

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, February 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 January 13, 2026 Facilities Committee Meeting Minutes..... | 1 - 18 |
| II. | Review and Recommend Action on Change Order for Pecan West Continuing Education Parking & Site Improvements | 19 - 21 |
| III. | Review and Recommend Action on Substantial Completion of the District Wide Stucco Repainting Phase II at Starr County Campus | 22 - 28 |
| IV. | Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II at Pecan Campus | 29 - 36 |
| V. | Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II at Mid Valley Campus | 37 - 44 |
| VI. | Review and Update on Five-Year Plan for the Unexpended Plant Fund Budget..... | 45 - 50 |

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ACTION ITEM I, Approval of January 13, 2026 Facilities Committee Meeting Minutes

| | |
|---------------------------|---|
| Purpose | The Minutes for the Facilities Committee Meeting of January 13, 2026, are presented for Committee approval. |
| Enclosed Documents | Appendix A – January 13, 2026 Facilities Committee Meeting Minutes |

Appendix A

January 13, 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, January 13, 2026 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on January 13, 2026 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:05 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Danny Guzman and Mr. David De Los Rios.

Members absent: Ms. Rose Benavidez

Also present: Dr. Ricardo J. Solis, Ms. Mary Del Paz, Mr. Rick De La Garza, Dr. Brett Millan, Dr. Anahid Petrosian, Dr. Matt Hebbard, Dr. Jesus Campos, Mr. Martin Villarreal, Dr. Rodney Rodriguez, Dr. Rebecca De Leon, Ms. Olivia Gomez, Ms. Deyadira Leal, Chief Ruben Suarez, Ms. Kelly Nelson, Mr. Robert Gomez, Mr. George McCaleb, Mr. David Valdez, Dr. Margo Vargas-Ayala, Mr. Jose Vela, Mr. David Valdez, Mr. Arnulfo Ochoa, Ms. Yesenia Tijerina, Mr. Robert Prunedo, Mr. Sam Garica via teleconference, Ms. Amanda Sotelo, Mr. Luis Silva, Mr. Roberto S. Garza, Mr. Javier Cuellar, Mr. Andrew Fish, and Ms. Venisa Earhart.

Approval of November 11, 2025 Facilities Committee Meeting Minutes

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

1. November 11, 2025 Facilities Committee Meeting

Dr. Salinas adopted the Minutes for the November 11, 2025 as presented.

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

Purpose To approve the schematic design and solicitation of construction services for the project.

Justification Schematic design is the first phase of basic design services provided by the project design team and establishes the basis on which the project design team proceeds with design development and construction documents.

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

Design and construction of the project to include the following:

Cosmetology:

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

Total Square Footage: 9,881 sq. ft.

Department of Public Safety:

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

Total Square Footage: 4,788 sq. ft.

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

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

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

**Enclosed
Documents**

Appendix A – Schematic Design
Appendix B – Fact Sheet

Funding

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

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

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

Staff Resource

Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommended Board approval of the schematic design and authorization to proceed with the solicitation of construction services for the Pecan Plaza East Building B Renovation for Cosmetology and Department of Public Safety Expansion project as presented.

The motion carried.

Facilities

Minutes – January 13, 2026

Page 4, Revised 2/3/2026 @ 8:33:15 AM

Appendix A

Schematic Design followed in the packet.

Appendix B

Fact Sheet followed in the packet.

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

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommended Board approval to authorize contracting construction services with **Araiza General Construction** in the amount of **\$876,324** for the Pecan Campus Athletic Support Building R project as presented.

The motion carried.

Appendix A
RFP Solicitation Information

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

Appendix B
Project Presentation followed in the packet.

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

Appendix D
Fact Sheet followed in the packet.

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

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommended Board approval to authorize contracting construction services with **CRC Development & Construction Co., LLC** in the amount of **\$264,650** for the Pecan Campus Business and Science Building G Engineering Labs Renovation project as presented.

The motion carried.

Appendix A
RFP Solicitation Information

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

Appendix B
Project Presentation followed in the packet.

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

Appendix D
Fact Sheet followed in the packet.

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

| | | | |
|---|---|--------------|--------------------|
| Purpose | To contract construction services for the project. | | |
| Justification | On January 28, 2025, the Board of Trustees approved contracting engineering services with Sigma HN Engineers, PLLC. for the project. This project consists of replacing a total of seven (7) heating, ventilation, and air conditioning (HVAC) units at Business and Science Building G and Student Activities Building H. This project is the second phase of the district-wide replacement efforts. | | |
| The proposed scope of work is summarized below: | | | |
| | <ul style="list-style-type: none">• Replacement of HVAC units at the following Pecan Campus buildings:<ul style="list-style-type: none">○ Business and Science Building G 4 Units○ <u>Student Activities Center Building H</u> 3 Units | | |
| | <table><tr><td>Total</td><td>7 Units</td></tr></table> | Total | 7 Units |
| Total | 7 Units | | |
| Enclosed Documents | Appendix A – RFP Solicitation Information Appendix B – Project Presentation Appendix C – Ranking and Evaluations of Respondents Appendix D – Fact Sheet | | |
| Funding | The total District Wide HVAC Replacements Phase II at Pecan Campus Project 2025-015R estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$1,986,000. <ul style="list-style-type: none">• Construction \$1,800,000• Design 180,000• Miscellaneous 6,000 <table><tr><td>Total</td><td>\$1,986,000</td></tr></table> | Total | \$1,986,000 |
| Total | \$1,986,000 | | |
| | The funds are available in the Renewals and Replacements Fund for use in FY 2025 – 2026. | | |
| Staff Resource | Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services | | |
| Recommendation | Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with Johnson Controls in the amount of \$1,51,234.50 for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented. | | |

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Facilities Committee recommended Board approval to authorize contracting construction services with **Johnson Controls** in the amount of **\$1,518,234.50** for the District Wide HVAC Replacements Phase II at Pecan Campus project as presented.

The motion carried.

Appendix A
RFP Solicitation Information

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

Appendix B
Project Presentation followed in the packet.

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

Appendix D
Fact Sheet followed in the packet.

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

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of the color selections for the Dr. Ramiro R. Casso Health Science Professions Campus Health Science Professions and Conference Center Building E project as presented.

The motion carried.

Appendix A
Presentation and Color Selections followed in the packet.

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

| | |
|---------------------------|---|
| Purpose | To approve substantial completion of the project. |
| Justification | <p>College staff visited the site and developed a construction punch list on December 3, 2025.</p> <ul style="list-style-type: none">• Architect: Milnet Architectural Services, PLLC.• Contractor: Rio United Builders, LLC. |
| | <p>A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Rio United Builders, LLC. The original cost approved for this project was \$619,207.19.</p> |
| Enclosed Documents | <p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Appendix D – Fact Sheet</p> |
| Funding | <p>The funds for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II Project 2022-038R are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.</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 | <p>Administration requested the Committee recommend Board approval of substantial completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II project as presented.</p> |

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of substantial completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II project as presented.

The motion carried.

Appendix A
Current Budget Status

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

Appendix B
Photos followed in the packet.

Appendix C
Substantial Completion followed in the packet.

Appendix D
Fact Sheet followed in the packet.

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

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

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended Board approval of substantial completion of the District Wide Stucco Repainting Phase II at Pecan Campus project as presented.

The motion carried.

Appendix A
Current Budget Status

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

Appendix B
Photos followed in the packet.

Appendix C
Substantial Completion followed in the packet.

Appendix D
Fact Sheet followed in the packet.

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

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

No action was requested on this item.

Appendix A

Capital Improvement Projects Milestones followed in the packet.

Appendix B

Budget Report followed in the packet.

Appendix C

Capital Improvement Projects Overview followed in the packet.

Appendix D

Renewals & Replacements Projects Overview followed in the packet.

Appendix E

Outstanding Issues followed in the packet.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:35 p.m.

I certify that the foregoing are the true and correct Minutes of the January 13, 2026 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

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**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: <ul style="list-style-type: none">• Reorientation of the dumpster pad and enclosure |
| <p>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</p> | |
| <p>An additional twenty-six (26) days will be added to the substantial completion schedule.</p> | |
| 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. |

Appendix A

Change Order #2 follows in the packet.

Appendix B

Fact Sheet follows in the packet.

CONTRACT CHANGE ORDER

808 Dallas Avenue
McAllen, Texas 78501
956/631-4482
www.perezce.com
Firm Registration F-2158



TO: GST Construction, Inc.
7337 Owassa Road
Edinburg, Texas 78542

Date: 1/28/2026
Project No.: STC23103
Location: McAllen, Texas
Contract No. 24-25-1038
Change Order No.: 2

You are hereby requested to comply with the following changes from the contract plans and specifications.

| Item No. | Description of changes-quantities, units, unit prices, change in completion schedule, etc. | Decrease in contract price | Increase in contract price |
|----------|--|----------------------------|----------------------------|
| (1) | (2) | (3) | (4) |

DUMPSTER REORIENTATION

| | | | |
|---|---|--|--------------|
| 1 | ADD: 1,070 SF of 7-inch Heavy Duty Asphalt at \$13.00/SF | | \$ 13,910.00 |
| 2 | ADD: 119 SY of 4 inch Flexbase at \$13.00/SY | | \$ 1,547.00 |
| 3 | ADD: 119 SY of 6 inch Moisture Conditioning at \$4.50/SY | | \$ 535.50 |
| 4 | ADD: 1 Curb-O-Inlet System at \$2,000/EA | | \$ 2,000.00 |

CREDIT(S)

| | | | |
|---|---|---------------|--|
| 5 | DEDUCT: 82 SY of 2.5 inch Medium Duty Asphalt Pavement at \$29.00/SY | \$ (2,378.00) | |
| 6 | DEDUCT: 82 SY of 8 inch Flexbase at \$18.50/SY | \$ (1,517.00) | |
| 7 | DEDUCT: 82 SY of 6 inch Cement Stabilize Subgrade at \$8.00/SY | \$ (656.00) | |

| | | |
|--|--|------------------------|
| Contract Amount | | \$ 2,586,000.00 |
| Change Order No. 1 | | \$ 171,716.50 |
| Total decrease | | \$ (4,551.00) |
| Total increase | | \$ 17,992.50 |
| Difference between Col. (3) and (4) | | \$ 13,441.50 |
| New Contract Amount | | \$ 2,771,158.00 |

1. Necessity for change:

Construction Plan releases on 8.15.2025 as per the latest City of McAllen comments and requirements for the dumpster orientation.

A total of 26 weather-impact days have been added, as per the attached documentation.

2. Will proposed change alter the physical size of the property? Yes No

If "Yes" explain:

3. Effect on operation and maintenance costs:

None anticipated.

The time provided for completion in the contract is (unchanged) (increased) (decreased) by 26 calendar days. This document shall become an amendment to the contract and all provisions of the contract that apply hereto.

Recommended by:

Engineer - Perez Consulting Engineers, LLC

Date

Accepted by:

Contractor - GST Construction

Date

Approved by:

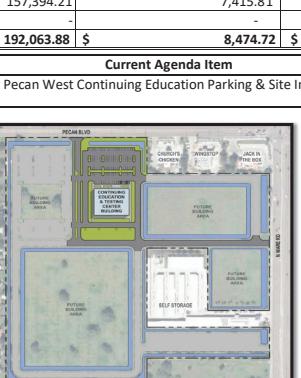
Owner - South Texas College

Date



Project Fact Sheet

2/2/2026

| Project Name: Pecan West - Parking & Site Improvements | | | | | | | | Project No. 2023-018C | | | | | | | | | | | |
|--|--------------------------------------|------------------------------------|------------------------------|-------------------------|--|---|--|----------------------------|--------------------------------|-----------------------------------|-------------------------|---------------|-----------------|--|--|--|--|--|--|
| Funding Source(s): Unexpended Plant Fund / Grant Fund (STC 20% and EDA 80%) | | | | | | | | | | | | | | | | | | | |
| Construction: | Design (Site): | Design (Subdivision): | Miscellaneous: | FFE: | Technology: | FY 22-23 | | FY 23-24 | | FY 24-25 | | | | | | | | | |
| | | | | | | Total Project Budget | FY 22-23 Project Budget | Variance of Project Budget | FY 23-24 Project Budget | FY 24-25 Project Budget | FY 24-25 Actual | | | | | | | | |
| | | | | | | | Expenditures | vs. Actual | Expenditures | Expenditures | Expenditures vs. Actual | | | | | | | | |
| | | | | | | \$ 1,668,440.00 | \$ - | \$ - | \$ 500,532.00 | \$ 1,466,712.00 | \$ 1,023,979.09 | | | | | | | | |
| | | | | | | 118,376.00 | 79,445.00 | 79,445.00 | 40,709.00 | 4,897.17 | 35,811.83 | | | | | | | | |
| | | | | | | 40,514.00 | - | (24,230.00) | 40,514.00 | 5,542.50 | 34,971.50 | | | | | | | | |
| | | | | | | 47,670.00 | 23,835.00 | 22,776.09 | 46,470.00 | - | 46,470.00 | | | | | | | | |
| Total: | | \$ 1,875,000.00 | | \$ 103,280.00 | | \$ 25,288.91 | \$ 77,991.09 | \$ 628,225.00 | \$ 10,439.67 | \$ 617,785.33 | \$ 1,702,186.00 | \$ 607,524.93 | \$ 1,094,661.07 | | | | | | |
| FY 25-26 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Variance of Project Budget | | Total Actual Expenditures To Date | | | | | | | | | |
| | | | | | | | | FY 25-26 Project Budget | Actual vs. Actual Expenditures | FY 25-26 Project Budget | Date | | | | | | | | |
| | | | | | | | | \$ 2,327,400.00 | \$ 343,587.03 | \$ 1,983,812.97 | \$ 786,301.94 | | | | | | | | |
| | | | | | | | | 92,845.00 | - | 92,845.00 | 140,896.38 | | | | | | | | |
| | | | | | | | | - | - | - | 51,167.50 | | | | | | | | |
| | | | | | | | | 50,000.00 | - | 50,000.00 | 8,474.72 | | | | | | | | |
| Total: | | \$ 2,470,245.00 | | \$ 343,587.03 | | \$ 2,126,657.97 | | | | \$ 986,840.54 | | | | | | | | | |
| Project Team | | | | | Board Status | | | | | | | | | | | | | | |
| Approval to Solicit Architect/Engineer: | | | | | Board Approval of Schematic Design | | Contract Vendor Amount | | Actual Expenditures | | Variance | | | | | | | | |
| Architect/Engineer: Perez Consulting Engineers | | | | | N/A | | Perez Consulting (Sub-Division Plat) | | \$ 40,514.00 | | \$ 51,167.50 | | | | | | | | |
| Contractor: GST Construction, Inc. | | | | | Substantial Completion | | Perez Consulting (Parking and Site Improvements) | | \$ 130,591.10 | | \$ 140,896.38 | | | | | | | | |
| GST Construction Inc. | | | | | GST Construction Inc. | | \$ 2,586,000.00 | | \$ - | | \$ 2,586,000.00 | | | | | | | | |
| STC FPC Project Manager: David Valdez | | | | | Final Completion | | Board Acceptance | | TBD | | TBD | | | | | | | | |
| Project Description | | | | | Project Scope | | | | | | | | | | | | | | |
| Design and construction of site improvements for the Continuing Education facility. | | | | | Design and construction of site improvements, site infrastructure and parking area to service the Continuing Education facility. | | | | | | | | | | | | | | |
| 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 | Board Approval of FFE Completion of Move In | | | | | | | | | | | | |
| 8/23/2022 | 1/31/2023 | N/A | 1/28/2025 | 4/12/2025 | 6/23/2026 | 7/21/2026 | 7/31/2026 | | | | | | | | | | | | |
| Project Calendar of Expenditures by Fiscal Year | | | | | | | | | | | | | | | | | | | |
| Fiscal Year | Construction | | Design | | Miscellaneous | | FFE | Tech | | Project Total | | | | | | | | | |
| 2022-23 | \$ - | \$ - | \$ 24,230.00 | \$ 1,058.91 | \$ - | \$ - | \$ - | \$ - | | \$ 25,288.91 | | | | | | | | | |
| 2023-24 | - | | \$ 10,439.67 | | - | | - | | \$ - | | \$ 10,439.67 | | | | | | | | |
| 2024-25 | 442,714.91 | | \$ 157,394.21 | | 7,415.81 | | - | | \$ - | | \$ 607,524.93 | | | | | | | | |
| 2025-26 | 343,587.03 | | - | | - | | - | | \$ - | | \$ 343,587.03 | | | | | | | | |
| Project Total | \$ 786,301.94 | | \$ 192,063.88 | | \$ 8,474.72 | | \$ - | \$ - | | \$ 986,840.54 | | | | | | | | | |
| Current Agenda Item | | | | | | | | | | | | | | | | | | | |
| 02/10/2026 Facilities Committee Meeting: Review and Recommend Action on Change Order for Pecan West Continuing Education Parking & Site Improvements | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | |

FPC Project Manager David A. Valdez

FPC Director Roberto S Gomez FPC Executive Director

REDACTED

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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. <ul style="list-style-type: none">• Contractor: Terra Fuerte Construction, LLC A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this project, which included Buildings 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. |

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.

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



Substantial Completion Acceptance

Project Name: District Wide Repainting of Exterior Stucco - Starr County Campus

Project No.: 24-25-1015

Owner: South Texas College

Contractor: Terra Fuerte

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Recoating of Stucco and repainting of Hollow Metal doors on Building D, F & J at the STARR County Campus

Effective Date of Acceptance: 1/28/2026

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

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

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

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

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

AJ Salazar - DOO
Printed Name and Title

Ricardo Dela Garza
Signature

1/28/26
Date

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

N/A

Printed Name and Title

Signature

Date

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

Ricardo Dela Garza
EXECUTIVE DIRECTOR FACILITIES PLANNING & CONSTRUCTION
Printed Name and Title

Signature

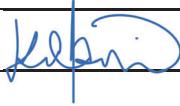
1/30/26
Date

Project Fact Sheet

2/2/2026

| 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 | | | | | | | | | | | | | | |
| Construction: | | | | | | | FY 23-24 | FY 24-25 | | | | | | | |
| | Total Project Budget | FY 23-24 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | Total Project Budget | FY 24-25 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | | | | | | | | | |
| Design | \$ 250,000.00 | \$ - | \$ 250,000.00 | \$ 250,000.00 | \$ - | \$ 250,000.00 | | | | | | | | | |
| 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 | | | | | | | | | |
| Construction: | | | | | | | FY 25-26 | Total Actual Expenditures To Date | | | | | | | |
| | Total Project Budget | FY 25-26 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | Total Project Budget | FY 25-26 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | | | | | | | | | |
| Design | \$ 24,000.00 | \$ 192,722.70 | \$ (168,722.70) | \$ 24,000.00 | \$ 192,722.70 | \$ (168,722.70) | | | \$ 192,722.70 | | | | | | |
| Miscellaneous: | - | - | - | - | - | - | | | - | | | | | | |
| FFE: | - | - | - | - | - | - | | | 124.96 | | | | | | |
| Technology: | - | - | - | - | - | - | | | - | | | | | | |
| Total: | \$ 24,000.00 | \$ 192,722.70 | \$ (168,722.70) | \$ 24,000.00 | \$ 192,722.70 | \$ (168,722.70) | | | \$ 192,847.66 | | | | | | |
| Project Team | | | | | | | | | | | | | | | |
| Architect/Engineer: | N/A | of Schematic Design | NA | Substantial Completion | 1/28/2026 | 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 | | | | | |
| Contractor: | | | | | | Building F | Terra Fuerte | \$ 76,800.00 | \$ 61,895.35 | \$ 14,904.65 | | | | | |
| STC FPC Project Manager: | Kelly Nelson | Final Completion TBD | | Board Acceptance TBD | | Board Acceptance TBD | | | | | | | | | |
| Project Description | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| 02/10/2026 Facilities Committee Meeting - Review and Recommend Action on Substantial 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



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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 | College staff visited the site and developed a construction punch list on December 1, 2025. <ul style="list-style-type: none">• 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 L, M, N, and T, was \$140,000.00. |
| 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 Pecan Campus Project 2024-014R are available in the Renewals and Replacements Fund for use in FY 2025 – 2026. |
| Staff Resource | Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services |
| Recommendation | Administration requests the Committee recommend Board approval of 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.

District Wide Stucco Repainting at Pecan Campus – Building M



District Wide Stucco Repainting at Pecan Campus – Building L



District Wide Stucco Repainting at Pecan Campus – Building T



District Wide Stucco Repainting at Pecan Campus – Building N





**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

February 2, 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 – Pecan Campus

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC
District Wide Repainting of Exterior Stucco – Pecan Campus Buildings L, M, N & T as of December 01, 2025 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

2/2/2026

| Project Name | District Wide Stucco Repainting Phase II - Pecan Campus Buildings M, N, T & L | | | | | Project No. | 2024-014R | | | | | |
|---|---|---|------------------------------|--|---|---|-------------------------------------|---|--|--|--|--|
| Funding Source(s): | Renewals & Replacements Fund | | | | | | | | | | | |
| Construction: | | | | | | FY 23-24 | FY 24-25 | | | | | |
| Design | | | | | | <u>Total Project Budget</u> | <u>FY 23-24 Actual Expenditures</u> | <u>Variance of Project Budget vs. Actual Expenditures</u> | | | | |
| Miscellaneous: | | | | | | \$ 500,000.00 | \$ 137.44 | \$ 500,000.00 | | | | |
| FFE: | | | | | | \$ 475,000.00 | \$ 114,523.45 | \$ 360,476.55 | | | | |
| Technology: | | | | | | 2,625.00 | | 2,625.00 | | | | |
| Total: | | | | | | \$ 503,000.00 | \$ 137.44 | \$ 502,862.56 | | | | |
| Construction: | | | | | | FY 25-26 | Total Actual Expenditures To Date | | | | | |
| Design | | | | | | <u>Total Project Budget</u> | <u>FY 23-24 Actual Expenditures</u> | <u>Variance of Project Budget vs. Actual Expenditures</u> | | | | |
| Miscellaneous: | | | | | | \$ 10,000.00 | \$ 18,476.55 | \$ (8,476.55) | | | | |
| FFE: | | | | | | - | - | - | | | | |
| Technology: | | | | | | - | - | - | | | | |
| Total: | | | | | | \$ 10,000.00 | \$ 18,476.55 | \$ (8,476.55) | | | | |
| | | | | | | | | | | | | |
| Project Team | | | | | | | | | | | | |
| Approval to Solicit | N/A | Board Approval of Schematic | | NA | | Board Status | | | | | | |
| Architect/Engineer: | N/A | | | | | Vendor | Contract | | | | | |
| Contractor: | Terra Fuerte | Substantial Completion | | 10/30/2025 | | Actual | Variance | | | | | |
| STC FPC Project Manager: | Kelly Nelson | | | | | Board Acceptance | 1/27/2026 | | | | | |
| | | | | | | | | | | | | |
| Project Description | | | | | | | | | | | | |
| Painting of Exterior Stucco for Building(s) - Cooper Center for Performing Arts Building L, Information Technology Building M, Institutional Support Services Building N, and Social Sciences Building T. | | | | | | | | | | | | |
| Painting of Exterior Stucco - continuing project for painting of exterior stucco walls on various buildings on the Pecan Campus. | | | | | | | | | | | | |
| Projected Timeline | | | | | | | | | | | | |
| Board Approval to Solicit Architect/Engineer | Board Approval of Architect/Engineer | Board Approval of Schematic Design | Board Approval of Contractor | Construction Start Date | Board Approval of Substantial Completion Date | Board Approval of Final Completion Date | FFE Completion of Move In | | | | | |
| N/A | N/A | N/A | 10/29/2024 | 5/5/2025 | 1/27/2026 | 2/24/2026 | N/A | | | | | |
| Project Calendar of Expenditures by Fiscal Year | | | | | | | | | | | | |
| Fiscal Year | Construction | Design | Miscellaneous | FFE | Tech | Project Total | | | | | | |
| 2023-24 | - | - | 137.44 | - | - | \$ 137.44 | | | | | | |
| 2024-25 | 114,523.45 | - | - | - | - | \$ 114,523.45 | | | | | | |
| 2025-26 | 18,476.55 | - | - | - | - | \$ 18,476.55 | | | | | | |
| Project Total | \$ 133,000.00 | \$ - | \$ 137.44 | \$ - | \$ - | \$ 133,137.44 | | | | | | |
| Current Agenda Item | | | | | | | | | | | | |
| 02/10/2026 Facilities Committee Meeting -Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II - Pecan Campus Buildings M, N, T & L | | | | | | | | | | | | |
| Pecan Campus | | | | | | | | | | | | |
|  | |  | |  | |  | | | | | | |
| Cooper Center for Performing | | Information Technology | | Institutional Support Services Building N | | Social Sciences Building T | | | | | | |

FPC Project Manager



Roberto S Gomez



FPC Executive Director

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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 | College staff visited the site and developed a construction punch list on January 9, 2026. <ul style="list-style-type: none">• 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 A, B, D, and H, was \$299,879. |
| 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 Mid Valley Campus Project 2024-009R 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 \$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.

District Wide Stucco Repainting at Mid Valley Campus - A



District Wide Stucco Repainting at Mid Valley Campus - B



District Wide Stucco Repainting at Mid Valley Campus - D



District Wide Stucco Repainting at Mid Valley Campus - H





**SOUTH TEXAS
COLLEGE**

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

February 2, 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 – Mid Valley Campus

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC
District Wide Repainting of Exterior Stucco – Mid Valley Campus Buildings A, B, D & H as of
January 9, 2026 and recommends release of final payment to Terra Fuerte Construction, LLC.

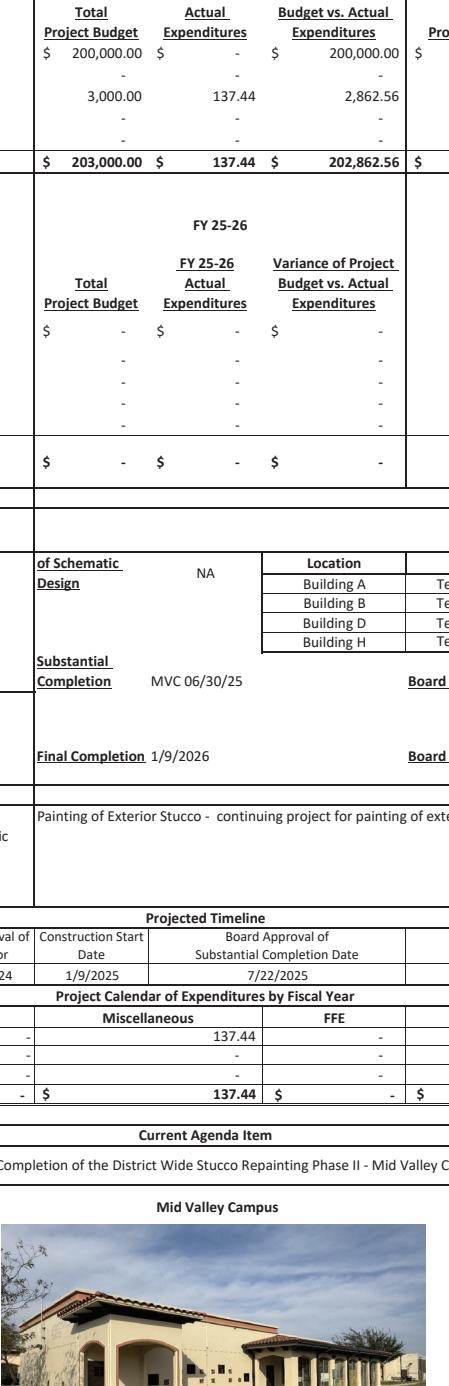
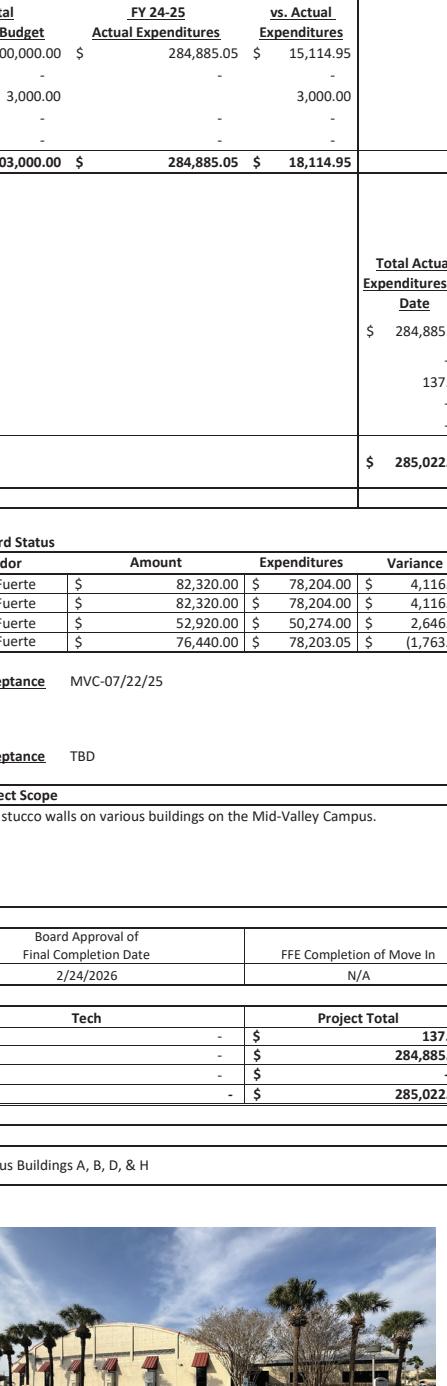
If you have any questions, please contact our office.

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

2/2/2026

| Project Name | District Wide Stucco Repainting Phase II - Mid Valley Campus - Buildings A,B,D & H | | | | | | Project No. | 2024-009R | | | |
|---|--|--|---|------------------------------|--|----------------------|---|--|---------------------------------------|----------------------|--|
| Funding Source(s): | Renewals & Replacements Fund | | | | | | | | | | |
| | | | FY 23-24 | | | FY 24-25 | | | Variance of Project Budget vs. Actual | | |
| | | | Total Project Budget | FY 23-24 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | Total Project Budget | FY 24-25 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | | | |
| Construction: | | \$ 200,000.00 | \$ - | \$ 200,000.00 | | \$ 300,000.00 | \$ 284,885.05 | \$ 15,114.95 | | | |
| Design | | | | | | | | | | | |
| Miscellaneous: | | 3,000.00 | 137.44 | 2,862.56 | | 3,000.00 | | | | 3,000.00 | |
| FFE: | | | | | | | | | | | |
| Technology: | | | | | | | | | | | |
| Total: | | \$ 203,000.00 | \$ 137.44 | \$ 202,862.56 | | \$ 303,000.00 | \$ 284,885.05 | \$ 18,114.95 | | | |
| | | | FY 25-26 | | | | | | Total Actual Expenditures To Date | | |
| | | | Total Project Budget | FY 25-26 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | | | | | | |
| Construction: | | \$ - | \$ - | \$ - | | | | | | \$ 284,885.05 | |
| Design | | | | | | | | | | | |
| Miscellaneous: | | | | | | | | | | 137.44 | |
| FFE: | | | | | | | | | | | |
| Technology: | | | | | | | | | | | |
| Total: | | \$ - | \$ - | \$ - | | | | | | \$ 285,022.49 | |
| Project Team | | | Board Status | | | | | | | | |
| Architect/Engineer: | N/A | of Schematic Design | NA | Location | Vendor | Amount | Expenditures | Variance | | | |
| Architect/Engineer: | N/A | | | Building A | Terra Fuerte | \$ 82,320.00 | \$ 78,204.00 | \$ 4,116.00 | | | |
| Contractor: | Terra Fuerte | Substantial Completion | MVC 06/30/25 | Building B | Terra Fuerte | \$ 82,320.00 | \$ 78,204.00 | \$ 4,116.00 | | | |
| STC FPC Project Manager: | Kelly Nelson | | | Building D | Terra Fuerte | \$ 52,920.00 | \$ 50,274.00 | \$ 2,646.00 | | | |
| | | Final Completion 1/9/2026 | | Building H | Terra Fuerte | \$ 76,440.00 | \$ 78,203.05 | \$ (1,763.05) | | | |
| | | | | | | | | | | | |
| Project Description | | | Project Scope | | | | | | | | |
| Painting of Exterior Stucco for Building(s) - Center for Learning Excellence Building A, Nursing and Allied Health Building B, Workforce Center Building D, and South Academic Building H | | | Painting of Exterior Stucco - continuing project for painting of exterior stucco walls on various buildings on the Mid-Valley 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 | 1/9/2025 | 7/22/2025 | | 2/24/2026 | | N/A | | |
| Project Calendar of Expenditures by Fiscal Year | | | | | | | | | | | |
| Fiscal Year | Construction | Design | Miscellaneous | FFE | | Tech | | Project Total | | | |
| 2023-24 | - | - | 137.44 | - | | - | | \$ 137.44 | | | |
| 2024-25 | 284,885.05 | - | - | - | | - | | \$ 284,885.05 | | | |
| 2025-26 | - | - | - | - | | - | | \$ - | | | |
| Project Total | \$ 284,885.05 | \$ - | \$ 137.44 | \$ - | | \$ - | | \$ 285,022.49 | | | |
| Current Agenda Item | | | | | | | | | | | |
| 02/10/2026 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the District Wide Stucco Repainting Phase II - Mid Valley Campus Buildings A, B, D, & H | | | | | | | | | | | |
| Mid Valley Campus | | | | | | | | | | | |
|  |  |  |  | | | | | | | | |
| Center for Learning Excellence | Nursing and Allied Health Building B | Workforce Center Building D | South Academic Building H | | | | | | | | |

FPC Project Manager

Kilbom

FPC Director Roberto S Gomez FPC Executive Director

Tracy

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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. |

Appendix A

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

South Texas College
Capital Improvement Projects
FY 2021 through FY 2028

| Campus | Construction Project Description Information from the CIP Requests | Total Project Cost FY 2021 to FY 2028 |
|-------------------|---|--|
| Pecan Campus | Ann Richards Administration Building A Renovation | 797,575.31 |
| Pecan Campus | North Academic Bldg. P ARC, IE Renovation | 908,587.65 |
| Pecan Campus | Ann Richards Administration Building A Additional Parking Lot | 289,270.30 |
| Pecan Campus | Pecan West New Continuing Education Building Testing Ctr Addition | 409.95 |
| Pecan Campus | Information Technology Building M Office and Work Space Renovation | 434,693.39 |
| Pecan Campus | Student Activities Center Building H Cafeteria Renovation | 103,462.05 |
| Pecan Campus | Sand Volleyball Courts | 63,141.00 |
| Pecan Plaza | Human Resources Dept. Bldg. A Entry Courtyard Renovations | 5,200.00 |
| Pecan Plaza | Human Resources Dept. Bldg. A Renovations | 40,886.11 |
| Pecan Plaza | Kinesiology Renovations | 184,604.00 |
| Dr. Ramiro Casso | West Entry Campus Sign | 68,308.92 |
| Dr. Ramiro Casso | Nursing Allied Health East Bldg. A Occupational Therapy Kitchen Lab Expansion | 193,217.09 |
| Dr. Ramiro Casso | NAH East Building A Student Services Renovation | 310,837.04 |
| Mid Valley Campus | Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen | 498,022.86 |
| Mid Valley Campus | Student Union Building F Renovation | 250,712.47 |
| Mid Valley Campus | CLE Bldg. A Reno Exist Café to Culinary Kitchen Lab | 112.00 |
| Mid Valley Campus | Physical Plant Building J Renovation | 1,650.00 |
| Technology Campus | Exterior Solar Panels Structure | 235,995.24 |
| Technology Campus | Truck Driving Range Expansion | 65,116.39 |
| Technology Campus | Career Bldg. B Renovation | 8,000.00 |
| Technology Campus | Welding Lab Building F | 3,880,741.86 |
| Technology Campus | Emerging Technologies Building A & Advanced Technical Careers B Renovations | 50,500.00 |
| Starr Campus | Automotive Lab Building Q | 2,447,344.58 |
| Starr Campus | North Academic Bldg. C HVCA-R Outdoor Covered Area Expansion | 483,650.15 |

| Campus | Construction Project Description Information from the CIP Requests | Total Project Cost FY 2021 to FY 2028 |
|------------------------|---|--|
| Starr Campus | Electrician Technology Expansion Building F | 2,066.48 |
| Starr Campus | Student Services Building G Renovation | 231,598.40 |
| Starr Campus | Workforce Center Building D Welding Expansion | 1,102,554.82 |
| RCPSE | Cityscape Remediation | 103,535.32 |
| RCPSE | Target Range (25% STC) | 46,946.59 |
| RCPSE | Target Range (75% Grant) | 622.50 |
| RCPSE | Canopy for Safety Training Vehicles | 806,992.23 |
| RCPSE | Canopy for Students and Instructors | 582,112.04 |
| RCPSE | Chiller Installation | 220,117.86 |
| RCPSE | Fire Training Area | 430,438.59 |
| RCPSE | RCPSE Skills Pad and EVOC Lighting | 355,340.98 |
| RCPSE | Site Drainage Upgrades | 142,568.77 |
| RCPSE | RCPSE Perimeter Fencing | 38,571.71 |
| RCPSE | Two-Story Residential Fire Training Structure Building K | 2,709,458.16 |
| RCPSE | Building A Expansion of Parking Lot #1 | 305,326.82 |
| La Joya | Building and Wayfinding Signage | 9,439.60 |
| District Wide | Exterior Wayfinding Signage | \$ 90,874.65 |
| District Wide | Automatic Doors Phase III | 6,176.18 |
| District Wide | Automatic Doors Phase IV | 44,382.50 |
| District Wide | Fence Enclosures | 9,892.05 |
| Completed Total | | \$ 18,561,054.61 |
| Pecan Campus | Library Space Modifications | 1,194,945.75 |
| Pecan Campus | Pecan West Continuing Education Building A | 9,502,953.74 |
| Pecan Campus | Pecan West Parking and Site Improvements | 2,908,532.27 |
| Pecan Campus | Kinesiology Bldg. Q | 7,804,521.22 |
| Pecan Campus | Cooper Center for Performing Arts Building L Music and Dance Expansion and Renovation | 8,114,675.61 |

| Campus | Construction Project Description Information from the CIP Requests | Total Project Cost FY 2021 to FY 2028 |
|--|---|--|
| Pecan Campus | Business and Science Building G Engineering Lab Renovation | 652,976.03 |
| Pecan Campus | Student Services Building K Renovation | 2,457,395.12 |
| Pecan Campus | North Academic Humanities Building P Renovations for the Accounts Receivable and Grant Accounting Departments | 94,500.00 |
| Pecan Campus | North Academic Humanities Building P Faculty and Staff Office Renovation | 895,313.15 |
| Pecan Campus | Institution Support Services Building N | 4,991,220.00 |
| Pecan Campus | Athletic Field Improvements | 54,639.89 |
| Pecan Campus | Athletic Field Building R | 554,600.00 |
| NHA | Regional Workforce Development Healthcare Cener Building E | 7,272,530.42 |
| Pecan Plaza | East Building B Renovation for Cosmetology | 4,917,336.62 |
| Dr. Ramiro Casso | East Building A Conversion of Radiology Lab to Multipurpose Skills Lab | 197,690.21 |
| Dr. Ramiro Casso | East Building A Community Pharmacy Lab & Pharmacy Technology Lecture Renovation | 422,476.19 |
| Mid Valley Campus | Workforce Center Building D Welding Expansion | 1,292,152.03 |
| Mid Valley Campus | Automotive Lab Building M | 2,270,986.68 |
| Mid Valley Campus | Workforce Center Building D HVAC-R Outdoor Covered Area | 1,037,397.26 |
| Mid Valley Campus | Child Development Center Portable PB-L2 Renovation | 250,555.04 |
| Mid Valley Campus | Child Development Center Canopy Expansion | 6,562.90 |
| Mid Valley Campus | Student Union Building F Financial Aid Renovation | 34,339.87 |
| District Wide | Land and Facility Purchases | 8,808,503.78 |
| District Wide | Renovations and Contingencies | 1,810,569.23 |
| District Wide | Outdoor Furniture | 159,914.38 |
| District Wide | Facility Signage | 758,012.26 |
| District Wide | Removal of Existing Trees | 106,775.91 |
| In-Progress Approved Cost Total | | \$ 68,572,075.56 |
| Pecan Campus | Building P VPFAS Renovation | 892,620.00 |
| Pecan Plaza | Human Resources Building A Renovation | 1,798,800.00 |
| Pecan Plaza | Building C Folklorico Renovation | 1,159,000.00 |

| Campus | Construction Project Description Information from the CIP Requests | Total Project Cost FY 2021 to FY 2028 |
|-----------------------------|---|--|
| Pecan Plaza | East Building B Department of Public Safety Expansion | 2,373,873.00 |
| Dr. Ramiro Casso | East Building A Breakroom and Offices Expansion | 142,450.00 |
| Technology Campus | Automotive Lab Exhaust System | 200,500.00 |
| Technology Campus | Truck Driving Range Canopy | 87,000.00 |
| Starr Campus | Exterior Solar Panels Structures | 346,250.00 |
| Starr Campus | Physical Plant Building P Additional Pole Lights | 73,000.00 |
| RCPSE | F.L.A.G. Training Area Gas Supply Line | 24,000.00 |
| RCPSE | Emergency Response Support Facility | 181,600.00 |
| RCPSE | Obstacle Course and Fitness Trail | 219,500.00 |
| La Joya | Higher Education Center La Joya Welding Lab Relocation | 300,000.00 |
| District Wide | Project Cost Control Reserve | 8,625,154.00 |
| District Wide | Entry Monument Signs | 1,040,000.00 |
| District Wide | Interior Facility Signage | 250,000.00 |
| District Wide | Campus Master Plan | 375,000.00 |
| Projected Cost Total | | \$ 18,088,747.00 |
| Technology Campus | Athletic Field and Basketball Court Improvements | 200,500.00 |
| RCPSE | Student Services Building | 5,000,000.00 |
| District Wide | CIP Additional Projects | 4,000,000.00 |
| District Wide | Left for land Allocate every year | 5,000,000.00 |
| Wish List Total | | \$ 14,200,500.00 |
| | Grand Total for Completed Projects | \$ 119,422,377.17 |

South Texas College
Capital Improvement Projects
From Fiscal Year 2021 through Fiscal Year 2028

| | | | | |
|---|--------------------------|------------|-------------------|---------------------|
| Beginning Balance | September 1, 2020 | | \$ | 41,436,603 |
| Projects FY 2021 - FY 2028 | | | | |
| CIP - Complete | Actual Costs | \$ | 18,561,055 | |
| CIP - In Progress | Approved Costs | | 68,572,076 | |
| CIP - In Progress | Projected Costs | | 18,088,747 | |
| CIP - Wish Projects | | | 14,200,500 | |
| Total Projects | | \$ | 119,422,377 | |
| Ending Balance | August 31, 2028 | | \$ | (77,985,774) |
| Transfer - In From Unrestricted FY 2021 - FY 2028 | | \$ | 67,931,099 | |
| Interest Earned and projected | \$ | 10,805,841 | | |
| EDA for Continuing Education | | 1,500,000 | | |
| Total Interest and EDA Grant | \$ | 12,305,841 | | |
| Balance After Transfers | | | \$ | 2,251,166 |

Wish List Projects

| | | |
|--|-------------------|----------------------|
| Athletic Field and Basketball Court Improvements | Technology Campus | 5,000,000 |
| CIP Additional Projects | RCPSE | 4,000,000 |
| CIP Additional Projects | District Wide | \$ 200,500 |
| Left for land Allocate every year | District Wide | 5,000,000 |
| Total Wish List Projects | | \$ 14,200,500 |