.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Installation of new monument signage at existing campus entries
Enclosed Documents	<p>Appendix A – RFP Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet</p>
Funding	<p>The total estimated cost of the District Wide Entry Monument Signage Project 2025-007C is \$1,040,000.</p> <p>The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.</p>
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with CRC Development & Construction Co. LLC in the amount of \$765,320 for the District Wide New Monument Signs project as presented.

Appendix A
RFP Solicitation Information

Advertised on	February 11, 2026 and February 18, 2026
RFP Responses Due	February 26, 2026
RFP Issued To	Six Hundred Forty-Eight (648) vendors
Responses Received From	Four (4) Vendors, of which two (2) submitted incomplete required documentation; therefore, they were not considered.
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and the Purchasing Department.

Appendix B
Project Presentation follows in the packet.

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

Appendix D
Fact Sheet follows in the packet.



DISTRICT WIDE ENTRY MONUMENT SIGNS

2025-007C





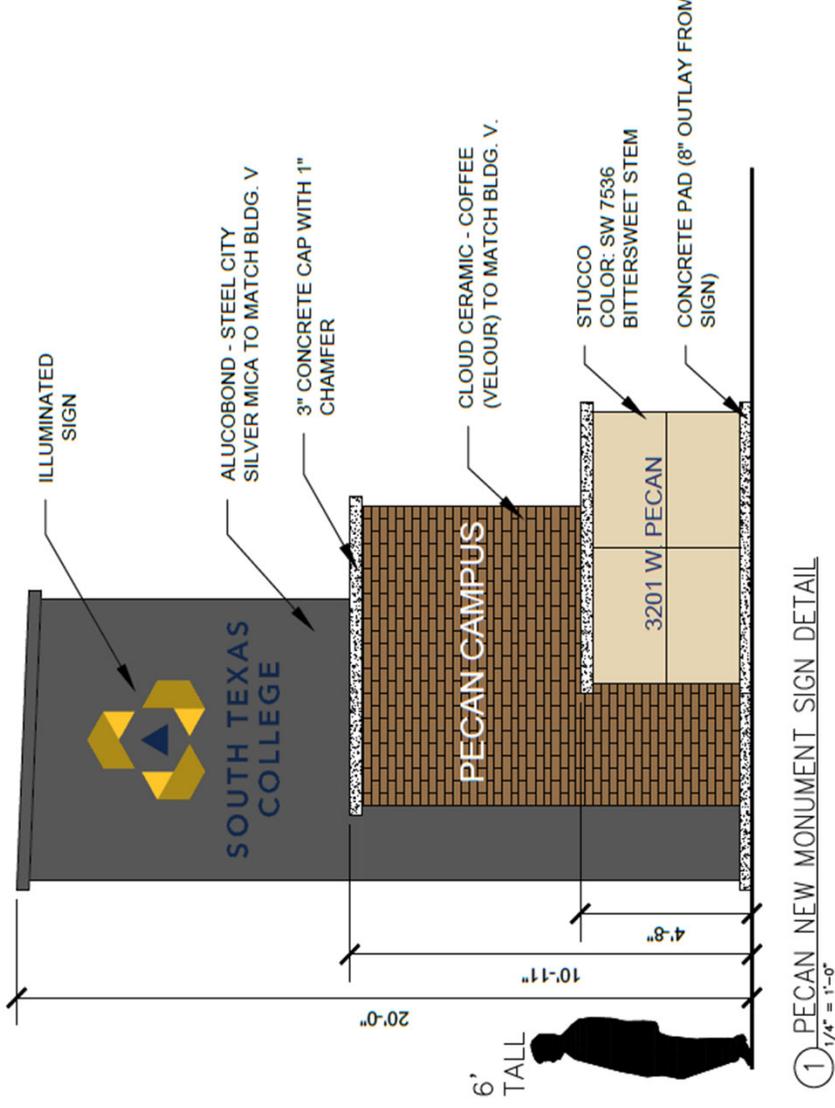
**NEW MONUMENT SIGN
LOCATION**

PECAN CAMPUS MONUMENT SIGN LOCATION





West View

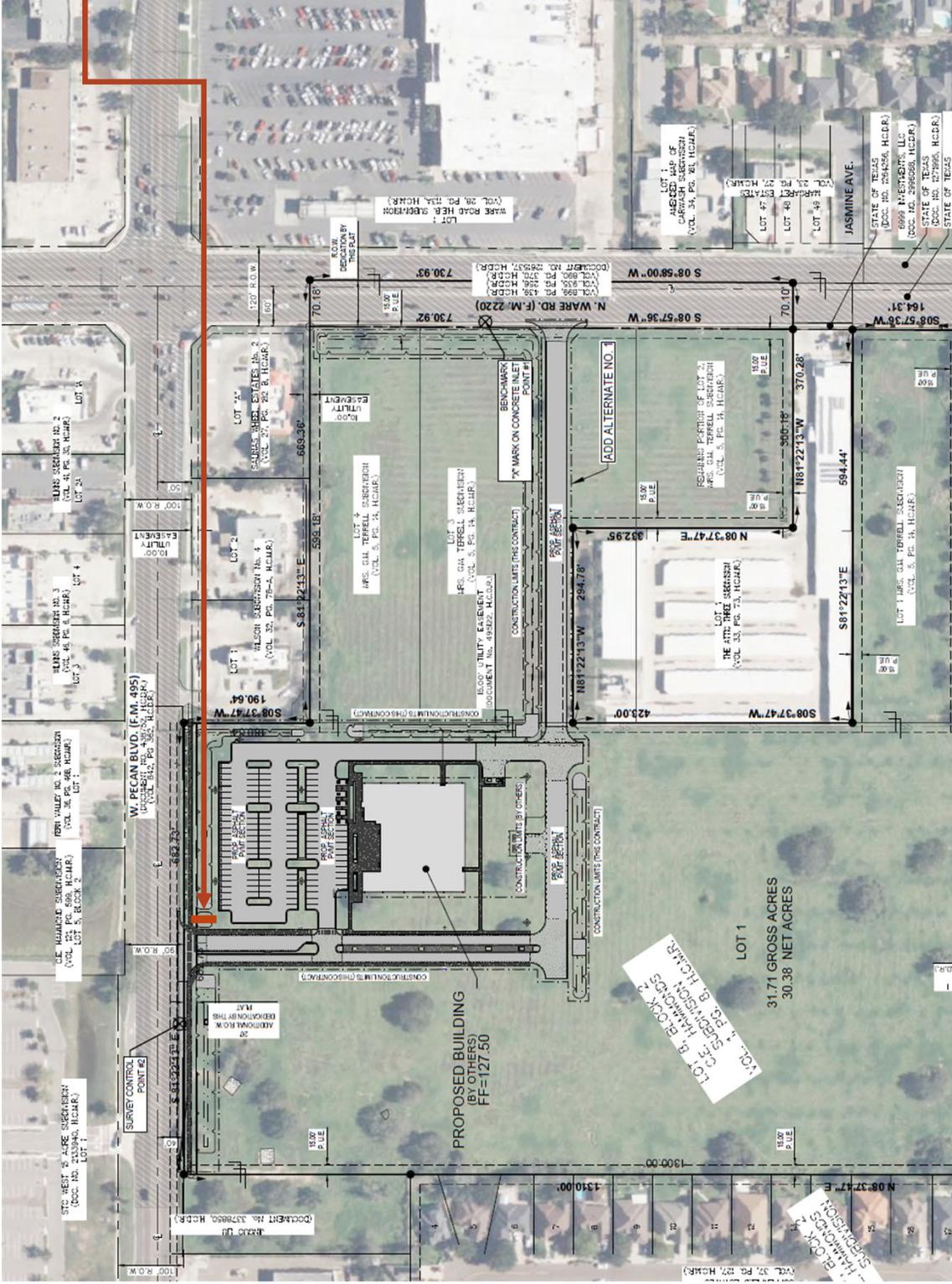


PECAN CAMPUS

EXISTING SITE & PROPOSED DESIGN



**NEW MONUMENT
SIGN LOCATION**



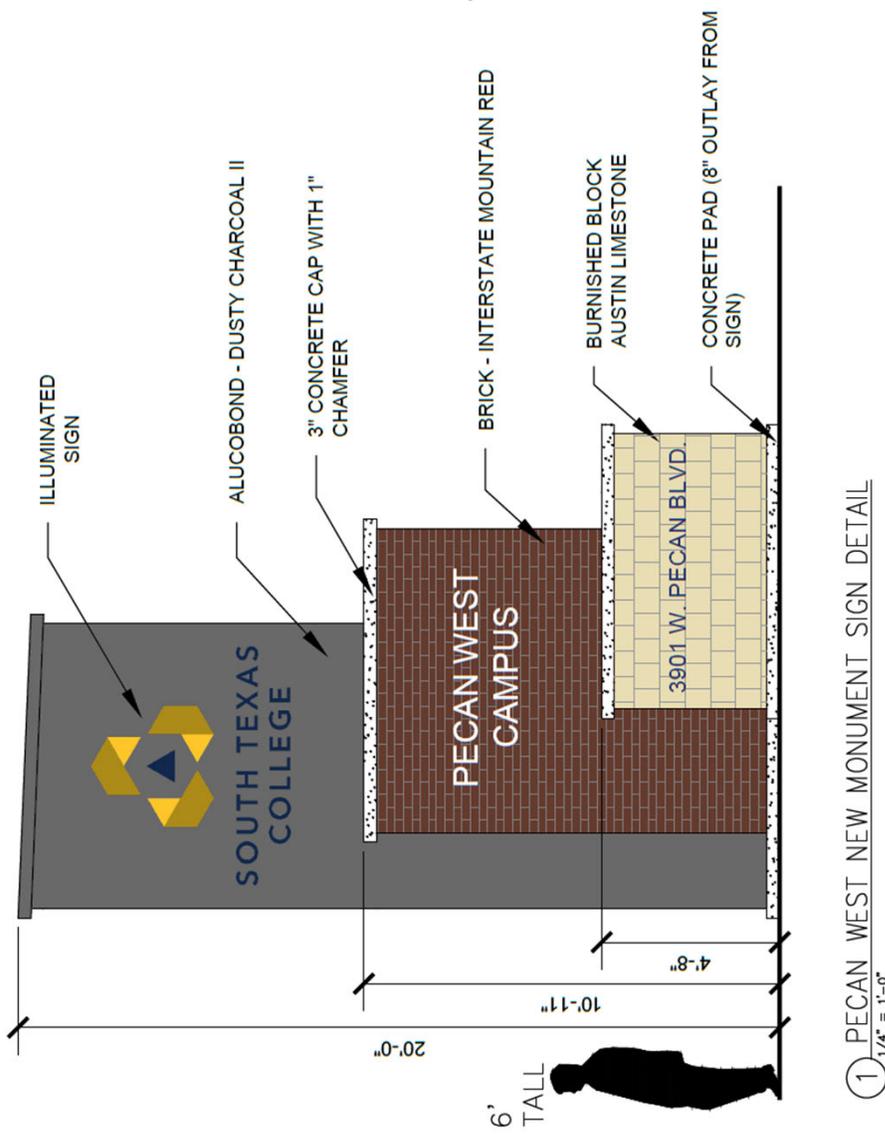
**PECAN WEST
MONUMENT SIGN LOCATION**



APPROXIMATE NEW MONUMENT SIGN LOCATION

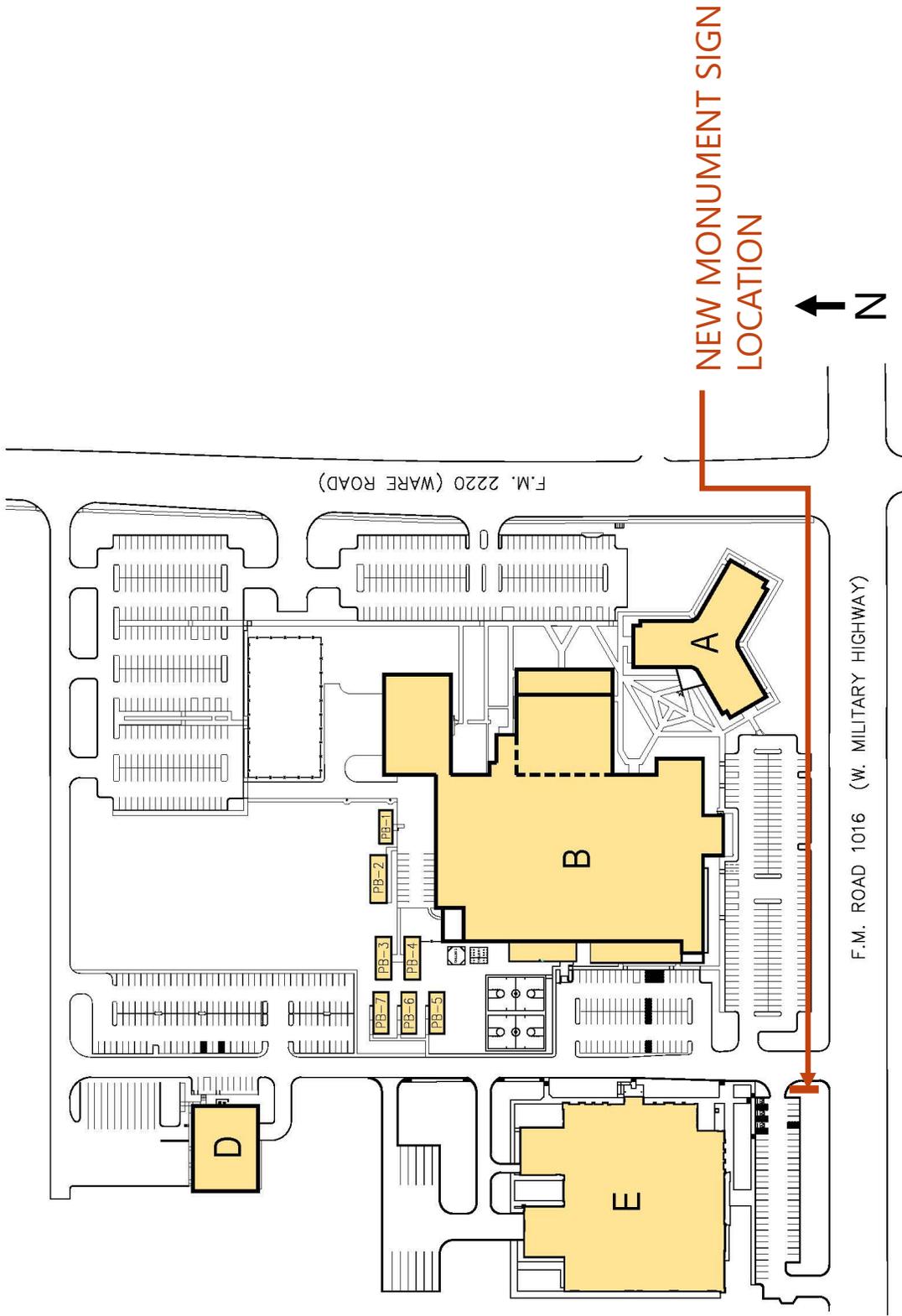


South View



PECAN WEST
EXISTING SITE & PROPOSED DESIGN



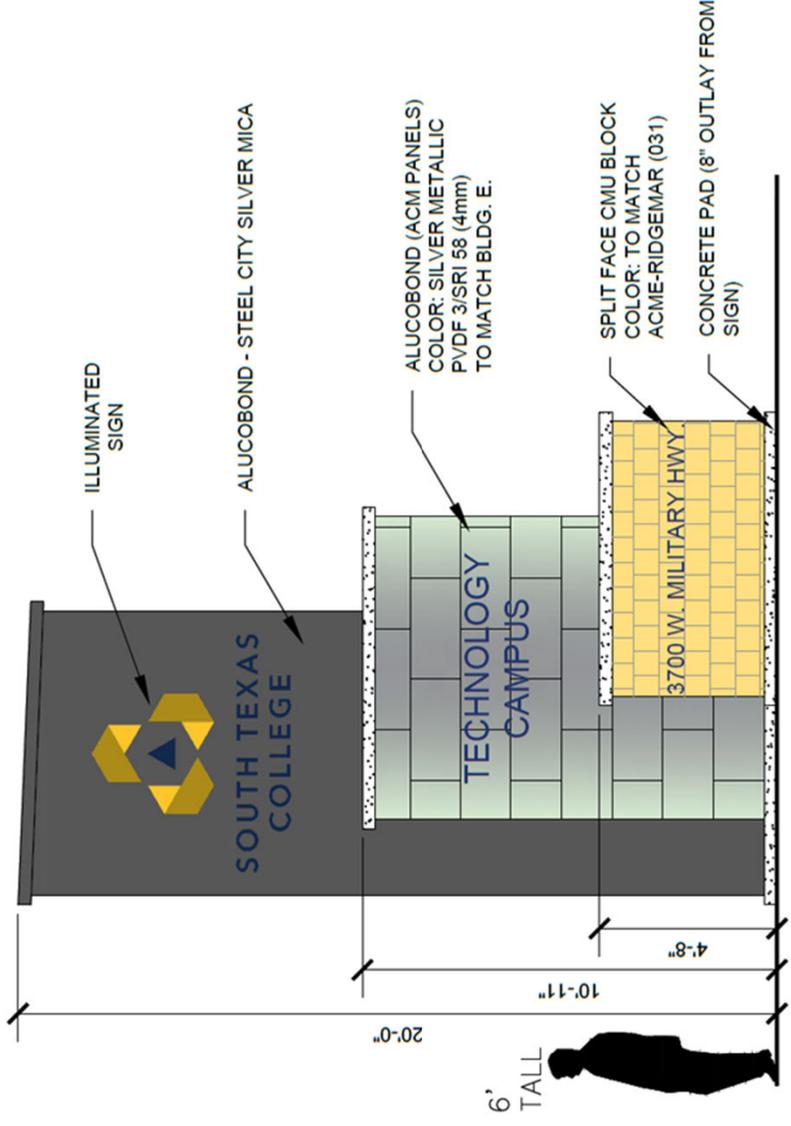


TECHNOLOGY CAMPUS MONUMENT SIGN LOCATION





North View

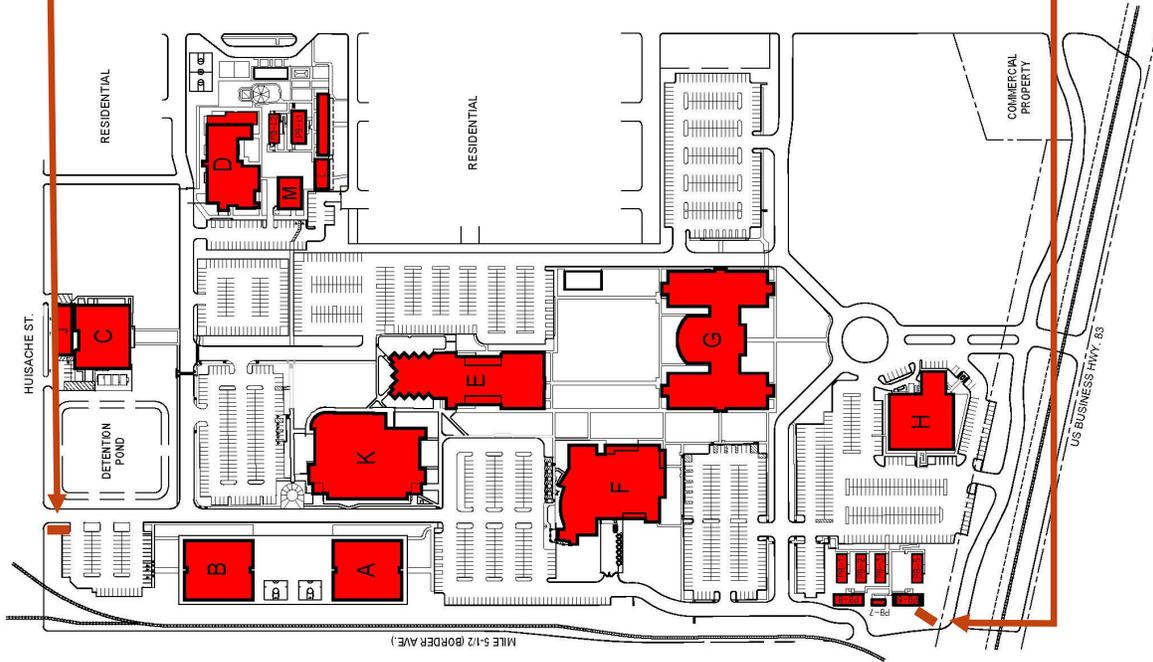


TECHNOLOGY CAMPUS

EXISTING SITE & PROPOSED DESIGN



NEW MONUMENT SIGN
LOCATION



NEW MONUMENT SIGN
LOCATION



MID VALLEY CAMPUS MONUMENT SIGN LOCATION



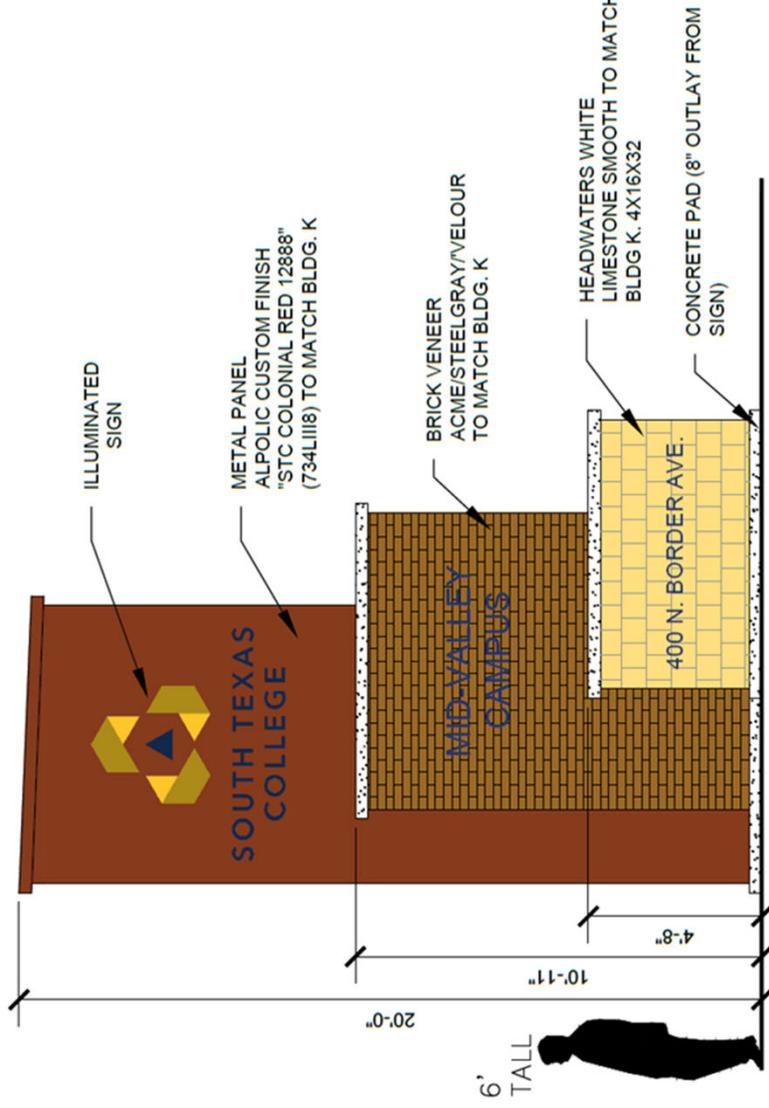
SOUTH TEXAS
COLLEGE



North View



Southwest View



① MID-VALLEY NEW MONUMENT SIGN DETAIL
1/4" = 1'-0"

MID VALLEY CAMPUS

EXISTING SITE & PROPOSED DESIGN





NEW MONUMENT SIGN
 LOCATION (EXISTING SIGN TO BE
 DEMOLISHED)

STARR COUNTY CAMPUS 

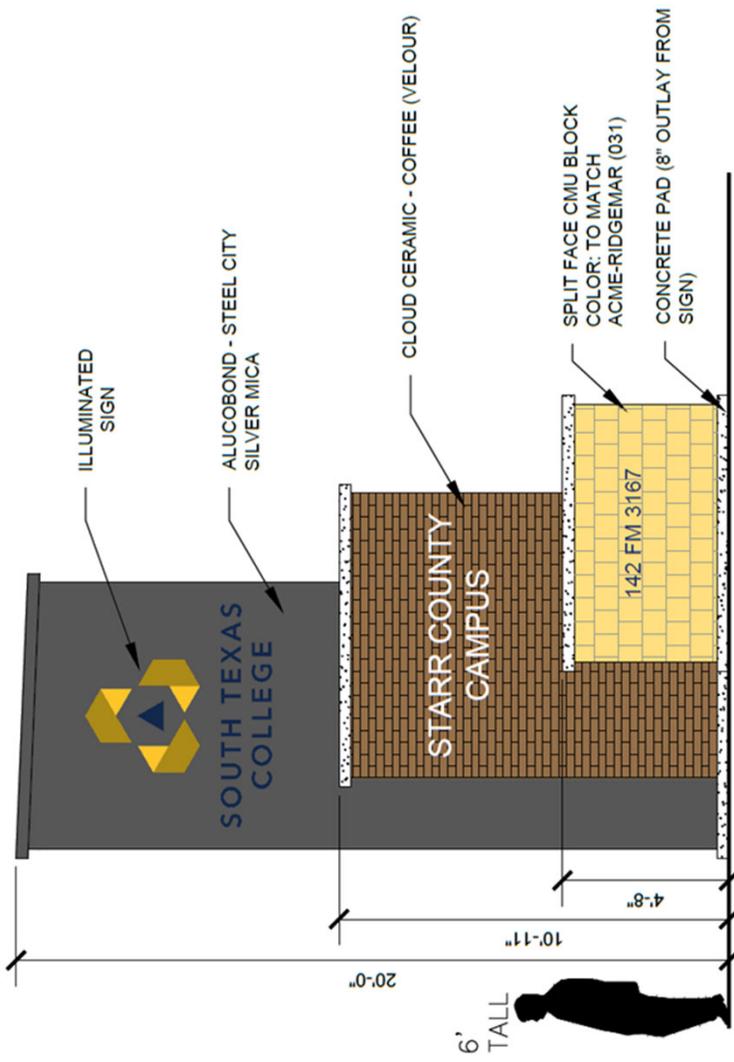


STARR COUNTY CAMPUS MONUMENT SIGN LOCATION





Northeast View



① STARR NEW MONUMENT SIGN DETAIL
1/4" = 1'-0"

STARR COUNTY CAMPUS

EXISTING SITE & PROPOSED DESIGN





Northeast View

STARR COUNTY CAMPUS

EXISTING SITE PHOTOS



SOUTH TEXAS
COLLEGE



West View



East View

PECAN CAMPUS EXISTING SITE PHOTOS



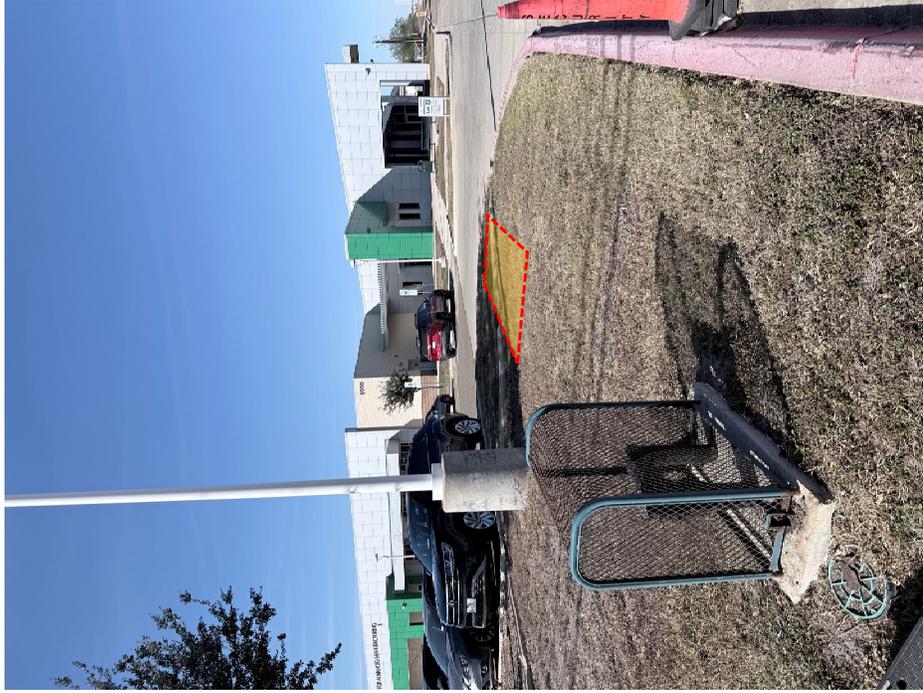
APPROXIMATE NEW MONUMENT SIGN LOCATION



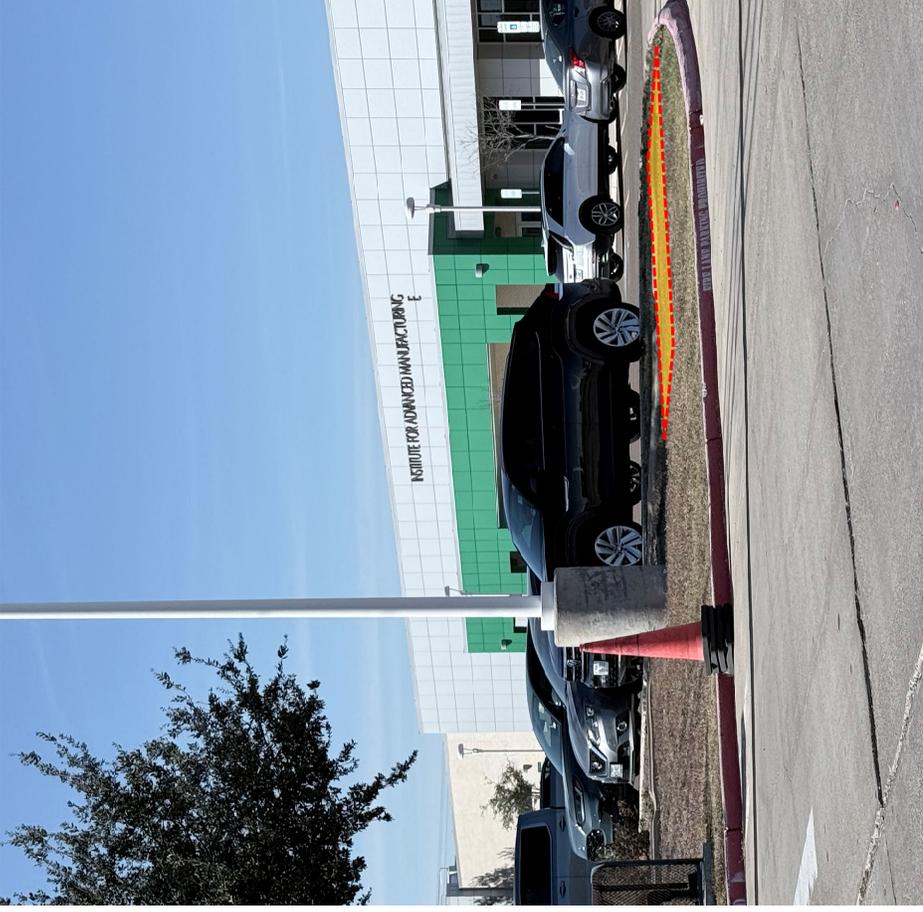
PECAN WEST

EXISTING SITE PHOTOS





North View



Northwest View

TECHNOLOGY CAMPUS

EXISTING SITE PHOTOS





North View



West View

MID VALLEY CAMPUS

EXISTING SITE PHOTOS



SOUTH TEXAS
COLLEGE

Existing Tree will be relocated prior to commencing project



Southwest View

First (2) existing columns and fence to be demolished by the Contractor



Northwest View

MID VALLEY CAMPUS

EXISTING SITE PHOTOS



**SOUTH TEXAS COLLEGE
DISTRICT-WIDE ENTRY MONUMENT SIGNS
PROJECT NO. 25-26-1043**

VENDOR NAME		CRC Development & Construction Co. LLC	Extreme Signs & Lighting	Huntington Sky Production dba Fastsigns	Terra Fuerte
ADDRESS		2016 S 45th St	1800 Old Sycamore	1009 S 77 Sunshine Strip	5510 N Cage Blvd Ste M
CITY/STATE/ZIP		McAllen, TX 78503	Huntsville, TX 77340	Harlingen, TX 78550	Pharr, TX 78577
PHONE			702-343-6415		956-935-1677
CONTACT		Carlo Cantu	Jenny Watkins	Ernest Macias	AJ Saldana
#	Description	Proposed	Proposed	Proposed	Proposed
1	Mid Valley Campus	\$ 260,000.00	\$ 122,166.66	\$ 210,870.00	\$ 270,000.00
2	Pecan Campus	\$ 130,000.00	\$ 61,083.33	\$ 105,435.00	\$ 148,723.00
3	Pecan West Campus	\$ 130,000.00	\$ 61,083.33	\$ 105,435.00	\$ 146,900.00
4	Technology Campus	\$ 115,320.00	\$ 65,083.33	\$ 105,435.00	\$ 136,223.00
5	Star County Campus	\$ 130,000.00	\$ 61,083.33	\$ 105,435.00	\$ 146,900.00
6	Begin Work Within	15 Working Days	90 Working Days	15 Working Days	10 Working Days
7	Completion of Work Within	270 Calendar Days	180 Calendar Days	280 Calendar Days	124 Calendar Days
TOTAL AMOUNT		\$ 765,320.00	\$ 370,499.98	\$ 632,610.00	\$ 848,746.00
TOTAL EVALUATION POINTS		89.09	****	****	87.28
RANKING		1	****	****	2

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

****The vendor did not submitted required documents, therefore not evaluated.

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE ENTRY MONUMENT SIGNS
PROJECT NO. 25-26-1043
EVALUATION SUMMARY**

VENDOR NAME		CRC Development & Construction Co. LLC		Terra Fuerte	
ADDRESS		2016 S 45th St		5510 N Cage Blvd Ste M	
CITY/STATE/ZIP		McAllen, TX 78503		Pharr, TX 78577	
PHONE				956-935-1677	
CONTACT		Carlo Cantu		AJ Saldana	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	45	45	40.58	40.58
		45		40.58	
		45		40.58	
		45		40.58	
		45		40.58	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	8	8.7	8	8.4
		8		8	
		9.5		9	
		9		9	
		9		8	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	8	8.6	8	8.3
		8		8	
		9		8.5	
		9		9	
		9		8	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	4	4	4	4.1
		4		4	
		4		4	
		4		4.5	
		4		4	

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE ENTRY MONUMENT SIGNS
PROJECT NO. 25-26-1043
EVALUATION SUMMARY**

VENDOR NAME		CRC Development & Construction Co. LLC		Terra Fuerte	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	7	6.9	7	7.1
		7		7	
		7		7	
		6.5		7.5	
		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	6	6.6	7	6.9
		6		6	
		7		7	
		7		7.5	
		7		7	
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	5	5	5	4.9
		5		4	
		5		5	
		5		5.5	
		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	3.29	3.29	7	7
		3.29		7	
		3.29		7	
		3.29		7	
		3.29		7	
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	1	1	0	0
		1		0	
		1		0	
		1		0	
		1		0	
TOTAL EVALUATION POINTS		89.09		87.28	
RANKING		1		2	

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

ACTION ITEM VI, Review and Recommend Action on Contracting Construction Services for the District Wide Existing Monument Signs Replacements

Purpose	To contract construction services for the project.
Justification	<p>On February 25, 2025, the Board of Trustees approved the solicitation of construction services for the project.</p> <p>The project consists of installing updated entry monument signage district-wide.</p> <p>The proposed scope of work is summarized as follows:</p> <ul style="list-style-type: none">• Installation of updated monument signage at existing campus entries
Enclosed Documents	<p>Appendix A – RFP Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet</p>
Funding	<p>The total estimated cost of the District Wide Signage Replacement Project 2025-028R is \$250,000.</p> <p>The funds are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.</p>
Staff Resource	<p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
Recommendation	Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with Sign Depot USA, LLC in the amount of \$127,127.84 for the District Wide Existing Monument Signs Replacements project as presented.

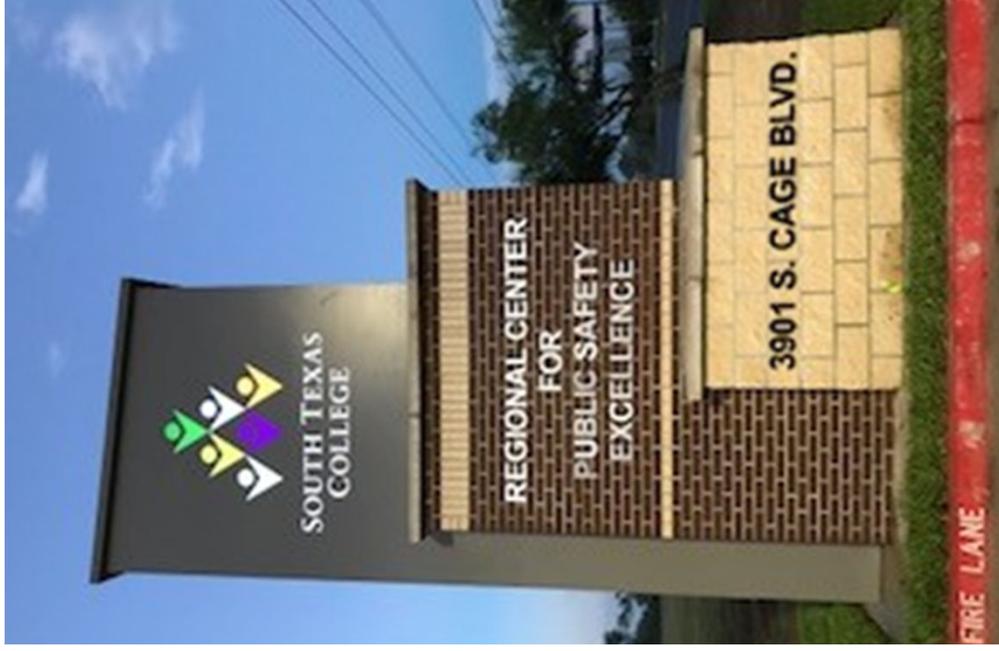
Appendix A
RFP Solicitation Information

Advertised on	February 11, 2026 and February 18, 2026
RFP Responses Due	February 26, 2026
RFP Issued To	Six Hundred Forty-Eight (648) vendors
Responses Received From	Six (6) Vendors, of which two (2) submitted incomplete required documentation; therefore, they were not considered.
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and the Purchasing Department.

Appendix B
Project Presentation follows in the packet.

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

Appendix D
Fact Sheet follows in the packet.



DISTRICT-WIDE SIGNAGE REPLACEMENT OF EXISTING ENTRY MONUMENT SIGNS

2025-028R



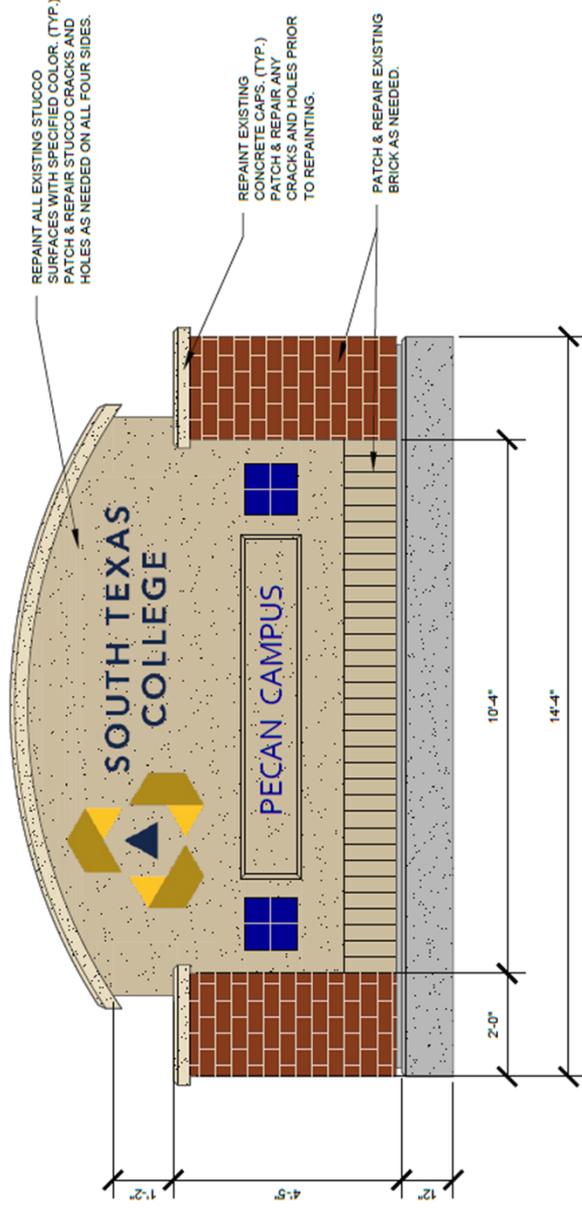


PECAN CAMPUS

EXISTING ENTRY MONUMENT SIGN LOCATION



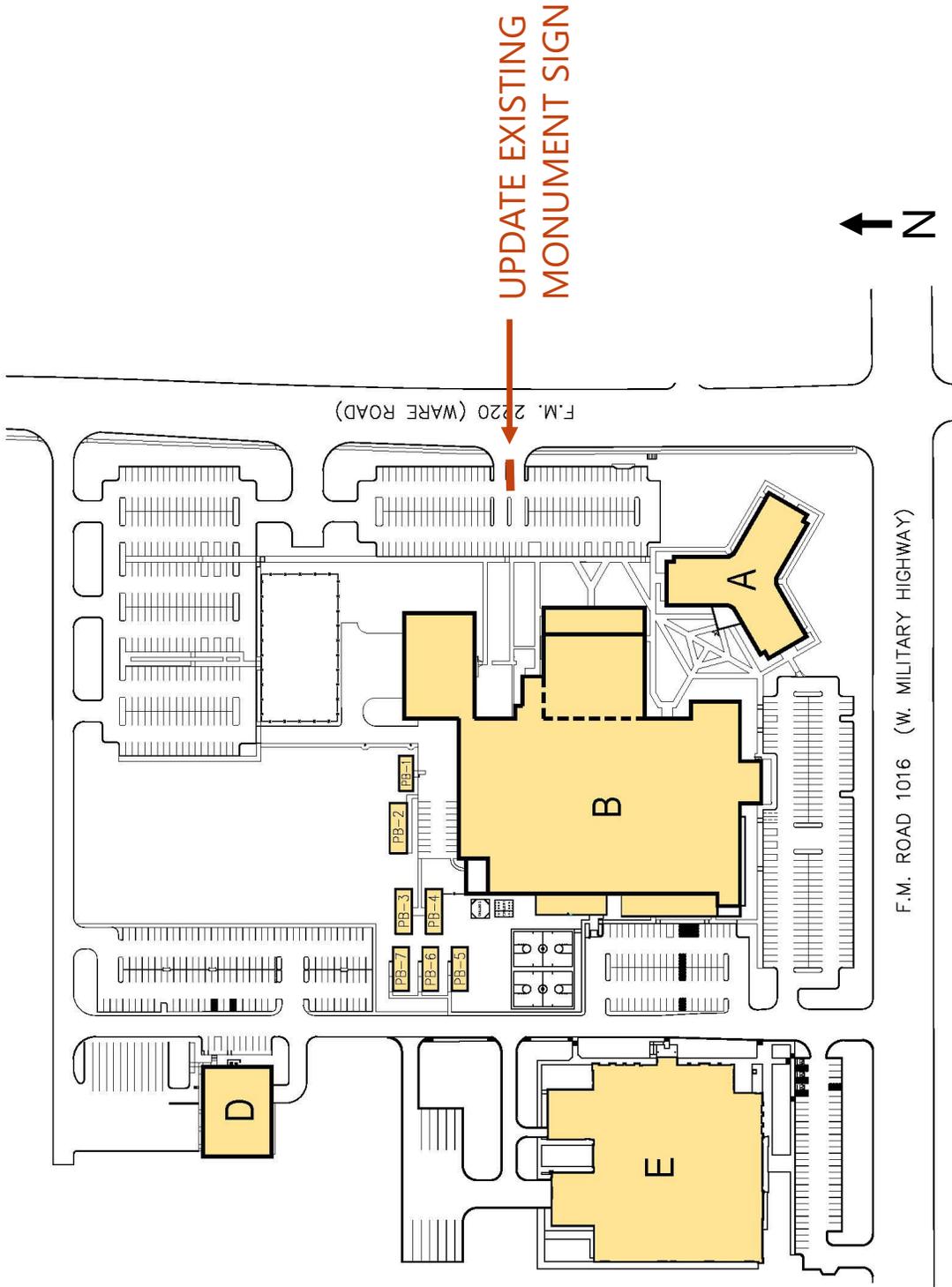
North View



① PECAN EXISTING MONUMENT SIGN DETAILS
1/2" = 1'-0"

PECAN CAMPUS EXISTING MONUMENT & PROPOSED DESIGN





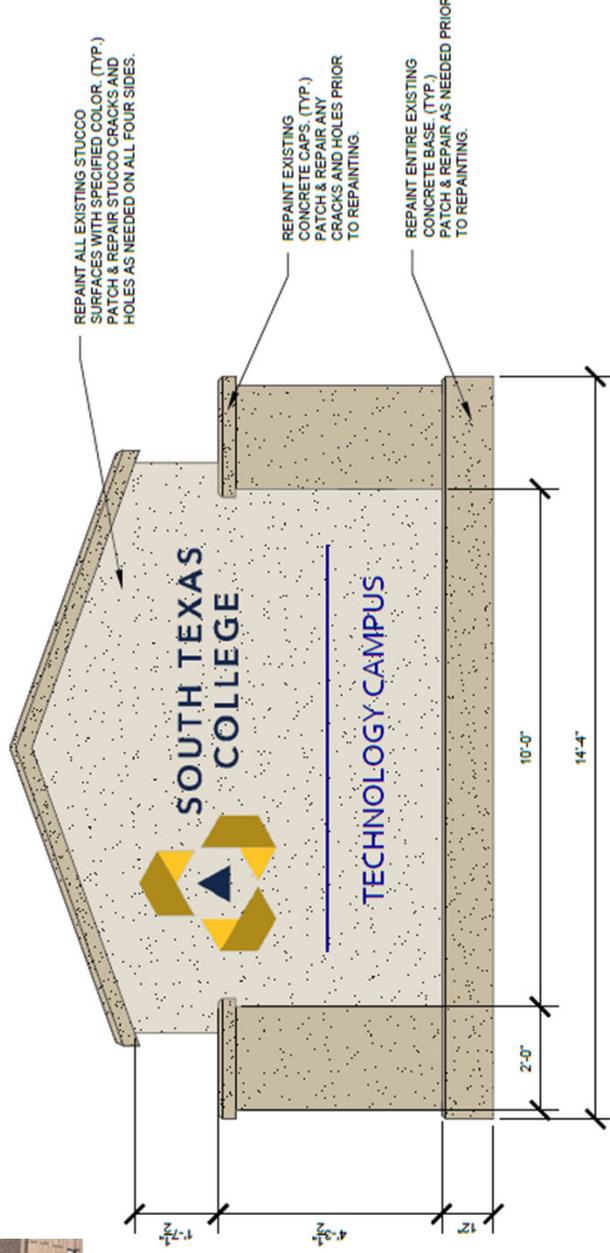
TECHNOLOGY CAMPUS

EXISTING ENTRY MONUMENT SIGN LOCATION





North View

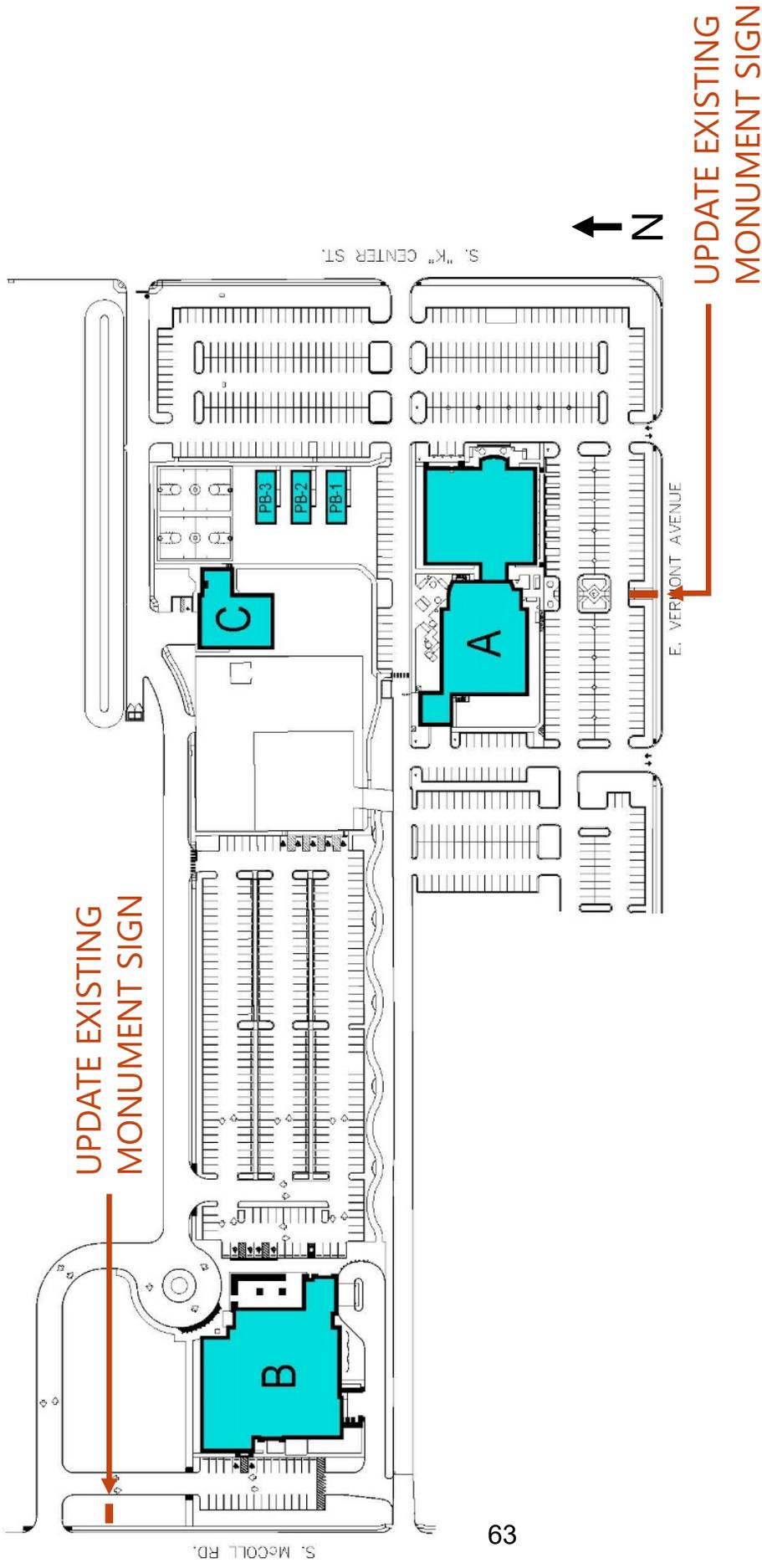


① TECHNOLOGY EXISTING MONUMENT SIGN DETAILS
1/17/2018

TECHNOLOGY CAMPUS

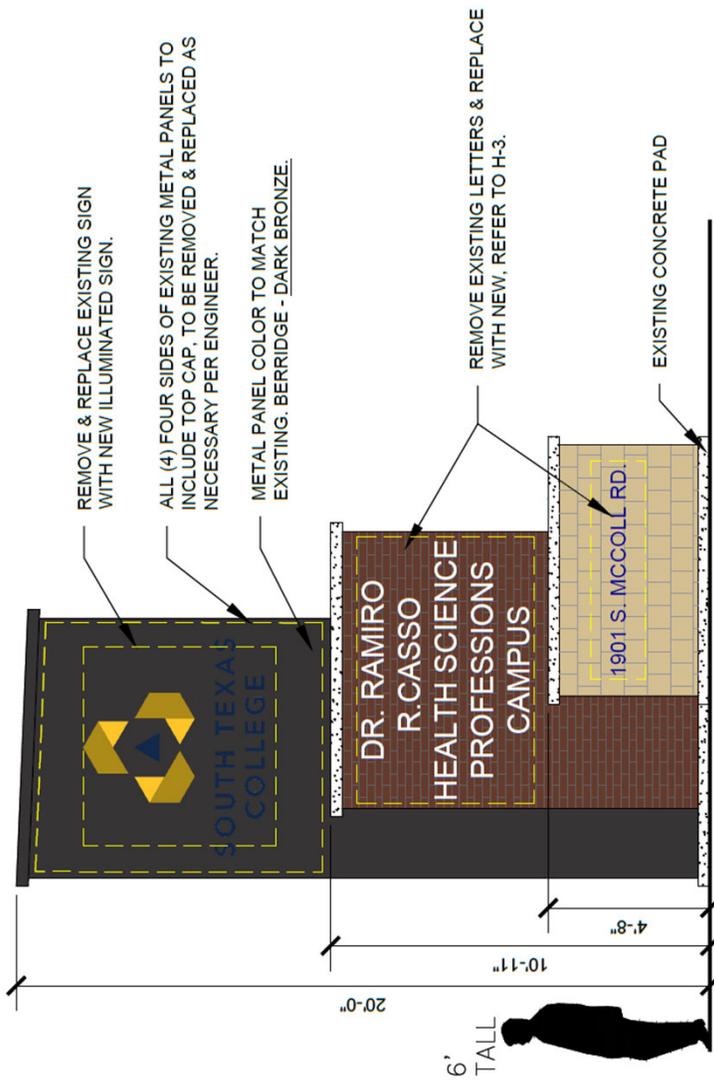
EXISTING MONUMENT & PROPOSED DESIGN





**DR. RAMIRO R. CASSO
HEALTH SCIENCE PROFESSIONS CAMPUS
EXISTING ENTRY MONUMENT SIGN LOCATION**





South View of Existing Entry Monument – West Entrance on McColl Rd.

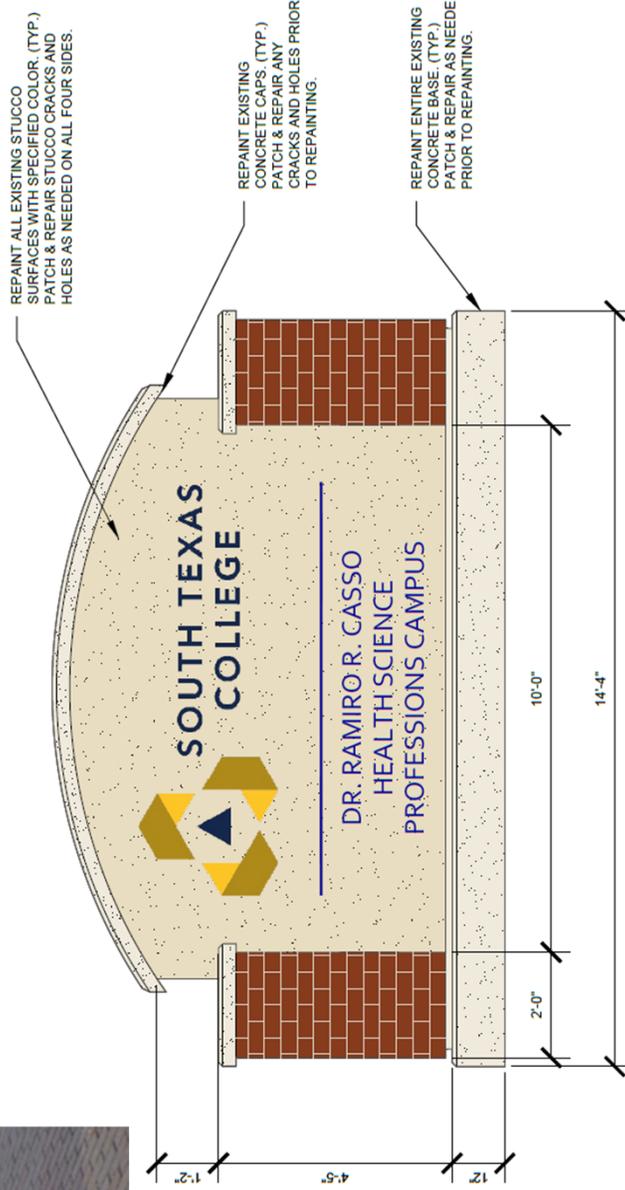
① HEALTH SCIENCE PROFESSIONS EXISTING MONUMENT DETAIL
1/4" = 1'-0"

DR. RAMIRO R. CASSO HEALTH SCIENCE PROFESSIONS CAMPUS EXISTING MONUMENT & PROPOSED DESIGN





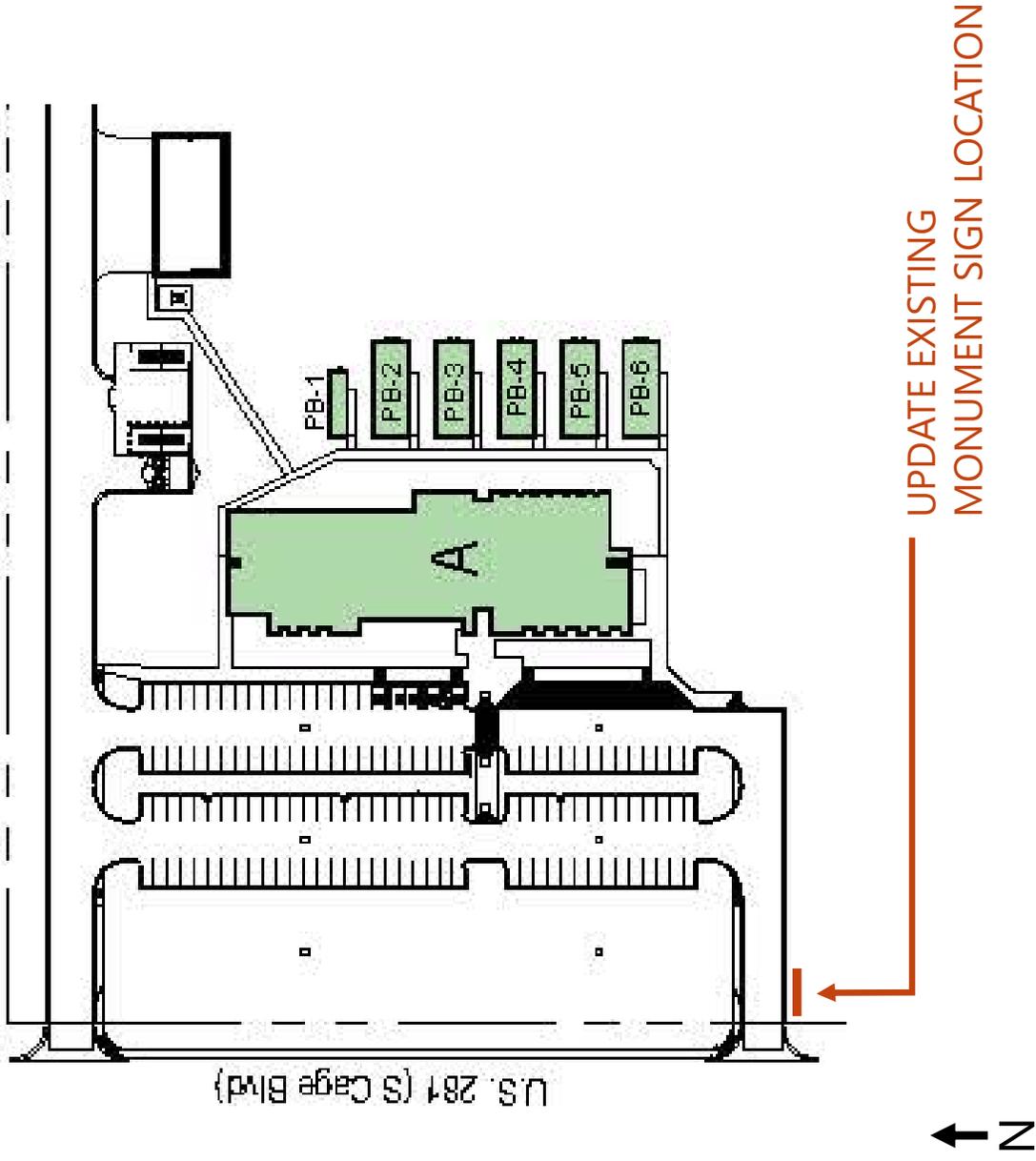
Existing Entry Monument – Vermont St.



① HEALTH SCIENCE PROFESSIONS EXISTING MONUMENT_SIGN DETAILS
1/2" = 1'-0"

DR. RAMIRO R. CASSO HEALTH SCIENCE PROFESSIONS CAMPUS EXISTING MONUMENT & PROPOSED DESIGN

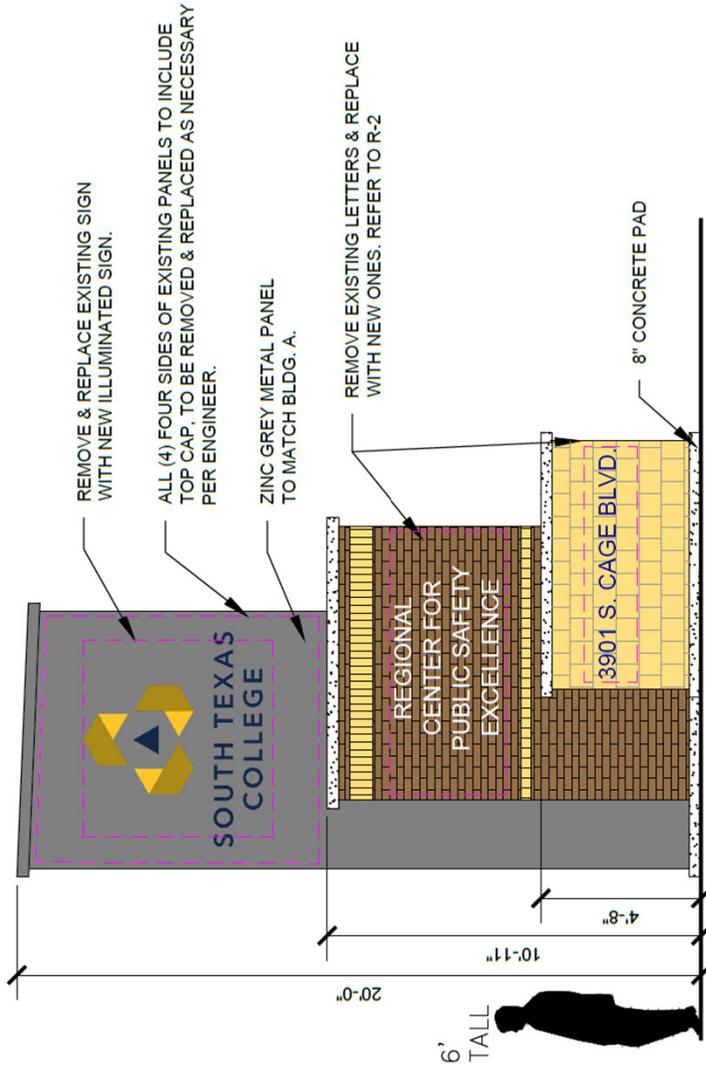




REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
 EXISTING ENTRY MONUMENT SIGN LOCATION



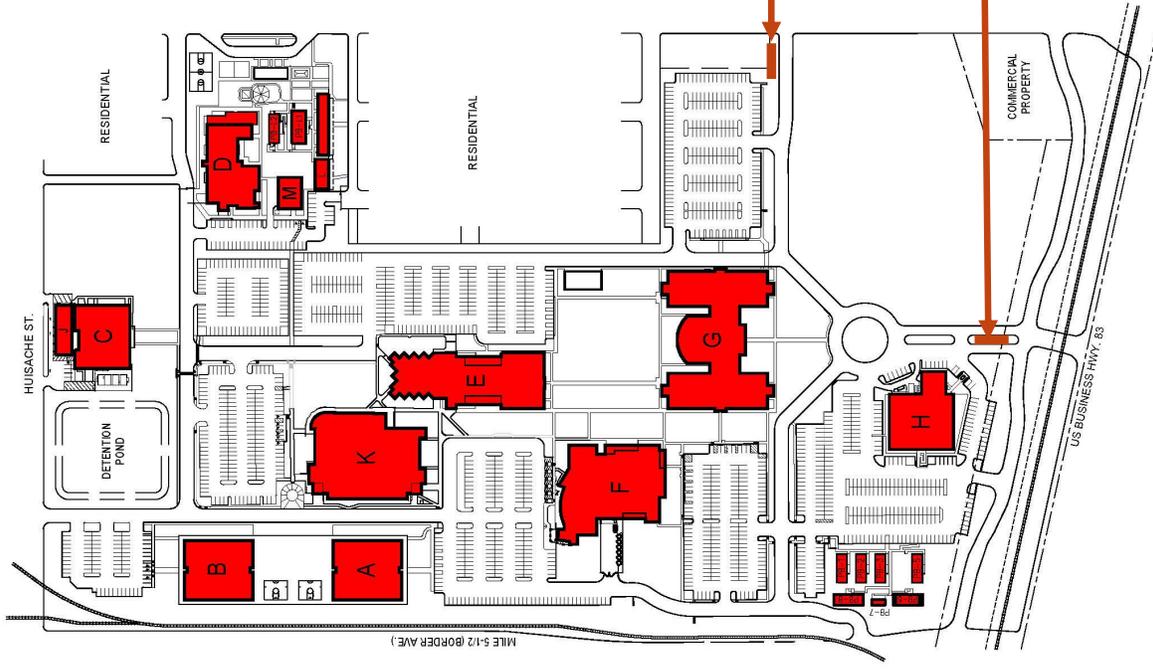
North View of Existing Entry Monument – Southwest Entrance along Cage Blvd.



① REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE EXISTING MONUMENT DETAIL
1/4" = 1'-0"

REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE EXISTING MONUMENT & PROPOSED DESIGN





UPDATE EXISTING
MONUMENT SIGN

UPDATE EXISTING
MONUMENT SIGN

MID VALLEY CAMPUS

EXISTING ENTRY MONUMENT SIGN LOCATION

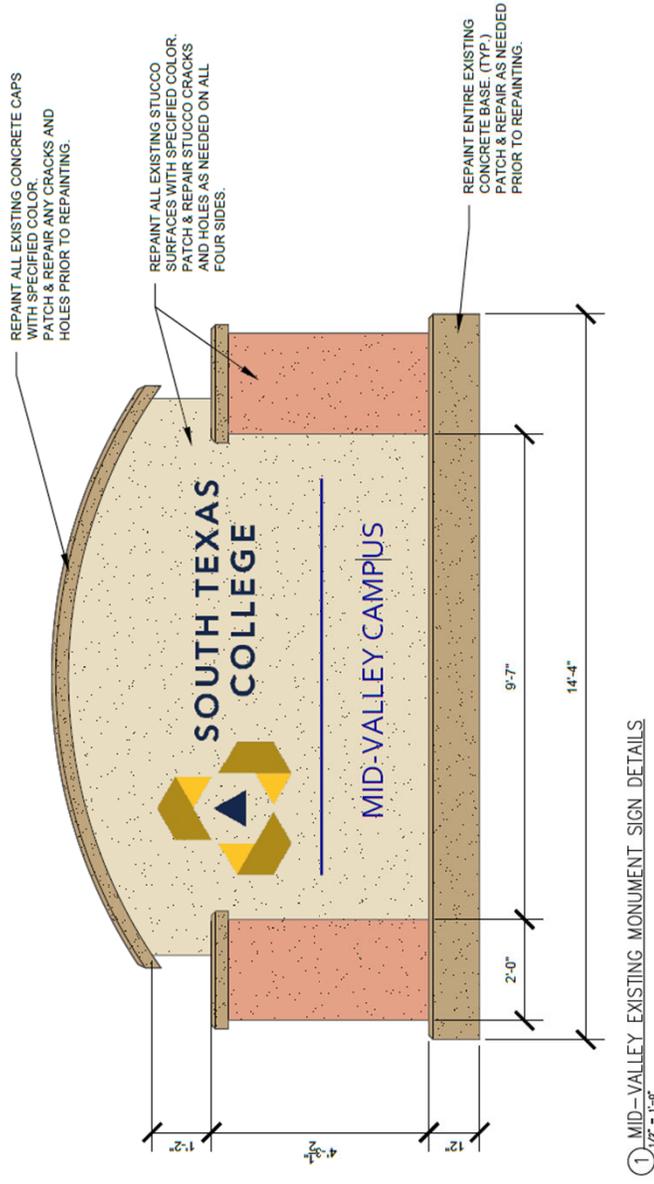




Existing Monument – East Entrance along Republic St.



Existing Monument – South Entrance along Business 83



MID VALLEY CAMPUS

EXISTING MONUMENT & PROPOSED DESIGN



HIGH SCHOOL

UPDATE EXISTING MONUMENT SIGN

EXISTING MONUMENT SIGN TO BE DEMOLISHED BY OTHERS

UPDATE EXISTING MONUMENT SIGN LOCATION



STARR COUNTY CAMPUS 



SOUTH TEXAS COLLEGE

STARR COUNTY CAMPUS

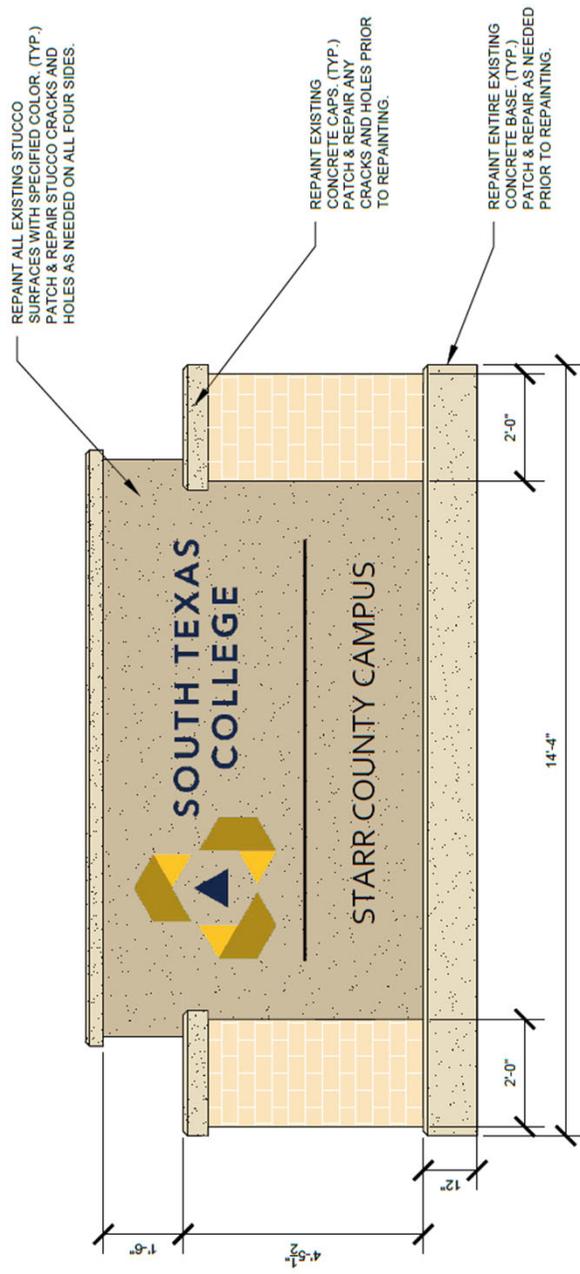
EXISTING ENTRY MONUMENT SIGN LOCATION



SOUTH TEXAS COLLEGE



Northeast View
 Monument Sign on The Northwest
 Entrance of FM3167



① STARR EXISTING MONUMENT SIGN DETAILS
 1/2" = 1'-0"

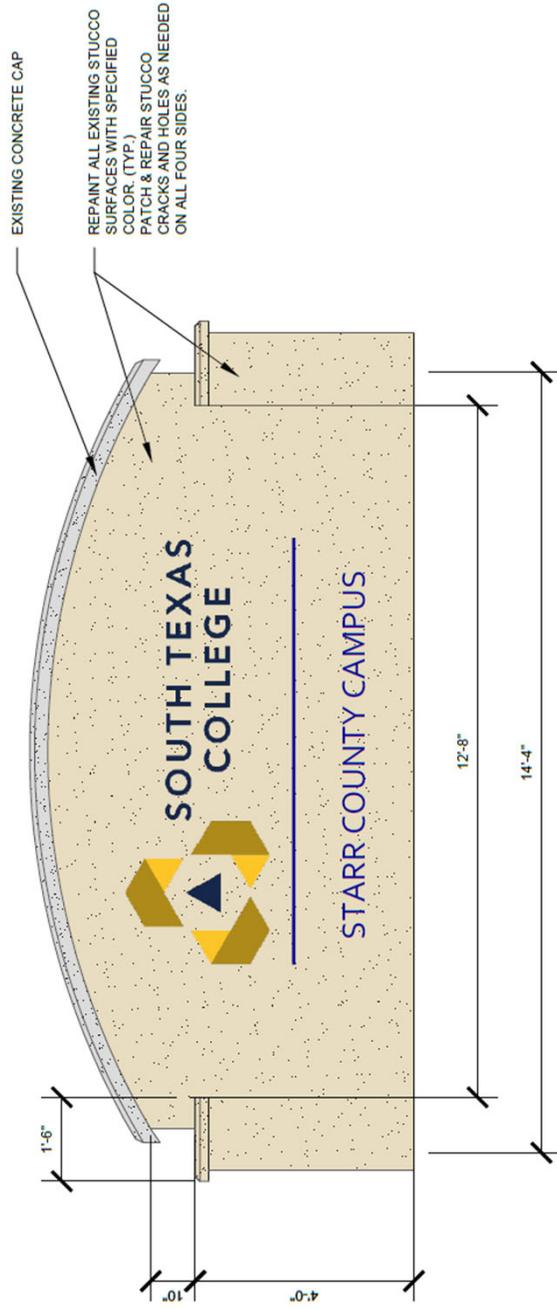
STARR COUNTY CAMPUS

EXISTING MONUMENT & PROPOSED DESIGN





East View – Monument Sign on The Southwest Entrance of FM3167

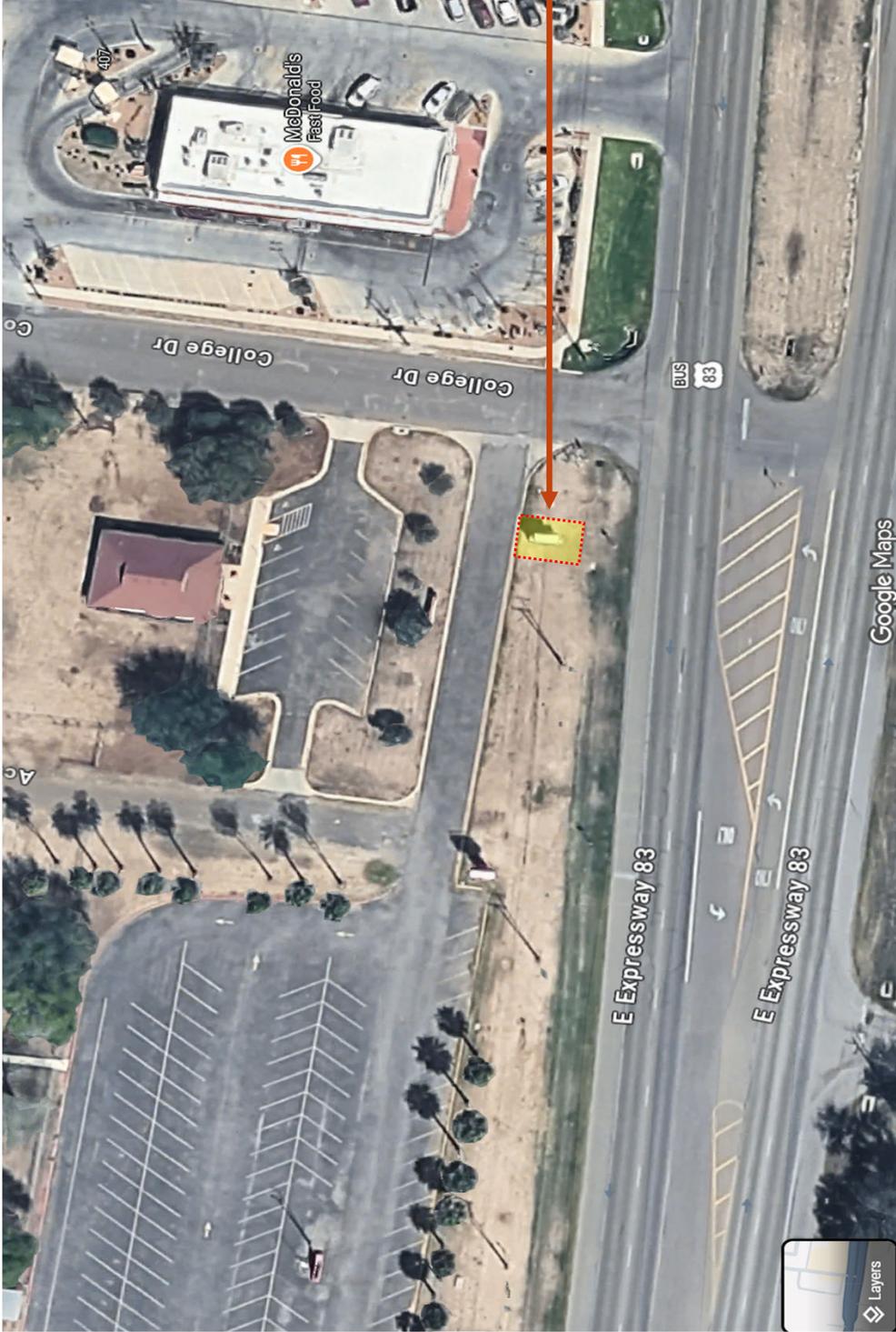


① STARR EXISTING MONUMENT SIGN DETAILS
1/2" = 1'-0"

STARR COUNTY CAMPUS

EXISTING MONUMENT & PROPOSED DESIGN





EXISTING
MONUMENT SIGN
LOCATION



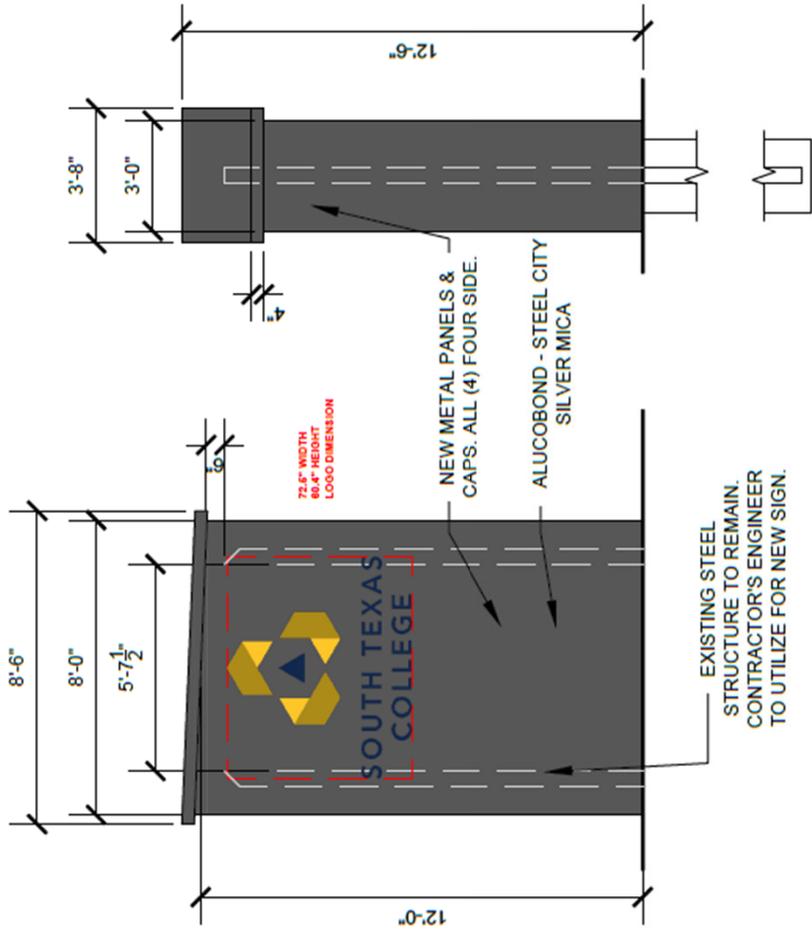
LA JOYA MONUMENT SIGN

EXISTING ENTRY MONUMENT SIGN LOCATION





Existing monument sign



② PROPOSED MONUMENT SIGN DETAIL
1/4" = 1'-0"

LA JOYA MONUMENT SIGN

EXISTING MONUMENT & PROPOSED DESIGN



**SOUTH TEXAS COLLEGE
DISTRICT-WIDE SIGNAGE REPLACEMENT OF EXISTING ENTRY MONUMENT SIGNS
PROJECT NO. 25-26-1044**

VENDOR NAME	Aim N Graphic Solutions LLC dba Red Elephant	Bakers' Signs & Manufacturing	CRC Development & Construction Co. LLC	Extreme Signs & Lighting	Huntington Sky Production dba Fastsigns	Sign Depot USA, LLC
ADDRESS	200 East Valley Ridge	11201 FM 1485	2016 S 45th St	1800 Old Sycamore	1009 S 77 Sunshine Strip	105 E Interstate 2 Ste F
CITY/STATE/ZIP	Lewisville, TX 75057	Comroe, TX 77306	McAllen, TX 78503	Huntsville, TX 77340	Harlingen, TX 78550	Pharr, TX 78577
PHONE	972-267-3100	936-380-6226		702-343-6415		956-687-7446
CONTACT	Varshini Arza	Enrique Soto	Carlo Cantu	Jenny Watkins	Ernest Macias	Ruben Cepeda
Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1 Mid Valley Campus	\$ 13,326.80	\$ 22,400.00	\$ 60,000.00	\$ 10,250.00	\$ 23,883.70	\$ 11,671.70
2 Dr. Ramiro R. Casso Health Science Professions Campus	\$ 67,755.34	\$ 37,600.00	\$ 80,000.00	\$ 47,750.00	\$ 30,337.20	\$ 39,797.20
3 Pecan Campus Replacement	\$ 7,236.36	\$ 11,200.00	\$ 30,000.00	\$ 8,750.00	\$ 11,076.50	\$ 10,824.98
4 Regional Center for Public Safety Excellence Campus	\$ 54,768.10	\$ 18,800.00	\$ 40,320.00	\$ 8,750.00	\$ 23,669.85	\$ 24,127.61
5 Star County Campus	\$ 13,687.52	\$ 22,400.00	\$ 80,000.00	\$ 52,300.00	\$ 26,030.88	\$ 11,225.74
6 South Texas College Higher Education Center La Joya	\$ 29,126.02	\$ 25,225.00	\$ 45,000.00	\$ 32,650.00	\$ 17,280.00	\$ 17,768.00
7 Technology Campus	\$ 7,080.76	\$ 11,200.00	\$ 30,000.00	\$ 23,450.00	\$ 12,280.18	\$ 11,712.61
8 Begin Work Within	NA	10 Working Days	10 Working Days	90 Working Days	15 Working Days	60 Working Days
9 Completion of Work Within	NA	70 Calendar Days	240 Calendar Days	180 Calendar Days	280 Calendar Days	90 Calendar Days
TOTAL AMOUNT	\$ 192,980.90	\$ 148,825.00	\$ 365,320.00	\$ 183,900.00	\$ 144,558.31	\$ 127,127.84
TOTAL EVALUATION POINTS	68.00	83.90	58.66	****	****	89.30
RANKING	3	2	4	****	****	1

The Director of Purchasing has reviewed all the responses and evaluations completed.
 ****The vendor did not submit required documents, therefore not evaluated.

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE SIGNAGE REPLACEMENT OF EXISTING ENTRY MONUMENT SIGNS
PROJECT NO. 25-26-1044
EVALUATION SUMMARY**

VENDOR NAME		Aim N Graphic Solutions LLC dba Red Elephant	Bakers' Signs & Manufacturing	CRC Development & Construction Co. LLC	Sign Depot USA, LLC				
ADDRESS		200 East Valley Ridge	11201 FM 1485	2016 S 45th St	105 E Interstate 2 Ste F				
CITY/STATE/ZIP		Lewisville, TX 75057	Conroe, TX 77306	McAllen, TX 78503	Pharr, TX 78577				
PHONE		972-267-3100	936-380-6226		956-687-7446				
CONTACT		Varshini Arza	Enrique Soto	Carlo Cantu	Ruben Cepeda				
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule.	29.64	29.64	38.44	38.44	15.66	15.66	45	45
		29.64		38.44		15.66		45	
		29.64		38.44		15.66		45	
		29.64		38.44		15.66		45	
		29.64		38.44		15.66		45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	7	8	9	8.1	8.5	8.7	9	8.6
		8		7		9		8	
		9		9		9		9	
		9		8.5		9		9	
		7		7		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	9	8.4	9	8.2	9	8.6	8.5	8.5
		8		7		8		8	
		9		9		9		9	
		9		9		9		9	
		7		7		8		8	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	4.5	3.66	4	3.9	4	4	4	4
		3		4		4		4	
		4		3.5		4		4	
		3.8		4		4		4	
		3		4		4		4	

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE SIGNAGE REPLACEMENT OF EXISTING ENTRY MONUMENT SIGNS
PROJECT NO. 25-26-1044
EVALUATION SUMMARY**

VENDOR NAME		Aim N Graphic Solutions LLC dba Red Elephant	Bakers' Signs & Manufacturing	CRC Development & Construction Co. LLC	Sign Depot USA, LLC
5	The Respondent's proposed personnel. (up to 8 points)	7	6.5	7	7
	-a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence.	7	7	7	7
	-b. Describe the project assignment and the percent of time each team will be involved in the project.	6	7	7	7
	c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar.	7	6.8	6.8	7
	-d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	6	6	6	7
		6.6	6.66	6.76	7
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)	7	7	6.5	6.5
	-a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation.	7	7	7	7
	-b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution.	7	7	7	7
	-c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates.	7	7	7	7
	-d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	6	6	6	6
		6.8	6.8	6.7	6.7
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5	5	5
	-a. Provide a statement of the project approach.	5	5	5	5
	-b. Submit a work schedule with key dates and milestones.	5	5	5	5
	-c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	5.5	5	5	5
		4	4	5	4
		4.9	4.8	5	4.8
8	The Respondent's time frame for completing the project. (up to 7 points)	0	7	2.24	3.7
	-a. Refer to RFP Section 4, Pricing and Delivery Schedule.	0	7	2.24	3.7
		0	7	2.24	3.7
		0	7	2.24	3.7
		0	7	2.24	3.7
		0	7	2.24	3.7
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)	0	0	1	1
		0	0	1	1
		0	0	1	1
		0	0	1	1
		0	0	1	1
		0	0	1	1
TOTAL EVALUATION POINTS		68.00	83.90	58.66	89.30
RANKING		3	2	4	1

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

Project Name	District Wide - Signage Replacement	Project No.	2025-028R
Funding Source(s):	Renewals & Replacements Fund		
	FY 24-25	Variance of Project Budget vs. Actual	FY 25-26
	Total Project Budget	FY 24-25 Actual Expenditures	FY 25-26 Actual Expenditures
Construction:	\$ 250,000.00	\$ -	\$ 250,000.00
Design:	-	-	-
Miscellaneous:	-	262.50	-
FFE:	-	-	-
Technology:	-	-	-
Total:	\$ 250,000.00	\$ 262.50	\$ 249,737.50
		\$ 250,000.00	\$ 250,000.00
			\$ 262.50

Project Team		Board Status			
Approval to Solicit Architect/Engineer:	N/A	Board Approval of Schematic Design	N/A	Vendor	TBD
Contractor:	TBD	Substantial Completion	TBD	Contract Amount	\$ -
		Final Completion	TBD	Actual Expenditures	\$ -
				Variance	\$ -
STC FPC Project Manager:	David Valdez / Kelly Nelson				

Project Description	Project Scope
Replacing and Updating the existing College Signage at each campus District Wide.	Design and installation to replace existing College Signage (Entry Monument, Directional Wayfinding Signage, and Interior Wayfinding Signage) District Wide.

Projected Timeline for Wayfinding Signage Replacement							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
N/A	N/A	2/18/2025	10/8/2025	11/30/2025	3/24/2026	4/28/2026	N/A
Projected Timeline for Signage Replacement							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
N/A	N/A	2/18/2025	3/24/2026	4/24/2026	9/22/2026	10/27/2026	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2024-25	-	-	262.50	-	-	\$ 262.50	
2025-26	-	-	-	-	-	\$ -	
Project Total	\$ -	\$ -	\$ 262.50	\$ -	\$ -	\$ 262.50	

Current Agenda Item

03/10/2026 Facilities Committee Meeting - Review and Recommend Action on Contracting Construction Service for District-Wide Existing Monument Signs Replacements



Entry Monument Signs



Directional Wayfinding Signage



Entry Monument Signage



Interior Facility Wayfinding

FPC Project Manager

FPC Director

FPC Executive Director

ACTION ITEM VII, Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II at Starr County Campus

- Purpose** To approve final completion and release of final payment for the project.
- Justification** College staff visited the site and developed a construction punch list on January 28, 2026.
- Contractor: Terra Fuerte Construction, LLC
- Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this project, which included Buildings D, F, and J, was \$240,000.00.
- Enclosed Documents** Appendix A – Current Budget Status
 Appendix B – Photos
 Appendix C – Final Completion
 Appendix D – Fact Sheet
- Funding** The funds for the District Wide Stucco Repainting Phase II at Starr County Campus Project 2024-011R are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
 Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Committee recommend Board approval of final completion and release of final payment in the amount of \$47,277.30 with Terra Fuerte Construction, LLC. for the District Wide Stucco Repainting Phase II at Starr County Campus project as presented.

Appendix A
 Current Budget Status

District Wide Stucco Repainting Phase II at Starr County Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	\$240,000.00	\$0	\$240,000.00	\$192,722.70	\$47,277.30

Appendix B

Photos follow in the packet.

Appendix C

Final Completion follows in the packet.

Appendix D

Fact Sheet follows in the packet.

District Wide Stucco Repainting at Starr Campus – Building D



District Wide Stucco Repainting at Starr Campus - F



District Wide Stucco Repainting at Starr Campus - J





**SOUTH TEXAS
COLLEGE**

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

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

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

March 02, 2026

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

Re: RFP 24-25-1012 District-Wide Repainting of Exterior Stucco – Starr County Campus

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC **District Wide Repainting of Exterior Stucco – Starr County Campus Buildings D, F & J** as of **February 24, 2026**, and recommends release of final payment to Terra Fuerte Construction, LLC.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Executive Director
Facilities Planning & Construction
3200 W. Pecan Blvd., Bldg. N. Suite 179
McAllen, TX 78501
Phone: 956-872-3737
Fax: 956-872-3747



Project Fact Sheet
3/2/2026

Project Name		District Wide Stucco Repainting Phase II - Starr County Campus Building D, F, & J				Project No.		2024-011R	
Funding Source(s):		Renewals & Replacements Fund							
		FY 23-24			FY 24-25				
		Total	FY 23-24	Variance of Project	Total	FY 24-25	Variance of		
		Project Budget	Actual	Budget vs. Actual	Project Budget	Actual Expenditures	vs. Actual		
		Expenditures	Expenditures	Expenditures	Expenditures	Expenditures	Expenditures		
Construction:		\$ 250,000.00	\$ -	\$ 250,000.00	\$ 250,000.00	\$ -	\$ 250,000.00		
Design		-	-	-	-	-	-		
Miscellaneous:		3,000.00	124.96	2,875.04	3,000.00	-	3,000.00		
FFE:		-	-	-	-	-	-		
Technology:		-	-	-	-	-	-		
Total:		\$ 253,000.00	\$ 124.96	\$ 252,875.04	\$ 253,000.00	\$ -	\$ 253,000.00		
		FY 25-26							
		Total	FY 25-26	Variance of Project				Total Actual	
		Project Budget	Actual	Budget vs. Actual				Expenditures To	
		Expenditures	Expenditures	Expenditures				Date	
Construction:		\$ 24,000.00	\$ 192,722.70	\$ (168,722.70)				\$ 192,722.70	
Design		-	-	-				-	
Miscellaneous:		-	-	-				124.96	
FFE:		-	-	-				-	
Technology:		-	-	-				-	
Total:		\$ 24,000.00	\$ 192,722.70	\$ (168,722.70)				\$ 192,847.66	
Project Team		Board Status							
Architect/Engineer: N/A		of Schematic Design NA		Location	Vendor	Amount	Expenditures	Variance	
Architect/Engineer: N/A				Building D	Terra Fuerte	\$ 74,400.00	\$ 59,774.00	\$ 14,626.00	
Contractor: Terra Fuerte		Building J	Terra Fuerte	\$ 88,800.00	\$ 71,053.35	\$ 17,746.65			
		Building F	Terra Fuerte	\$ 76,800.00	\$ 61,895.35	\$ 14,904.65			
Contractor:		Substantial Completion 1/28/2026		Board Acceptance		TBD			
STC FPC Project Manager: Kelly Nelson		Final Completion TBD		Board Acceptance		TBD			
Project Description		Project Scope							
Painting of Exterior Stucco for Building(s) - Workforce Center Building D, Cultural Arts Center Building F, and Manuel Benavides JR Rural Technology Center Building J		Painting of Exterior Stucco - continuing project for painting of exterior stucco walls on various buildings on the Starr County Campus.							
Projected Timeline									
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In		
N/A	N/A	N/A	10/29/2024	7/7/2025	2/24/2026	3/24/2026	N/A		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2023-24	-	-	124.96	-	-	-	\$	124.96	
2024-25	-	-	-	-	-	-	\$	-	
2025-26	192,722.70	-	-	-	-	-	\$	192,722.70	
Project Total	\$ 192,722.70	\$ -	\$ 124.96	\$ -	\$ -	\$ -	\$	192,847.66	
Current Agenda Item									
03/10/2026 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II - Starr County Campus Buildings D, F & J									
Starr County Campus									
									
Workforce Center Building D			Cultural Arts Center Building F			Manuel Benavides Jr. Rural Technology Center Building J			

FPC Project Manager 

FPC Director  FPC Executive Director 

ACTION ITEM VIII, Review and Recommend Action on Providing Reimbursement Funds to the City of McAllen for the Pecan West Property Subdivision Plat

- Purpose** To approve providing reimbursement funds to the City of McAllen.
- Justification** On January 31, 2023, the Board of Trustees approved contracting civil engineering services with Perez Consulting Engineers, LLC. to provide the subdivision plat for the Pecan West property.
- As part of the plat recording process, the City of McAllen has requested reimbursement funds from the College for water line and wastewater line costs in the amount of \$78,999.69 for McAllen Public Utility providing infrastructure development to the subdivision.
- Enclosed Documents** Appendix A – Reimbursement Worksheet
- Funding** Capital Improvement Projects have available funds within the Unexpended Plant Fund - Construction Fund budget for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval of providing reimbursement funds in the amount of \$78,999.69 to the City of McAllen as presented.

Appendix A

Reimbursement Worksheet follows in the packet.

**SUBDIVISION REIMBURSEMENT WORKSHEET
STC WEST 30 ACRES SUBDIVISION**

WATER LINE REIMB. CALCULATIONS			
WASTEWATER:	MPU: BENTSEN RD WATER LINE		
COST:	\$301.12 x	30 AC	\$9,033.60
10% ADMIN FEE	<10 YEARS		903.36
WASTEWATER LINE REIMBURSEMENT			\$9,936.96

WASTEWATER LINE REIMB. CALCULATIONS			
WASTEWATER:	MPU: BENTSEN RD WASTEWATER LINE		
COST:	\$2,092.81 x	30 AC	\$62,784.30
10% ADMIN FEE	<10 YEARS		6,278.43
WASTEWATER LINE REIMBURSEMENT			\$69,062.73

TOTAL DUE **\$78,999.69**

Prepared By: Erika Yancy Date: 11/1/2023 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: 

Print: DR. RICARDO J. SOLIS