

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 Pruneda, 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
<b>Total</b>	<b>\$6,664,135</b>

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.

**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**

<b>Purpose</b>	To contract construction services for the project.												
<b>Justification</b>	<p>On March 25, 2025, the Board of Trustees approved contracting architectural services with Negrete &amp; 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"><li>• Construction of a building adjacent to the athletic fields</li><li>• Building Spaces: Storage, Restrooms, Concession Area, Custodial Room, Electrical and Mechanical Rooms</li><li>• Total Square Feet: 1,707 sq. ft.</li></ul>												
<b>Enclosed Documents</b>	<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>												
<b>Funding</b>	<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><b>Total</b></td><td><b>\$569,300</b></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	<b>Total</b>	<b>\$569,300</b>
• Construction	\$468,000												
• Design	46,800												
• Miscellaneous	14,500												
• FFE	25,000												
• Technology	15,000												
<b>Total</b>	<b>\$569,300</b>												
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>												
<b>Recommendation</b>	<p>Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with <b>Araiza General Construction</b> in the amount of <b>\$876,324</b> 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**

<b>Purpose</b>	To contract construction services for the project.										
<b>Justification</b>	<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"><li>• Three (3) Engineering Labs</li><li>• Storage/Prep Area</li></ul> <p>Square Feet: 3,616 sq. ft.</p>										
<b>Enclosed Documents</b>	<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>										
<b>Funding</b>	<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><b>Total</b></td><td><b>\$500,000</b></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	<b>Total</b>	<b>\$500,000</b>
• Construction	\$400,000										
• Design	40,000										
• Miscellaneous	10,000										
• FFE	50,000										
<b>Total</b>	<b>\$500,000</b>										
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>										
<b>Recommendation</b>	<p>Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with <b>CRC Development &amp; Construction Co., LLC</b> in the amount of <b>\$264,650</b> 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**

<b>Purpose</b>	To contract construction services for the project.								
<b>Justification</b>	<p>On January 28, 2025, the Board of Trustees approved contracting engineering services with Sigma HN Engineers, PLLC. for the project.</p> <p>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.</p> <p>The proposed scope of work is summarized below:</p> <ul style="list-style-type: none"><li>• Replacement of HVAC units at the following Pecan Campus buildings:<table><tr><td>○ Business and Science Building G</td><td>4 Units</td></tr><tr><td>○ <u>Student Activities Center Building H</u></td><td><u>3 Units</u></td></tr><tr><td><u>Total</u></td><td><u>7 Units</u></td></tr></table></li></ul>	○ Business and Science Building G	4 Units	○ <u>Student Activities Center Building H</u>	<u>3 Units</u>	<u>Total</u>	<u>7 Units</u>		
○ Business and Science Building G	4 Units								
○ <u>Student Activities Center Building H</u>	<u>3 Units</u>								
<u>Total</u>	<u>7 Units</u>								
<b>Enclosed Documents</b>	<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>								
<b>Funding</b>	<p>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.</p> <table><tr><td>• Construction</td><td>\$1,800,000</td></tr><tr><td>• Design</td><td>180,000</td></tr><tr><td>• Miscellaneous</td><td>6,000</td></tr><tr><td><b>Total</b></td><td><b>\$1,986,000</b></td></tr></table> <p>The funds are available in the Renewals and Replacements Fund for use in FY 2025 – 2026.</p>	• Construction	\$1,800,000	• Design	180,000	• Miscellaneous	6,000	<b>Total</b>	<b>\$1,986,000</b>
• Construction	\$1,800,000								
• Design	180,000								
• Miscellaneous	6,000								
<b>Total</b>	<b>\$1,986,000</b>								
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>								
<b>Recommendation</b>	<p>Administration requested the Facilities Committee recommend Board approval to authorize contracting construction services with <b>Johnson Controls</b> in the amount of <b>\$1,51,234.50</b> for the District Wide HVAC Replacements Phase II at Pecan Campus 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 **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**

<b>Purpose</b>	To approve the interior color selections for the project.
<b>Justification</b>	<p>On May 28, 2024, the Board approved contracting architectural services with goERO International, LLC. dba ERO Architects. On August 26, 2025, the Board approved contracting construction services with Tri-Gen Construction, LLC.</p> <p>ERO Architects has prepared a presentation and color board for review by the Facilities Committee. Representatives from ERO Architects will attend the meeting to present and answer any questions.</p>
<b>Enclosed Documents</b>	Appendix A – Presentation and Color Selections
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction</p> <p>Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	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**

<b>Purpose</b>	To approve substantial completion of the project.
<b>Justification</b>	<p>College staff visited the site and developed a construction punch list on December 3, 2025.</p> <ul style="list-style-type: none"><li>• Architect: Milnet Architectural Services, PLLC.</li><li>• Contractor: Rio United Builders, LLC.</li></ul> <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>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Appendix D – Fact Sheet</p>
<b>Funding</b>	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.
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	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.

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**

<b>Purpose</b>	To approve substantial completion of the project.
<b>Justification</b>	<p>College staff visited the site and developed a construction punch list on October 30, 2025.</p> <ul style="list-style-type: none"><li>• Contractor: Terra Fuerte Construction, LLC</li></ul> <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>
<b>Enclosed Documents</b>	<p>Appendix A – Current Budget Status Appendix B – Photos Appendix C – Substantial Completion Appendix D – Fact Sheet</p>
<b>Funding</b>	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.
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	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**

<b>Purpose</b>	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.
<b>Enclosed Documents</b>	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
<b>Staff Resource</b>	Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services
<b>Recommendation</b>	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.

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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**

<b>Purpose</b>	To approve a proposed change order for the project.
<b>Justification</b>	<p>A change order to the construction contract is needed to cover the additional scope of work required by the City of McAllen, which includes:</p> <ul style="list-style-type: none"><li>• Reorientation of the dumpster pad and enclosure</li></ul> <p>Construction Contract Amount .....\$2,757,716.50 Net Effect of Change Order No. 2 to Contract Amount..... 13,441.50 <b>Revised Construction Contract Amount .....\$2,771,158.00</b></p> <p>An additional twenty-six (26) days will be added to the substantial completion schedule.</p>
<b>Enclosed Documents</b>	<p>Appendix A – Change Order #2 Appendix B – Fact Sheet</p>
<b>Funding</b>	The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.
<b>Staff Resource</b>	<p>Ricardo de la Garza, Executive Director for Facilities Planning &amp; Construction Mary Del Paz, Vice President for Finance and Administrative Services</p>
<b>Recommendation</b>	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.

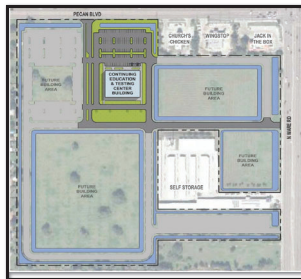
# CONTRACT CHANGE ORDER

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



TO: <u>GST Construction, Inc.</u> <u>7337 Owassa Road</u> <u>Edinburg, Texas 78542</u>		Date: <u>1/28/2026</u> Project No.: <u>STC23103</u> Location: <u>McAllen, Texas</u> Contract No.: <u>24-25-1038</u> Change Order No.: <u>2</u>	
<b>You are hereby requested to comply with the following changes from the contract plans and specifications.</b>			
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)
<b>DUMPSTER REORIENTATION</b>			
1	<b>ADD:</b> 1,070 SF of 7-inch Heavy Duty Asphalt at \$13.00/SF		\$ 13,910.00
2	<b>ADD:</b> 119 SY of 4 inch Flexbase at \$13.00/SY		\$ 1,547.00
3	<b>ADD:</b> 119 SY of 6 inch Moisture Conditioning at \$4.50/SY		\$ 535.50
4	<b>ADD:</b> 1 Curb-O-Inlet System at \$2,000/EA		\$ 2,000.00
<b>CREDIT(S)</b>			
5	<b>DEDUCT:</b> 82 SY of 2.5 inch Medium Duty Asphalt Pavement at \$29.00/SY	\$ (2,378.00)	
6	<b>DEDUCT:</b> 82 SY of 8 inch Flexbase at \$18.50/SY	\$ (1,517.00)	
7	<b>DEDUCT:</b> 82 SY of 6 inch Cement Stabilize Subgrade at \$8.00/SY	\$ (656.00)	
<b>Contract Amount</b>			<b>\$ 2,586,000.00</b>
<b>Change Order No. 1</b>			<b>\$ 171,716.50</b>
<b>Total decrease</b>			<b>\$ (4,551.00)</b>
<b>Total increase</b>			<b>\$ 17,992.50</b>
<b>Difference between Col. (3) and (4)</b>			<b>\$ 13,441.50</b>
<b>New Contract Amount</b>			<b>\$ 2,771,158.00</b>
<b>1. Necessity for change:</b>			
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? <span style="float: right;">[ ] Yes [ X ] No</span> If "Yes" explain:			
3. Effect on operation and maintenance costs: None anticipated.			
The time provided for completion in the contract is ( <del>unchanged</del> ) ( <b>increased</b> ) ( <del>decreased</del> ) by <u>26</u> 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%)															
		FY 22-23			FY 23-24			FY 24-25							
				Variance of			Variance of			Variance of					
			FY 22-23	Project Budget			FY 23-24	Project Budget		FY 24-25	Project Budget				
		Total	Actual	vs. Actual		Actual	vs. Actual		Actual	Budget vs. Actual					
		Project Budget	Expenditures	Expenditures		Expenditures	Expenditures		Expenditures	Expenditures					
	Construction:	\$ 1,668,440.00	\$ -	\$ -	\$ -	\$ 500,532.00	\$ -	\$ 500,532.00	\$ 1,466,712.00	\$ 442,714.91	\$ 1,023,997.09				
	Design (Site):	118,376.00	79,445.00	-	79,445.00	40,709.00	4,897.17	35,811.83	150,986.00	135,999.21	14,986.79				
	Design (Subdivision):	40,514.00	-	24,230.00	(24,230.00)	40,514.00	5,542.50	34,971.50	10,750.00	21,395.00	(10,645.00)				
	Miscellaneous:	47,670.00	23,835.00	1,058.91	22,776.09	46,470.00	-	46,470.00	73,738.00	7,415.81	66,322.19				
	FFE:	-	-	-	-	-	-	-	-	-	-				
Technology:	-	-	-	-	-	-	-	-	-	-					
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											
			FY 25-26	Project Budget											
		Project Budget	Actual	vs. Actual											
		Expenditures	Expenditures	Expenditures							Total Actual Expenditures To Date				
	Construction:	\$ 2,327,400.00	\$ 343,587.03	\$ 1,983,812.97							\$ 786,301.94				
	Design (Site):	92,845.00	-	92,845.00							140,896.38				
	Design (Subdivision):	-	-	-							51,167.50				
	Miscellaneous:	50,000.00	-	50,000.00							8,474.72				
	FFE:	-	-	-							-				
Technology:	-	-	-							-					
Total:	\$ 2,470,245.00	\$ 343,587.03	\$ 2,126,657.97							\$ 986,840.54					
Project Team															
Approval to Solicit Architect/Engineer:		8/23/2022		Board Approval of Schematic Design		N/A		Board Status							
Architect/Engineer:		Perez Consulting Engineers						Vendor		Contract Amount		Actual Expenditures		Variance	
								Perez Consulting (Sub-Division Plat)		\$ 40,514.00		\$ 51,167.50		\$ (10,653.50)	
								Perez Consulting (Parking and Site Improvements)		\$ 130,591.10		\$ 140,896.38		\$ (10,305.28)	
Contractor:		GST Construction, Inc.		Substantial Completion		TBD		Board Acceptance		TBD					
STC FPC Project Manager:		David Valdez		Final Completion		TBD		Board Acceptance		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		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 [Signature]

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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.
- 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 [Signature] 1/28/26  
Printed Name and Title Signature Date

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




N/A  
Printed Name and Title Signature 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 DELAGARZA [Signature] 1-30-2026  
EXECUTIVE DIRECTOR FACILITIES PLANNING & CONSTRUCTION  
Printed Name and Title Signature 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								
				FY 23-24			FY 24-25			Variance of Project Budget vs. Actual Expenditures		
				Total Project Budget		FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		Total Project Budget		FY 24-25 Actual Expenditures	
Construction:				\$ 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		\$ -	
				FY 25-26						Total Actual Expenditures To Date		
				Total Project Budget		FY 25-26 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures					
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
Contractor:							Building F		Terra Fuerte	\$ 76,800.00	\$ 61,895.35	\$ 14,904.65
STC FPC Project Manager: Kelly Nelson				Substantial Completion		1/28/2026	Board Acceptance		TBD			
				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		
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		
2023-24		-		-		124.96		-		-		
2024-25		-		-		-		-		-		
2025-26		192,722.70		-		-		-		-		
Project Total		\$ 192,722.70		\$ -		\$ 124.96		\$ -		\$ -		
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

*Kelly Nelson*

FPC Director

*Roberto S Gomez*

FPC Executive Director

*[Signature]*

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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.
- 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,

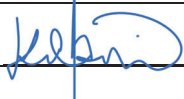
Rick de la Garza, Executive Director  
Facilities Planning & Construction  
3200 W. Pecan Blvd., Bldg. N. Suite 179  
McAllen, TX 78501  
Phone: 956-872-3737  
Fax: 956-872-3747

# Project Fact Sheet

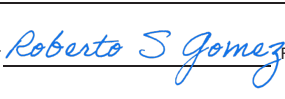
## 2/2/2026

<b>Project Name</b>				District Wide Stucco Repainting Phase II - Pecan Campus Buildings M, N, T & L				<b>Project No.</b>		2024-014R			
<b>Funding Source(s):</b>				Renewals & Replacements Fund									
				<b>FY 23-24</b> <u>Total</u> <u>Project Budget</u> <u>FY 23-24</u> <u>Actual Expenditures</u> <u>Variance of Project Budget vs. Actual Expenditures</u>			<b>FY 24-25</b> <u>Total</u> <u>Project Budget</u> <u>FY 24-25</u> <u>Actual Expenditures</u> <u>Variance of Project Budget vs. Actual Expenditures</u>						
Construction:				\$ 500,000.00	\$ -	\$ 500,000.00	\$ 475,000.00	\$ 114,523.45	\$ 360,476.55				
Design:				-	-	-	-	-	-				
Miscellaneous:				3,000.00	137.44	2,862.56	2,625.00	-	2,625.00				
FFE:				-	-	-	-	-	-				
Technology:				-	-	-	-	-	-				
<b>Total:</b>				\$ 503,000.00	\$ 137.44	\$ 502,862.56	\$ 477,625.00	\$ 114,523.45	\$ 363,101.55				
				<b>FY 25-26</b> <u>Total</u> <u>Project Budget</u> <u>FY 23-24</u> <u>Actual Expenditures</u> <u>Variance of Project Budget vs. Actual Expenditures</u>						<u>Total Actual Expenditures To Date</u>			
Construction:				\$ 10,000.00	\$ 18,476.55	\$ (8,476.55)				\$ 133,000.00			
Design:				-	-	-				-			
Miscellaneous:				-	-	-				137.44			
FFE:				-	-	-				-			
Technology:				-	-	-				-			
<b>Total:</b>				\$ 10,000.00	\$ 18,476.55	\$ (8,476.55)				\$ 133,137.44			
<b>Project Team</b>				<b>Board Status</b>									
<b>Approval to Solicit Architect/Engineer:</b>		N/A		<b>Board Approval of Schematic</b>		NA		<b>Location</b>	<b>Vendor</b>	<b>Contract</b>	<b>Actual</b>	<b>Variance</b>	
		N/A						Building L	Terra Fuerte	\$ 21,000.00	\$ 19,950.00	\$ 1,050.00	
								Building M	Terra Fuerte	\$ 37,800.00	\$ 35,910.00	\$ 1,890.00	
<b>Contractor:</b>		Terra Fuerte						Building N	Terra Fuerte	\$ 64,400.00	\$ 61,230.00	\$ 3,170.00	
								Building T	Terra Fuerte	\$ 16,800.00	\$ 15,960.00	\$ 840.00	
				<b>Substantial Completion</b>		10/30/2025		<b>Board Acceptance</b>		1/27/2026			
<b>STC FPC Project Manager:</b>				Kelly Nelson				<b>Final Completion</b>		1/1/2025		<b>Board Acceptance</b>	TBD
<b>Project Description</b>				<b>Project Scope</b>									
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.									
<b>Projected Timeline</b>													
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				
<b>Project Calendar of Expenditures by Fiscal Year</b>													
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>							
2023-24	-	-	137.44	-	-	\$ 137.44							
2024-25	114,523.45	-	-	-	-	\$ 114,523.45							
2025-26	18,476.55	-	-	-	-	\$ 18,476.55							
<b>Project Total</b>	\$ 133,000.00	\$ -	\$ 137.44	\$ -	\$ -	\$ 133,137.44							
<b>Current Agenda Item</b>													
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													
<b>Pecan Campus</b>													
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <div>Cooper Center for Performing</div> </div> <div style="text-align: center;">  <div>Information Technology</div> </div> <div style="text-align: center;">  <div>Institutional Support Services Building N</div> </div> <div style="text-align: center;">  <div>Social Sciences Building T</div> </div> </div>													

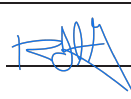
FPC Project Manager



FPC Director



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.
- 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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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 – 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,

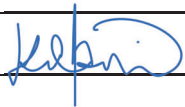
Rick de la Garza, Executive Director  
Facilities Planning & Construction  
3200 W. Pecan Blvd., Bldg. N. Suite 179  
McAllen, TX 78501  
Phone: 956-872-3737  
Fax: 956-872-3747

# Project Fact Sheet

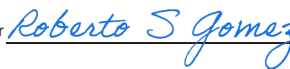
## 2/2/2026

<b>Project Name</b> District Wide Stucco Repainting Phase II - Mid Valley Campus - Buildings A,B,D &H				<b>Project No.</b> 2024-009R																												
<b>Funding Source(s):</b> Renewals & Replacements Fund																																
		<b>FY 23-24</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Total Project Budget</th> <th>FY 23-24 Actual Expenditures</th> <th>Variance of Project Budget vs. Actual Expenditures</th> </tr> <tr> <td>\$ 200,000.00</td> <td>\$ -</td> <td>\$ 200,000.00</td> </tr> </table>			Total Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	\$ 200,000.00	\$ -	\$ 200,000.00	<b>FY 24-25</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Total Project Budget</th> <th>FY 24-25 Actual Expenditures</th> <th>Variance of Project Budget vs. Actual Expenditures</th> </tr> <tr> <td>\$ 300,000.00</td> <td>\$ 284,885.05</td> <td>\$ 15,114.95</td> </tr> </table>			Total Project Budget	FY 24-25 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	\$ 300,000.00	\$ 284,885.05	\$ 15,114.95													
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Construction:																																
Design																																
Miscellaneous:	3,000.00	137.44	2,862.56	3,000.00		3,000.00																										
FFE:	-	-	-	-	-	-	-																									
Technology:	-	-	-	-	-	-	-																									
<b>Total:</b>	<b>\$ 203,000.00</b>	<b>\$ 137.44</b>	<b>\$ 202,862.56</b>	<b>\$ 303,000.00</b>	<b>\$ 284,885.05</b>	<b>\$ 18,114.95</b>																										
		<b>FY 25-26</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Total Project Budget</th> <th>FY 25-26 Actual Expenditures</th> <th>Variance of Project Budget vs. Actual Expenditures</th> </tr> <tr> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </table>			Total Project Budget	FY 25-26 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	\$ -	\$ -	\$ -	<b>Total Actual Expenditures To Date</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>\$ 284,885.05</td> </tr> </table>			\$ 284,885.05																		
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<b>Project Team</b>																																
<b>Architect/Engineer:</b>	N/A	<b>of Schematic Design</b> NA  <b>Substantial Completion</b> MVC 06/30/25	<b>Board Status</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Location</th> <th>Vendor</th> <th>Amount</th> <th>Expenditures</th> <th>Variance</th> </tr> <tr> <td>Building A</td> <td>Terra Fuerte</td> <td>\$ 82,320.00</td> <td>\$ 78,204.00</td> <td>\$ 4,116.00</td> </tr> <tr> <td>Building B</td> <td>Terra Fuerte</td> <td>\$ 82,320.00</td> <td>\$ 78,204.00</td> <td>\$ 4,116.00</td> </tr> <tr> <td>Building D</td> <td>Terra Fuerte</td> <td>\$ 52,920.00</td> <td>\$ 50,274.00</td> <td>\$ 2,646.00</td> </tr> <tr> <td>Building H</td> <td>Terra Fuerte</td> <td>\$ 76,440.00</td> <td>\$ 78,203.05</td> <td>\$ (1,763.05)</td> </tr> </table>					Location	Vendor	Amount	Expenditures	Variance	Building A	Terra Fuerte	\$ 82,320.00	\$ 78,204.00	\$ 4,116.00	Building B	Terra Fuerte	\$ 82,320.00	\$ 78,204.00	\$ 4,116.00	Building D	Terra Fuerte	\$ 52,920.00	\$ 50,274.00	\$ 2,646.00	Building H	Terra Fuerte	\$ 76,440.00	\$ 78,203.05	\$ (1,763.05)
Location	Vendor		Amount	Expenditures	Variance																											
Building A	Terra Fuerte		\$ 82,320.00	\$ 78,204.00	\$ 4,116.00																											
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<b>Architect/Engineer:</b>	N/A																															
<b>Contractor:</b>	Terra Fuerte																															
<b>STC FPC Project Manager:</b> Kelly Nelson		<b>Final Completion</b> 1/9/2026	<b>Board Acceptance</b> MVC-07/22/25  <b>Board Acceptance</b> TBD																													
<b>Project Description</b>		<b>Project Scope</b>																														
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.																														
<b>Projected Timeline</b>																																
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																									
<b>Project Calendar of Expenditures by Fiscal Year</b>																																
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>																										
2023-24	-	-	137.44	-	-	\$	137.44																									
2024-25	284,885.05	-	-	-	-	\$	284,885.05																									
2025-26	-	-	-	-	-	\$	-																									
<b>Project Total</b>	<b>\$ 284,885.05</b>	<b>\$ -</b>	<b>\$ 137.44</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 285,022.49</b>																									
<b>Current Agenda Item</b>																																
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																																
<b>Mid Valley Campus</b>																																
																																
Center for Learning Excellence		Nursing and Allied Health Building B		Workforce Center Building D		South Academic Building H																										

FPC Project Manager



FPC Director



FPC Executive Director



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

<b>Purpose</b>	Update on the planned budget projections for five (5) years of the Unexpended Plant Fund budget.
<b>Justification</b>	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.
<b>Enclosed Documents</b>	Appendix A – Five-Year Unexpended Plant Fund Budget Plan
<b>Staff Resource</b>	Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services
<b>Recommendation</b>	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**

<b>Campus</b>	<b>Construction Project Description Information from the CIP Requests</b>	<b>Total Project Cost FY 2021 to FY 2028</b>
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
<b>Completed Total</b>		<b>\$ 18,561,054.61</b>
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 Center 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
<b>In-Progress Approved Cost Total</b>		<b>\$ 68,572,075.56</b>
Pecan Campus	Building P VPFAAS 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
<b>Projected Cost Total</b>		<b>\$ 18,088,747.00</b>
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
<b>Wish List Total</b>		<b>\$ 14,200,500.00</b>
	<b>Grand Total for Completed Projects</b>	<b>\$ 119,422,377.17</b>

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

<b>Beginning Balance</b>	<b>September 1, 2020</b>		<b>\$ 41,436,603</b>
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	
<b>CIP - Wish Projects</b>		<b>14,200,500</b>	
Total Projects			\$ 119,422,377
<b>Ending Balance</b>	<b>August 31, 2028</b>		<b>\$ (77,985,774)</b>
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
<b>Balance After Transfers</b>			<b>\$ 2,251,166</b>

**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	
<b>Total Wish List Projects</b>		<b>\$ 14,200,500</b>	