

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Wednesday, May 13, 2026
@ 4:00 PM
McAllen, Texas

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

| | | |
|------|--|---------|
| I. | Approval of April 14, 2026 Facilities Committee Meeting Minutes | 1 - 16 |
| II. | Review and Recommend Action on Schematic Design of Pecan Campus Institutional Support Services Building N Expansion | 17 - 33 |
| III. | Review and Recommend Action on Contracting Construction Services for the Pecan Campus Library Building F Exterior Building Envelope Repairs | 34 - 43 |
| IV. | Review and Recommend Action on Contracting Construction Services for the District Wide Marker Board Replacement Phase III..... | 44 - 61 |
| V. | Review and Recommend Action on Change Order for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System | 62 - 65 |
| VI. | Review and Recommend Action on Substantial Completion of the District Wide HVAC Replacements Phase I at Mid Valley Campus | 66 - 71 |
| VII. | Review and Recommend Action on Final Completion for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II | 72 - 77 |

ACTION ITEM I, Approval of April 14, 2026 Facilities Committee Meeting Minutes

Purpose The Minutes for the Facilities Committee Meeting of April 14, 2026, are presented for Committee approval.

Enclosed Documents Appendix A – April 14, 2026 Facilities Committee Meeting Minutes

Appendix A

April 14, 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, April 14, 2026 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on April 14, 2026, in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:10 p.m. with Chair, Dr. Alejo Salinas presiding.

Members present: Dr. Alejo Salinas

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

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

Also present: Dr. Ricardo J. Solis, Ms. Mary Del Paz, Mr. Rick De La Garza, Dr. Matt Hebbard, Dr. Jesus Campos, Mr. Martin Villarreal, Ms. Victoria Rodriguez, Mr. Javier Villalobos, Dr. Rodney Rodriguez, Chief Ruben Suarez, Lt. Johnny Barboza, Mr. George McCaleb, Ms. Deyadira Leal, Mr. David Valdez, Ms. Lynda Lopez, Mr. Andres Vela, Mr. Nicholas Hinojosa, Janelle Caso, and Ms. Venisa Earhart.

Approval of March 10, 2026 Facilities Committee Meeting Minutes

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

1. March 10, 2026 Facilities Committee Meeting

Chair, Dr. Alejo Salinas deferred this item to the May Committee Meetings due to him being the only Committee member present.

ACTION ITEM II, Review and Recommend Action on Assignment of Projects for On-Call Architectural Services

Purpose To assign projects to the on-call architectural services pool firms.

Justification On March 24, 2026, the Board of Trustees approved the on-call pool of architectural firms. Architectural services are necessary for performing design and construction administration services. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects.

There are eight (8) projects on the FY26 and FY27 construction schedule that will require architectural services. The following assignment is proposed for the eight (8) architectural firms included in the approved on-call services pool:

| Assignment of Projects to On-Call Architecture Pool Firms | | |
|--|--|--|
| FY | Project | Architectural Firm |
| FY26 | Pecan Plaza Human Resources Building A Renovation | Brown Reynolds Watford Architects |
| FY26 | Pecan Plaza Building C Folklorico Renovation | EGV Architects, Inc. |
| FY27 | Technology Campus Athletic Field and Basketball Court Improvements | Raine Architects |
| FY26 | Technology Campus Truck Driving Range Canopy | Milnet Architectural Services, PLLC |
| FY26 | Starr County Campus Exterior Solar Panels Structures | Orange Made, LLC. |
| FY26 | Regional Center for Public Safety Excellence Emergency Response Support Facility | Boultinghouse Simpson Gates Architects |
| FY26 | Regional Center for Public Safety Excellence Obstacle Course and Fitness Trail | Gignac & Associates, LLP |
| FY27 | Health Science Professions Campus East Building A West Side Window Waterproofing Repairs | goERO International LLC./ dba ERO Architects |

Staff reviewed the qualifications of the firms in the pool and are recommending assignment of the best-qualified firms to the projects based on the following selection criteria:

- Project Team
- Related Projects
 - Experience with the type of project
 - Experience with the existing facility or site
 - Project scope
- Past experience with STC

Enclosed Documents

Appendix A – List of Upcoming Architectural Projects
Appendix B – Assignment of Projects - Architectural Services
Appendix C – Fact Sheets

Funding

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

Staff Resource

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

Recommendation

Administration requests the Facilities Committee recommend Board approval of the assignment of projects to the on-call architectural services pool firms as presented.

Chair, Dr. Alejo Salinas, did not recommend approval of this item and deferred it to the April Board Meeting due to his being the only Committee member present.

Ms. Victoria Cantu requested the names of all staff members who comprised the committee that decided which architects received each project. She asked that the list be provided at the April Board meeting.

Appendix A

List of Upcoming Architectural Projects follows in the packet.

Appendix B

Assignment of Projects - Architectural Services follows in the packet.

Appendix C

Fact Sheets follow in the packet.

ACTION ITEM III, Review and Recommend Action on Assignment of Projects for On-Call MEP Engineering Services

Purpose To assign projects to the on-call Mechanical, Electrical, and Plumbing (MEP) engineering services pool firms.

Justification On March 24, 2026, the Board of Trustees approved the on-call pool of MEP engineering firms. MEP engineering services are necessary for performing design and construction administration services. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects.

There are four (4) projects on the FY26 and FY27 construction schedule that will require MEP engineering services. The following assignment is proposed for the five (5) MEP engineering firms included in the approved on-call services pool:

| Assignment of Projects to On-Call MEP Engineering Pool Firms | | |
|---|---|----------------------------------|
| FY | Project | MEP Engineering Firm |
| FY27 | Pecan Campus HVAC Replacements | Ethos Holistique Holdings, LLC. |
| FY26 | Technology Campus Automotive Lab Exhaust System | Half Associates, Inc. |
| FY26 | Starr County Campus Physical Plant Building P Additional Pole Lights | Sigma HN Engineers |
| FY26 | Regional Center for Public Safety Excellence F.L.A.G. Training Area Gas Supply Line | MEP Solutions Engineering, PLLC. |

Note: The Relocation of Portable Buildings project is not included since the project is only as needed.

Staff reviewed the qualifications of the firms in the pool and are recommending assignment of the best-qualified firms to the projects based on the following selection criteria:

- Project Team
- Related Projects
 - Experience with the type of project
 - Experience with the existing facility or site
 - Project scope
- Past experience with STC

- Enclosed Documents** Appendix A – List of Upcoming MEP Engineering Projects
Appendix B – Assignment of Projects - MEP Engineering Services
Appendix C – Fact Sheets
- Funding** The funds are available in the Unexpended Construction Plant Fund and Renewals and Replacements Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval of the assignment of projects to the on-call MEP engineering services pool firms as presented.

Chair, Dr. Alejo Salinas, did not recommend approval of this item and deferred it to the April Board Meeting due to his being the only Committee member present.

Ms. Victoria Cantu requested the names of all staff members who comprised the committee that decided which MEP engineers received each project. She asked that the list be provided at the April Board meeting.

Appendix A

List of Upcoming MEP Engineering Projects follows in the packet.

Appendix B

Assignment of Projects - MEP Engineering Services follows in the packet.

Appendix C

Fact Sheets follow in the packet.

ACTION ITEM IV, Review and Recommend Action on Assignment of Projects for On-Call Civil Engineering Services

Purpose To assign projects to the on-call civil engineering services pool firms.

Justification On March 24, 2026, the Board of Trustees approved the on-call pool of civil engineering firms. Civil engineering services are necessary for performing design and construction administration services. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects.

There are three (3) projects on the FY26 and FY27 construction schedule that will require civil engineering services. The resurfacing projects at the Mid Valley Campus will be contracted as one project. The following assignment is proposed for the four (4) civil engineering firms included in the approved on-call services pool:

| Assignment of Projects to On-Call Civil Engineering Pool Firms | | |
|---|--|-------------------------------|
| FY | Project | Civil Engineering Firm |
| FY27 | Mid Valley Campus Resurfacing of Parking Lot 2 | Half Associates, Inc. |
| FY27 | Mid Valley Campus Resurfacing of Parking Lot 7 | Half Associates, Inc. |
| FY27 | Technology Campus Replacement of Existing Perimeter Fence & Regrading of Existing Swales | Garza and Hernandez, PLLC. |

Note: The Relocation of Portable Buildings project is not included since the project is only as needed. The Mid Valley Campus Drainage Improvements Ph II project is not included since it is for a later fiscal year.

Staff reviewed the qualifications of the firms in the pool and are recommending assignment of the best-qualified firms to the projects based on the following selection criteria:

- Project Team
- Related Projects
 - Experience with the type of project
 - Experience with the existing facility or site
 - Project scope
- Past experience with STC

- Enclosed Documents** Appendix A – List of Upcoming Civil Engineering Projects
Appendix B – Assignment of Projects - Civil Engineering Services
Appendix C – Fact Sheets
- Funding** The funds are available in the Unexpended Construction Plant Fund and Renewals and Replacements Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval of the assignment of projects to the on-call civil engineering services pool firms as presented.

Chair, Dr. Alejo Salinas, did not recommend approval of this item and deferred it to the April Board Meeting due to his being the only Committee member present.

Ms. Victoria Cantu requested the names of all staff members who comprised the committee that decided which civil engineers received each project. She asked that the list be provided at the April Board meeting.

Appendix A

List of Upcoming Civil Engineering Projects follows in the packet.

Appendix B

Assignment of Projects - Civil Engineering Services follows in the packet.

Appendix C

Fact Sheets follow in the packet.

ACTION ITEM V, Review and Recommend Action on Schematic Design of Pecan Campus Institutional Support Services Building N 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 June 24, 2025, the Board of Trustees approved contracting architectural services with Brown Reynolds Watford 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:

Business Office Area:

- Offices
- Cubicle Area Suites
- Conference Room
- Meeting Room
- Storage
- Workroom
- Reception/Lobby
- Breakroom
- Support Spaces

Total Square Footage: 5,000 sq. ft.

Facilities Planning & Construction Area:

- Offices
- Conference Room
- Workroom
- Plan Room
- File Room
- Storage Room
- Lobby
- Support Spaces

Total Square Footage: 5,000 sq. ft.

Total Combined Square Footage: 10,000 sq. ft.

The estimated cost for the project's new construction is \$4,050,000. The estimated cost to renovate existing spaces for the project is \$84,000. The total estimated cost is \$4,134,000.

| Total Estimated Cost | Construction Budget | Variance |
|----------------------|---------------------|-------------|
| \$4,134,000 | \$3,839,400 | (\$294,600) |

Separate interior renovations in the Business Office and Purchasing Department areas will be completed by in-house staff.

Enclosed Documents

Appendix A – Schematic Design
 Appendix B – Fact Sheet

Funding

The total Pecan Campus Institutional Support Services Building N Expansion Project 2025-002C estimated cost, including construction, design, miscellaneous, and FFE, is \$4,991,220.

- Construction \$3,839,400
- Design 383,940
- Miscellaneous 115,182
- FFE 326,349
- Technology 326,349
- Total \$4,991,220

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

Staff Resource

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

Recommendation

Administration requests the Facilities Committee recommend Board approval of the schematic design and authorization to proceed with the solicitation of construction services for the Pecan Campus Institutional Support Services Building N Expansion project as presented.

Chair, Dr. Alejo Salinas, did not recommend approval of this item and deferred it to the April Board Meeting due to his being the only Committee member present.

Other members of the Board who were in attendance, Mr. David De Los Rios, Mr. Danny Guzman, and Ms. Victoria Cantu, asked that this item be presented to the entire Board at the April Board meeting.

Appendix A

Schematic Design follows in the packet.

Appendix B

Fact Sheet follows in the packet.

ACTION ITEM VI, Review and Recommend Action on Construction Services for Pecan Campus Student Services Building K Cashiers Renovations

- Purpose** To contract construction services for the project.
- Justification** On July 22, 2025, the Board of Trustees approved the solicitation of construction services for the project.
- The project consists of renovating the existing Cashiers Area on the first floor of the Student Services Building K and the second floor of the existing Accounts Receivable Area on the second floor of the Student Services Building K.
- The proposed scope of work is summarized as follows:
- Renovation of the Cashiers Area at 1st Floor – 4,714 sq. ft.
 - Renovation of the Accounts Receivable Area at 2nd Floor - 1,572 sq. ft.
 - Total Renovation Space - 6,286 sq. ft
- Enclosed Documents** Appendix A – RFP Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet
- Funding** The total Pecan Campus Student Services Building K Cashiers Renovation Project 2021-001C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$2,419,584.
- | | |
|-----------------|--------------------|
| • Construction | \$1,868,400 |
| • Design | 186,840 |
| • Miscellaneous | 46,710 |
| • FFE | 158,817 |
| • Technology | 158,817 |
| Total | \$2,419,584 |
- The funds are available in the Unexpended Construction Plant Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services

Recommendation Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with **Holchemont, Ltd.** in the amount of **\$975,000** for the Pecan Campus Student Services Building K Cashiers Renovations project as presented.

Chair, Dr. Alejo Salinas, did not recommend approval of this item and deferred it to the April Board Meeting due to his being the only Committee member present.

Ms. Victoria Cantu requested the names of all staff members who comprised the committee that selected the vendor for this project. She asked that the list be provided at the April Board meeting.

Appendix A

RFP Solicitation Information

| | |
|-------------------------|--|
| Advertised on | March 11, 2026 and March 18, 2026 |
| RFP Responses Due | March 26, 2026 |
| RFP Issued To | Six Hundred Seventy (670) vendors |
| Responses Received From | Four (4) Vendors, one (1) did not submit a proposal based on the information provided; therefore, not evaluated. |
| Responses Reviewed By | Facilities Operations & Maintenance, Facilities Planning & Construction, and the Purchasing Department. |

Appendix B

Project Presentation follows in the packet.

Appendix C

Ranking and Evaluations of Respondents follow in the packet.

Appendix D

Fact Sheet follows in the packet.

ACTION ITEM VII, Review and Recommend Action on Rescindment of Award of Construction Services for the Pecan Campus Athletic Support Building R

- Purpose** To rescind the construction services award for the project.
- Justification** On January 27, 2026, the Board of Trustees awarded the construction services contract for the project to Araiza General Construction. The vendor has informed the College that they are unable to honor their proposal. The next highest-ranked vendor was contacted and stated that they also could not honor their proposal.
- College staff will be resoliciting for bids once the proposed rescindment is approved by the Board of Trustees.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval to rescind the award of construction services to Araiza General Construction for the Pecan Campus Athletic Support Building R project as presented.

Chair, Dr. Alejo Salinas, did not recommend approval of this item and deferred it to the April Board Meeting due to his being the only Committee member present.

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

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

No action was required on this item.

Appendix A

Capital Improvement Projects Milestones follows in the packet.

Appendix B

Budget Report follows in the packet.

Appendix C

Capital Improvement Projects Overview follows in the packet.

Appendix D

Renewals & Replacements Projects Overview follows in the packet.

Appendix E

Outstanding Issues follows in the packet.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:42 p.m.

I certify that the foregoing are the true and correct Minutes of the April 14, 2026 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

ACTION ITEM II, Review and Recommend Action on Schematic Design of Pecan Campus Institutional Support Services Building N 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 April 28, 2026, the Board of Trustees took action to postpone the project.

On June 24, 2025, the Board of Trustees approved contracting architectural services with Brown Reynolds Watford 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:

Business Office Area:

- Offices
- Cubicle Area Suites
- Conference Room
- Meeting Room
- Storage
- Workroom
- Reception/Lobby
- Breakroom
- Support Spaces

Total Square Footage: 5,000 sq. ft.

Facilities Planning & Construction Area:

- Offices
- Conference Room
- Workroom
- Plan Room
- File Room
- Storage Room
- Lobby
- Support Spaces

Total Square Footage: 5,000 sq. ft.

Total Combined Square Footage: 10,000 sq. ft.

The estimated cost for the project's new construction is \$4,050,000. The estimated cost to renovate existing spaces for the project is \$84,000. The total estimated cost is \$4,134,000.

| Total Estimated Cost | Construction Budget | Variance |
|-----------------------------|----------------------------|-----------------|
| \$4,134,000 | \$3,839,400 | (\$294,600) |

Separate interior renovations in the Business Office and Purchasing Department areas will be completed by in-house staff.

Enclosed Documents

Appendix A – Schematic Design
 Appendix B – Fact Sheet

Funding

The total Pecan Campus Institutional Support Services Building N Expansion Project 2025-002C estimated cost, including construction, design, miscellaneous, and FFE, is \$4,991,220.

- Construction \$3,839,400
- Design 383,940
- Miscellaneous 115,182
- FFE 326,349
- Technology 326,349
- Total \$4,991,220

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

Staff Resource

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

Recommendation

Administration requests the Facilities Committee recommend Board approval of the schematic design and authorization to proceed with the solicitation of construction services for the Pecan Campus Institutional Support Services Building N Expansion project as presented.

Appendix A

Schematic Design follows in the packet.

Appendix B

Fact Sheet follows in the packet.



SOUTH TEXAS COLLEGE

BUILDING N EXPANSION

100% SCHEMATIC DESIGN

INTERIM REVIEW
DOCUMENTS
NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION
G. ANDREW EVERTSON
TX REG. NO. 19428



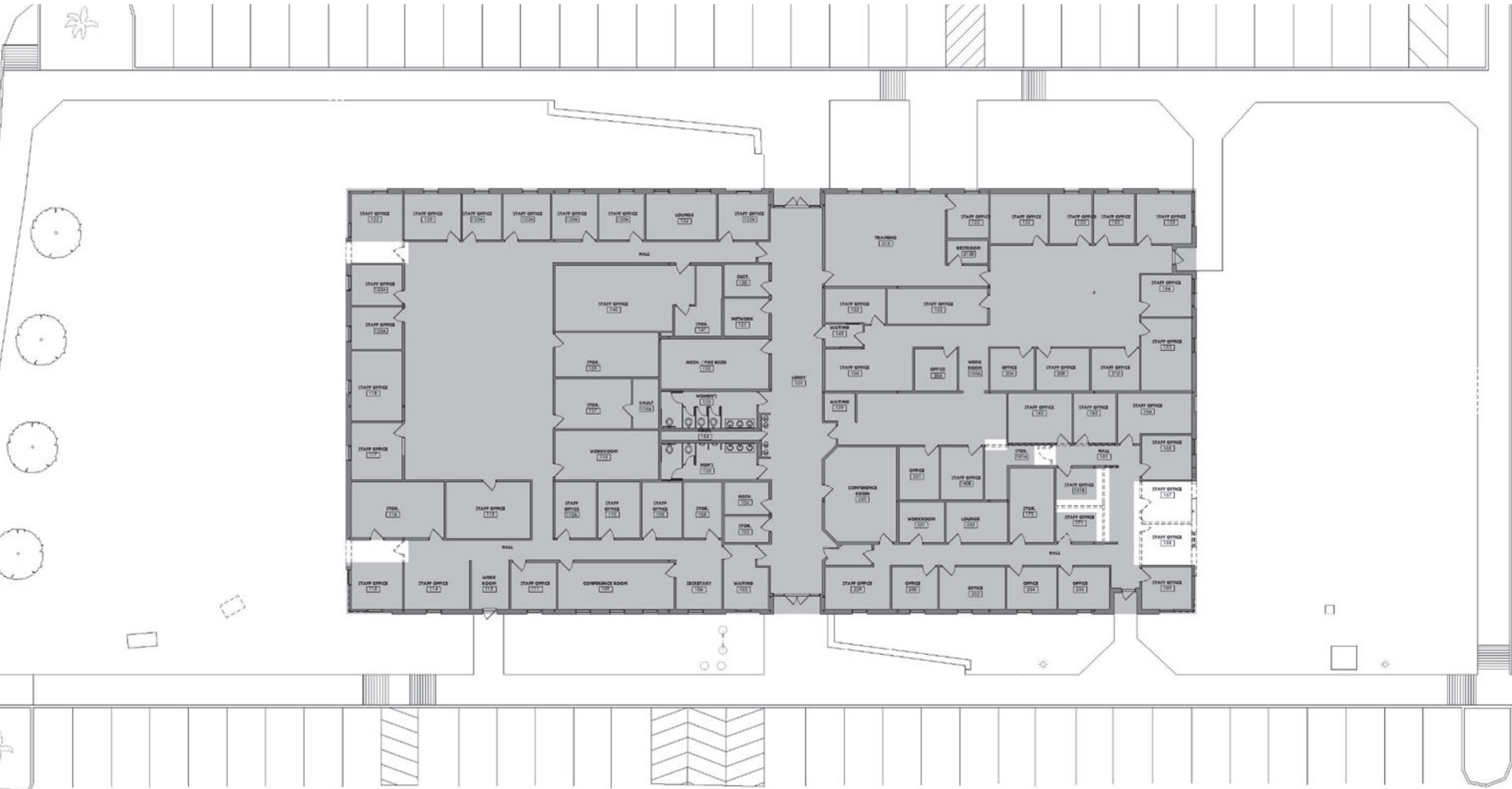
BRW
ARCHITECTS



 **SITE & MASSING DIAGRAM**



 **EXISTING**



 **EXISTING**



 **PROPOSED ADDITIONS**



DEPARTMENT LEGEND

- (EXISTING) N.I.C.
- BUSINESS (NEW)
- BUSINESS (RENOVATION)
- FACILITIES PLANNING & CONSTRUCTION (NEW)
- FACILITIES PLANNING & CONSTRUCTION (RENOVATION)

OVERALL FLOOR PLAN



BUSINESS SUITE (GRANTS / AR)



DEPARTMENT LEGEND

- (EXISTING) N.I.C.
- BUSINESS (NEW)
- BUSINESS (RENOVATION)
- FACILITIES PLANNING & CONSTRUCTION (NEW)
- FACILITIES PLANNING & CONSTRUCTION (RENOVATION)

FLOOR PLAN – AREA B



FACILITIES PLANNING AND CONSTRUCTION CONFERENCE ROOM



NORTH ELEVATION



EAST ELEVATION



CONSTRUCTION COST ESTIMATE



CONSTRUCTION BUDGET **\$3,839,400**

BUILDING EXPANSIONS

| | |
|--|--------------------|
| Direct Trade Costs | \$3,610,000 |
| <u>General Conditions/ Insurance/ Fees</u> | <u>\$440,000</u> |
| Expansions Total | \$4,050,000 |

EXISTING INTERIOR RENOVATIONS

| | |
|--|-----------------|
| Direct Trade Costs | \$74,700 |
| <u>General Conditions/ Insurance/ Fees</u> | <u>\$9,300</u> |
| Renovations Total | \$84,000 |



**SOUTH TEXAS
COLLEGE**

BRW
ARCHITECTS



Project Fact Sheet
5/6/2026

| | | | | | | | | |
|--|--------------------------------------|------------------------------------|-------------------------------------|---|---|---|---|--|
| Project Name: Pecan Campus Institutional Support Services Building N Expansion | | | | | Project No.: 2025-002C | | | |
| Funding Source(s): Unexpended Plant Fund | | | | | | | | |
| | | FY 24-25 | | | FY 25-26 | | | |
| | Total | | | Variance of | | | | |
| | Project Budget | Project Budget | FY 24-25 Actual Expenditures | Project Budget vs. Actual Expenditures | Project Budget | FY 25-26 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | Total Actual Expenditures To Date |
| Construction: | \$ 3,839,400.00 | \$ - | \$ - | \$ - | \$ 767,880.00 | \$ - | \$ 767,880.00 | \$ - |
| Design: | 383,940.00 | 307,152.00 | | | 307,152.00 | 45,520.00 | 261,632.00 | 45,520.00 |
| Miscellaneous: | 115,182.00 | 10,000.00 | 489.73 | | 10,000.00 | - | 10,000.00 | 489.73 |
| FFE: | 326,349.00 | | | | - | - | - | - |
| Technology: | 326,349.00 | | | | - | - | - | - |
| Total: | \$ 4,991,220.00 | \$ 317,152.00 | \$ 489.73 | \$ - | \$ 1,085,032.00 | \$ 45,520.00 | \$ 1,039,512.00 | \$ 46,009.73 |
| Project Team | | | | Board Status | | | | |
| Approval to Solicit Architect/Engineer: | 1/28/2025 | | | | Vendor | Contract Amount | Actual Expenditures | Variance |
| Architect/Engineer: | BRW Architects | | | Board Approval of Schematic Design | TBD | | | |
| Contractor: | TBD | | | Substantial Completion | TBD | | | |
| STC FPC Project Manager: | Martin Villarreal | | | Final Completion | TBD | Board Acceptance | TBD | |
| Project Description | | | | Project Scope | | | | |
| Design and construct an expansion of the Institutional Support building N at the Pecan Campus for Business Office, Purchasing and Planning & Construction departments. | | | | Design and construct an expansion to the west side and east side of Pecan Campus building N at a total square feet of 10,665 to include offices, conference rooms, storage rooms, workrooms, restrooms, and support services rooms. | | | | |
| 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 | |
| 1/28/2025 | 6/24/2025 | 5/26/2026 | 9/22/2026 | 10/23/2026 | 10/26/2027 | 11/23/2027 | 9/24/2027 | |
| Project Calendar of Expenditures by Fiscal Year | | | | | | | | |
| Fiscal Year | Construction | Design | Miscellaneous | FFE | Tech | Project Total | | |
| 2024-25 | - | - | 489.73 | - | - | \$ | 489.73 | |
| 2025-26 | - | 45,520.00 | - | - | - | \$ | 45,520.00 | |
| Project Total | \$ - | \$ 45,520.00 | \$ 489.73 | \$ - | \$ - | \$ - | \$ 46,009.73 | |
| Current Agenda Item | | | | | | | | |
| N/A | | | | | | | | |
| | | | | | | | | |

FPC Project Manager Martin Villarreal

FPC Director Roberto Gomez

FPC Executive Director [Signature]

ACTION ITEM III, Review and Recommend Action on Contracting Construction Services for the Pecan Campus Library Building F Exterior Building Envelope Repairs

- Purpose** To contract construction services for the project.
- Justification** On July 22, 2025, the Board of Trustees approved this project as part of the College’s Renewals and Replacements projects for FY26.
- The project consists of repairing a portion of the existing building envelope located on the southern side of the building's second floor.
- The proposed scope of work is summarized as follows:
- Removal and replacement of exterior insulation and finish system (EIFS)
 - Installation of new flashing
 - Inspect and repair existing water-resistive air barrier (WRAB) as necessary
- Enclosed Documents** Appendix A – RFP Solicitation Information
Appendix B – Project Presentation
Appendix C – Ranking and Evaluations of Respondents
Appendix D – Fact Sheet
- Funding** The total Pecan Campus Library Building F Exterior Building Envelope Repairs Project 2023-021R estimated cost, including construction, design, and miscellaneous, is \$140,000.
- | | |
|-----------------|------------------|
| • Construction | \$100,000 |
| • Design | 25,000 |
| • Miscellaneous | 15,000 |
| Total | \$140,000 |
- The funds are available in the Renewals & Replacements Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with **5 Star GC Construction, LLC.** in the amount of **\$97,500** for the Pecan Campus Library Building F Exterior Building Envelope Repairs project as presented.

Appendix A
RFP Solicitation Information

| | |
|-------------------------|---|
| Advertised on | April 15, 2026 and April 22, 2026 |
| RFP Responses Due | April 30, 2026 |
| RFP Issued To | Six Hundred Eighty-Six (686) vendors |
| Responses Received From | Four (4) Vendors |
| Responses Reviewed By | Facilities Operations & Maintenance, Facilities Planning & Construction, Purchasing Department and Technology, Information & Planning Services. |

Appendix B
Project Presentation follows in the packet.

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

Appendix D
Fact Sheet follows in the packet.



PECAN CAMPUS

Library Building F Exterior Building Envelope Repairs

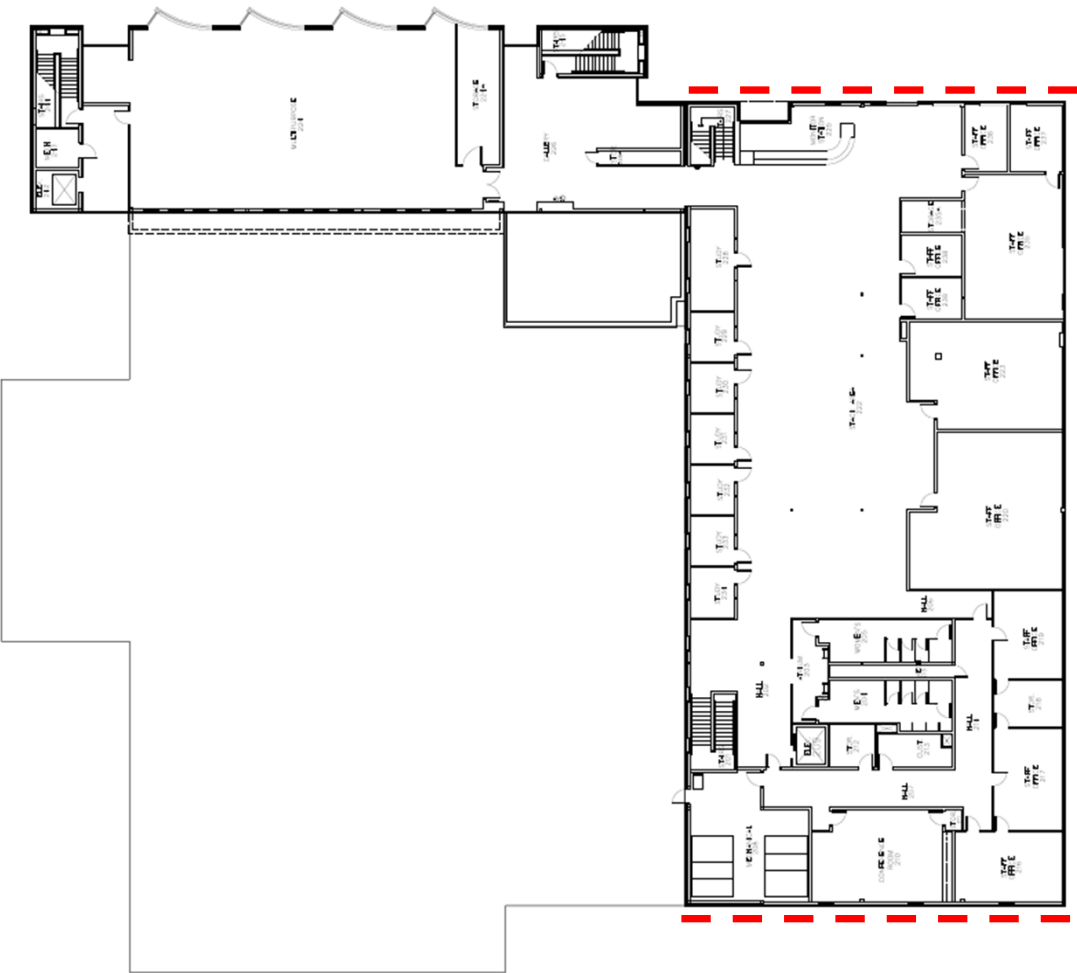
2023-021R



SITE PLAN



- - - Exterior walls to be repaired



PECAN CAMPUS LIBRARY
BUILDING F 2ND FLOOR

PROJECT SCOPE



SOUTH TEXAS
COLLEGE

LIBRARY BUILDING F EXTERIOR BUILDING ENVELOPE REPAIRS



PROJECT BUDGET

Scope of Work

- Removal and replacement of exterior insulation and finish system (EIFS)
- Installation of new flashing
- Inspect and repair existing water-resistive air barrier (WRAB) as necessary

Estimated Total Project Budget

| | |
|----------------------|------------------|
| Construction | \$100,000 |
| Design | 25,000 |
| Misc. | <u>15,000</u> |
| Total Project Budget | \$140,000 |

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS LIBRARY BUILDING F EXTERIOR BUILDING ENVELOPE REPAIRS
 PROJECT NO. 25-26-1050**

| VENDOR NAME | | 5 Star GC Construction, LLC. | CRC Development & Construction, Co. LLC. | Holchemont, Ltd. | Villarreal Construction |
|--------------------------------|--|---------------------------------|---|----------------------------|-------------------------|
| ADDRESS | | 3209 Melody Lane | 2016 S 45th St | 900 N Main St | 606 Leal St |
| CITY/STATE/ZIP | | Mission, TX 78574 | McAllen, TX 78503 | McAllen, TX 78501 | Mission, TX 78572 |
| PHONE | | 956-821-9743 | | | |
| CONTACT | | Donna Oakley | Carlo Cantu | Front Desk Holchemont Ltd. | Edgar Villarreal |
| # | Description | Proposed | Proposed | Proposed | Proposed |
| 1 | Pecan Campus Library Bldg F Exterior Bldg Envelope Repairs - Base Bid | \$ 97,500.00 | \$ 165,320.00 | \$ 198,000.00 | \$ 94,000.00 |
| 2 | Begin Work Within | 10 Working Days | 10 Working Days | 10 Working Days | 30 Working Days |
| 3 | Completion of Work Within | 55 Calendar Days | 90 Calendar Days | 120 Calendar Days | 30 Calendar Days |
| TOTAL AMOUNT | | \$ 97,500.00 | \$ 165,320.00 | \$ 198,000.00 | \$ 94,000.00 |
| TOTAL EVALUATION POINTS | | 92.34 | 71.39 | 67.59 | 86.90 |
| RANKING | | 1 | 3 | 4 | 2 |

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

**SOUTH TEXAS COLLEGE
PECAN CAMPUS LIBRARY BUILDING
PROJECT NO. 25-26-1050
EVALUATION SUMMARY**

| VENDOR NAME | | 5 Star GC Construction, LLC. | CRC Development & Construction Co., LLC. | | Holchemont, Ltd. | | Villarreal Construction | | |
|----------------|--|---------------------------------|---|-------|----------------------------|-------|-------------------------|-----|-----|
| ADDRESS | | 3209 Melody Lane | 2016 S 45th St | | 900 N Main St | | 606 Leal St | | |
| CITY/STATE/ZIP | | Mission, TX 78574 | McAllen, TX 78503 | | McAllen, TX 78501 | | Mission, TX 78572 | | |
| PHONE | | 956-821-9743 | | | | | | | |
| CONTACT | | Donna Oakley | Carlo Cantu | | Front Desk Holchemont Ltd. | | Edgar Villarreal | | |
| 1 | The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule. | 43.38 | 43.38 | 25.59 | 25.59 | 21.36 | 21.36 | 45 | 45 |
| | | 43.38 | | 25.59 | | 21.36 | | 45 | |
| | | 43.38 | | 25.59 | | 21.36 | | 45 | |
| | | 43.38 | | 25.59 | | 21.36 | | 45 | |
| | | 43.38 | | 25.59 | | 21.36 | | 45 | |
| 2 | The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation. | 9 | 9.2 | 8 | 9 | 9 | 9.1 | 7 | 7.6 |
| | | 10 | | 10 | | 10 | | 9 | |
| | | 9 | | 9 | | 9 | | 7 | |
| | | 9 | | 9 | | 8.5 | | 8 | |
| | | 9 | | 9 | | 9 | | 7 | |
| 3 | The quality of the Respondent's goods or services (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation | 9 | 9.3 | 8 | 8.8 | 9 | 9.1 | 7 | 8.1 |
| | | 10 | | 10 | | 10 | | 10 | |
| | | 9 | | 9 | | 9 | | 8 | |
| | | 9.5 | | 8 | | 8.5 | | 8.5 | |
| | | 9 | | 9 | | 9 | | 7 | |
| 4 | The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details. | 4 | 4.4 | 3 | 4 | 4 | 4.4 | 3 | 3.8 |
| | | 5 | | 5 | | 5 | | 5 | |
| | | 4 | | 4 | | 4 | | 4 | |
| | | 4 | | 4 | | 4 | | 3 | |
| | | 5 | | 4 | | 5 | | 4 | |
| 5 | The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor | 7 | 7.2 | 7 | 7 | 6 | 7 | 6 | 6 |
| | | 7 | | 7 | | 8 | | 6 | |
| | | 7 | | 7 | | 7 | | 7 | |
| | | 7 | | 7 | | 7 | | 4 | |
| | | 8 | | 7 | | 7 | | 7 | |
| 6 | The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited. | 7 | 7.2 | 5 | 6.8 | 7 | 7.2 | 6 | 5.2 |
| | | 8 | | 8 | | 8 | | 5 | |
| | | 7 | | 7 | | 7 | | 5 | |
| | | 7 | | 7 | | 7 | | 4 | |
| | | 7 | | 7 | | 7 | | 6 | |

**SOUTH TEXAS COLLEGE
PECAN CAMPUS LIBRARY BUILDING
PROJECT NO. 25-26-1050
EVALUATION SUMMARY**

| VENDOR NAME | | 5 Star GC Construction, LLC. | CRC Development & Construction Co., LLC. | Holchemont, Ltd. | Villarreal Construction |
|--------------------------------|--|---------------------------------|---|------------------|-------------------------|
| 7 | The Respondent's organization and approach to the project. (up to 6 points) | 5 | 5 | 5 | 4 |
| | -a. Provide a statement of the project approach. | 6 | 5 | 6 | 5 |
| | -b. Submit a work schedule with key dates and milestones. | 5 | 5 | 5 | 5 |
| | -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC? | 5 | 5 | 5 | 3 |
| | | 5 | 5 | 5 | 4 |
| 8 | The Respondent's time frame for completing the project. (up to 7 points) | 6.46 | 4.2 | 3.23 | 7 |
| | | 6.46 | 4.2 | 3.23 | 7 |
| | -a. Refer to RFP Section 4, Pricing and Delivery Schedule. | 6.46 | 4.2 | 3.23 | 7 |
| | | 6.46 | 4.2 | 3.23 | 7 |
| | | 6.46 | 4.2 | 3.23 | 7 |
| 9 | The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point) | 0 | 1 | 1 | 0 |
| | | 0 | 1 | 1 | 0 |
| | | 0 | 1 | 1 | 0 |
| | | 0 | 1 | 1 | 0 |
| | | 0 | 1 | 1 | 0 |
| TOTAL EVALUATION POINTS | | 92.34 | 71.39 | 67.59 | 86.90 |
| RANKING | | 1 | 3 | 4 | 2 |

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

| | | | | | | |
|---|--------------------------------|-------------------------------|-------------------------------|-------------------------------------|---|-------------------------------------|
| Project Name: Pecan Campus Library Building F Exterior Building Envelope Repairs | | | Project No.: 2023-021R | | | |
| Funding Source(s): Renewal & Replacements Fund | | | | | | |
| | | | FY 22-23 | | FY 23-24 | |
| | Original Project Budget | Revised Project Budget | Project Budget | FY 21-22 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | FY 22-23 Actual Expenditures |
| Construction: | \$ 100,000.00 | \$ 100,000.00 | \$ 100,000.00 | \$ - | \$ 100,000.00 | \$ 100,000.00 |
| Design: | 10,000.00 | 25,000.00 | 10,000.00 | - | 10,000.00 | 10,000.00 |
| Miscellaneous: | 15,000.00 | 15,000.00 | 15,000.00 | - | 15,000.00 | 15,000.00 |
| FFE: | - | - | - | - | - | - |
| Technology: | - | - | - | - | - | - |
| Total: | \$ 125,000.00 | \$ 140,000.00 | \$ 125,000.00 | \$ - | \$ 125,000.00 | \$ 125,000.00 |

| | | | | | | | | |
|----------------|--|--|-----------------------|-------------------------------------|---|-----------------------|-------------------------------------|--|
| | | | FY 24-25 | | FY 25-26 | | | |
| | | | Project Budget | FY 23-24 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | Project Budget | FY 24-25 Actual Expenditures | Total Actual Expenditures To Date |
| Construction: | | | \$ 100,000.00 | \$ - | \$ 100,000.00 | \$ 100,000.00 | \$ - | \$ - |
| Design: | | | 10,000.00 | 4,000.00 | 6,000.00 | 25,000.00 | - | 4,000.00 |
| Miscellaneous: | | | 15,000.00 | - | 15,000.00 | 15,000.00 | - | - |
| FFE: | | | - | - | - | - | - | - |
| Technology: | | | - | - | - | - | - | - |
| Total: | | | \$ 125,000.00 | \$ 4,000.00 | \$ 121,000.00 | \$ 140,000.00 | \$ - | \$ 4,000.00 |

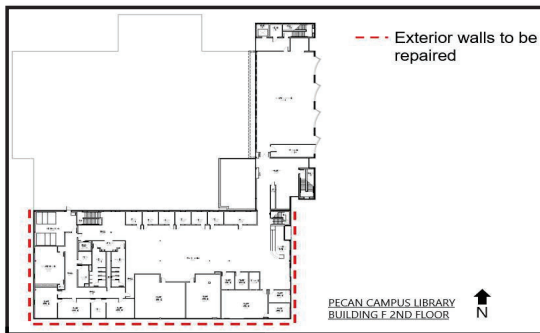
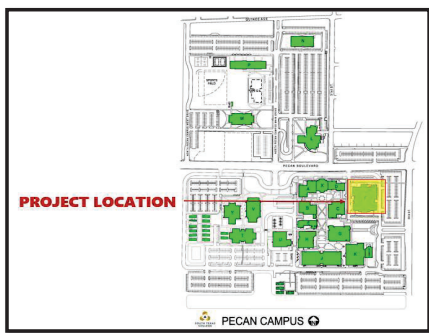
| | | | | | | | |
|--|--------------|---|-----|-------------------------|------------------------|----------------------------|-----------------|
| Project Team | | Board Status | | | | | |
| Approval to Solicit Architect/Engineer: | N/A | Board Approval of Schematic Design | N/A | Vendor | Contract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

| | |
|---|---|
| Project Description | Project Scope |
| Repair of the damaged exterior building envelope. | Repair and renovation of the existing second floor building envelope for the Pecan Campus Library Building F. |

| | | | | | | | |
|--|--------------------------------------|------------------------------------|------------------------------|-------------------------|---|---|---------------------------|
| 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 | 5/26/2026 | 6/26/2026 | 9/22/2026 | 10/27/2026 | N/A |

| | | | | | | | |
|--|---------------------|--------------------|----------------------|-------------|-------------|----------------------|--|
| Project Calendar of Expenditures by Fiscal Year | | | | | | | |
| Fiscal Year | Construction | Design | Miscellaneous | FFE | Tech | Project Total | |
| 2022-23 | - | - | - | - | - | \$ - | |
| 2023-24 | - | - | - | - | - | \$ - | |
| 2024-25 | - | 4,000.00 | - | - | - | \$ 4,000.00 | |
| 2025-26 | - | - | - | - | - | \$ - | |
| Project Total | \$ - | \$ 4,000.00 | \$ - | \$ - | \$ - | \$ 4,000.00 | |

Current Agenda Item
05/12/2026 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Library Building F Exterior Building Envelope Repairs



FPC Project Manager David A. Valdez

FPC Director Roberto Gomez

FPC Executive Director [Signature]

ACTION ITEM IV, Review and Recommend Action on Contracting Construction Services for the District Wide Marker Board Replacement Phase III

- Purpose** To contract construction services for the project.
- Justification** On July 22, 2025, the Board of Trustees approved this project as part of the College’s Renewals and Replacements projects for FY26.
- Staff recommends replacing marker boards at the Pecan Campus and the Mid Valley Campus, as listed below.
- Pecan Campus
 - South Academic Building J
 - Mid Valley Campus
 - Workforce Center Building D
 - Student Union Building F
 - North Academic Building G
- 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 Marker Board Replacement Phase III Project 2020-025R estimated cost, including construction and miscellaneous, is \$300,000.
- | | |
|-----------------|------------------|
| • Construction | \$300,000 |
| • Miscellaneous | 1,500 |
| Total | \$301,500 |
- The funds are available in the Renewals & Replacements Fund for use in FY 2025 – 2026.
- Staff Resource** Ricardo de la Garza, Executive Director for Facilities Planning & Construction
Mary Del Paz, Vice President for Finance and Administrative Services
- Recommendation** Administration requests the Facilities Committee recommend Board approval to authorize contracting construction services with **CRC Development & Construction Co., LLC.** in the amount of **\$432,650** for the District Wide Marker Board Replacement Phase III project as presented.

Appendix A
RFP Solicitation Information

| | |
|-------------------------|--|
| Advertised on | April 1, 2026 and April 8, 2026 |
| RFP Responses Due | April 16, 2026 |
| RFP Issued To | Six Hundred Eighty-Two (682) vendors |
| Responses Received From | Two (2) Vendors |
| Responses Reviewed By | Academic Affairs/Campus Administrator, Facilities Operations & Maintenance, Facilities Planning & Construction, and the Purchasing Department. |

Appendix B
Project Presentation follows in the packet.

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

Appendix D
Fact Sheet follows in the packet.



DISTRICT WIDE-MARKER BOARD REPLACEMENT PHASE III

Pecan & Mid-Valley Campus

2025-013R



SITE PLAN

PECAN CAMPUS



PROJECT LOCATION





PROJECT LOCATIONS

PROJECT LOCATION

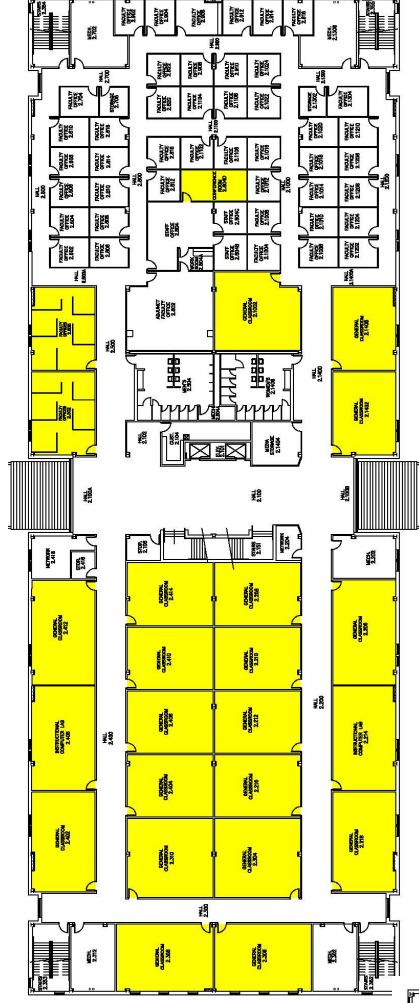


SOUTH TEXAS
COLLEGE

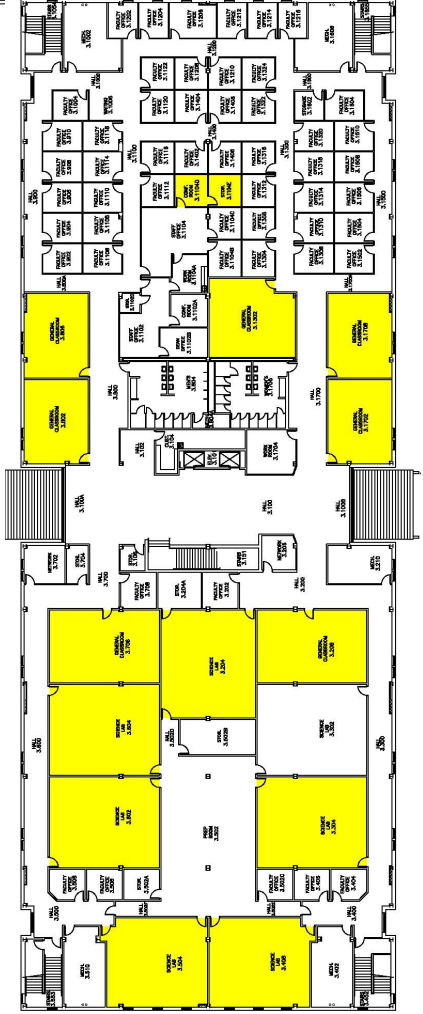
PECAN CAMPUS SOUTH ACADEMIC BLDG. J



1st Floor



2nd Floor



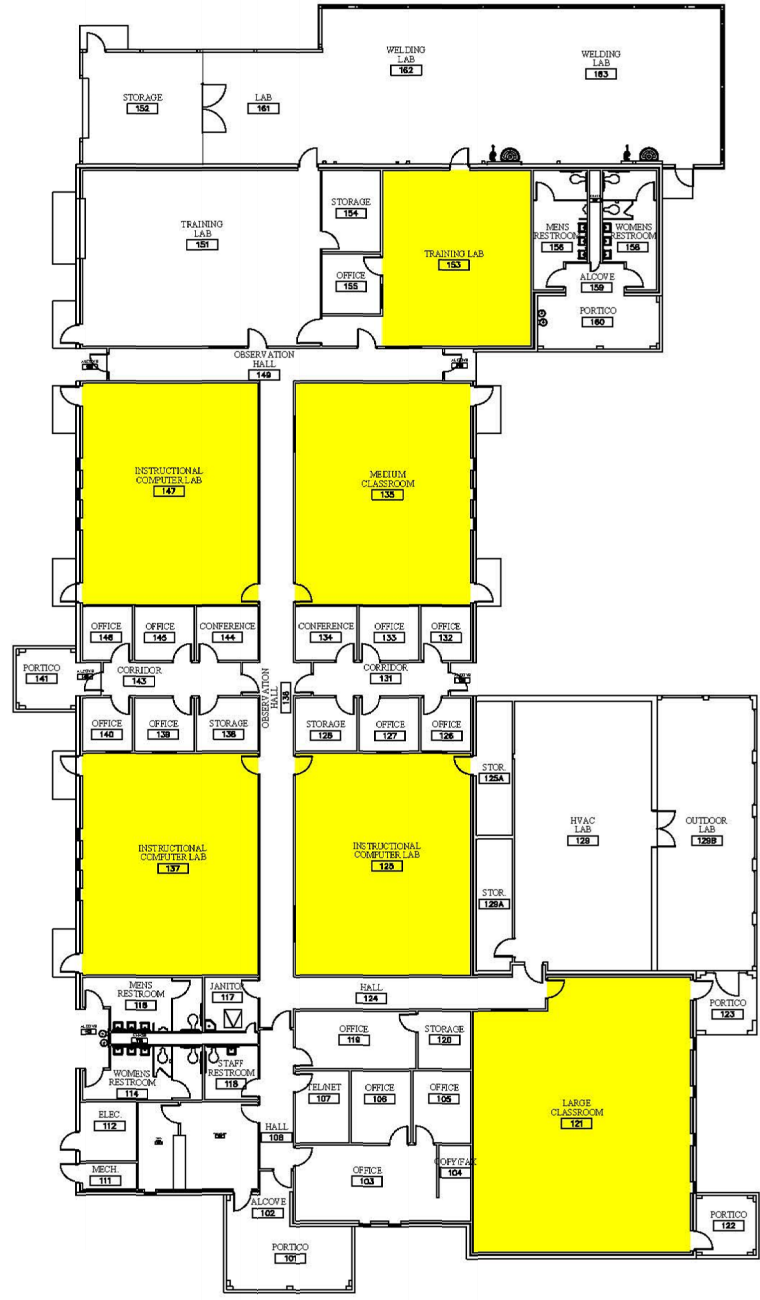
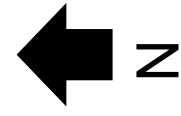
3rd Floor





PROJECT LOCATION

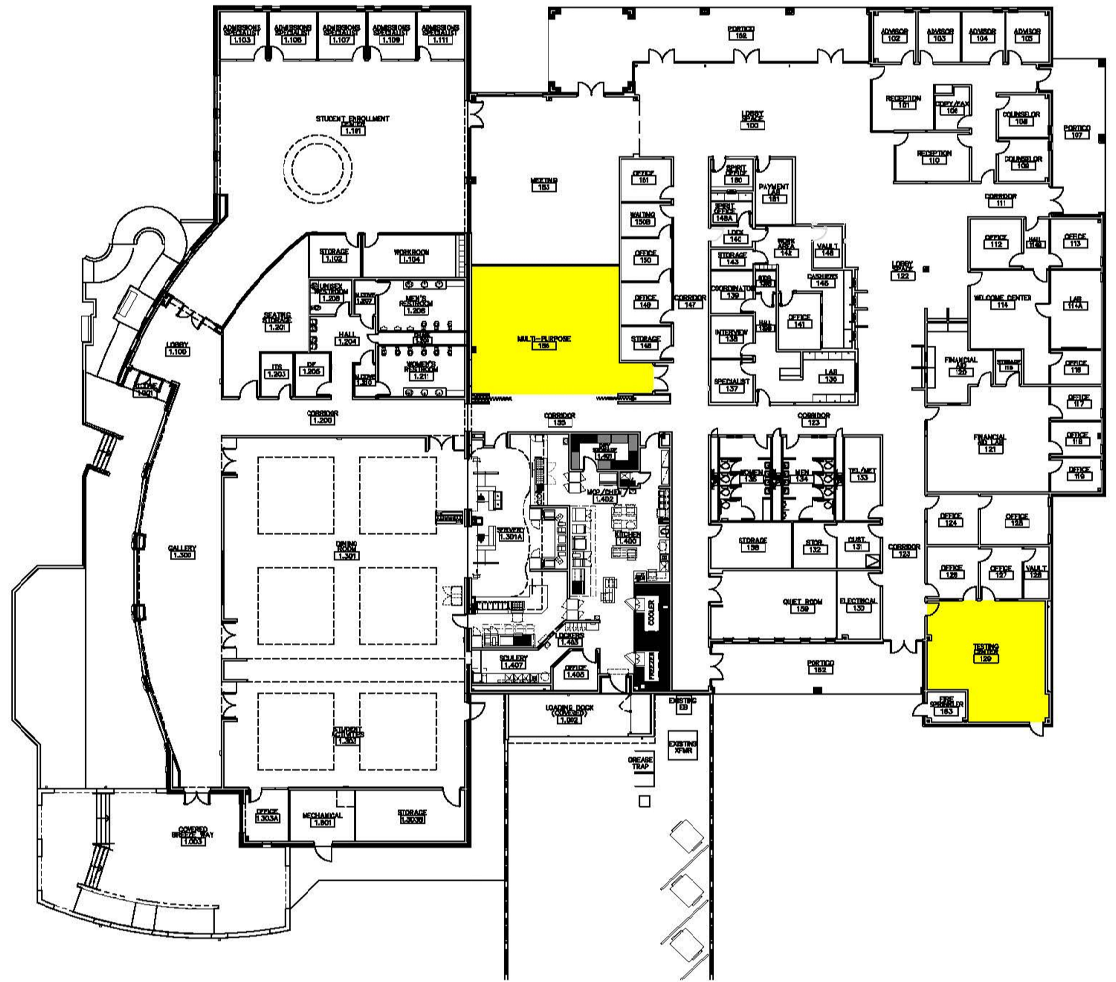
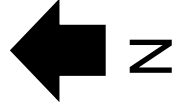
MID-VALLEY CAMPUS WORKFORCE CENTER BLDG. D



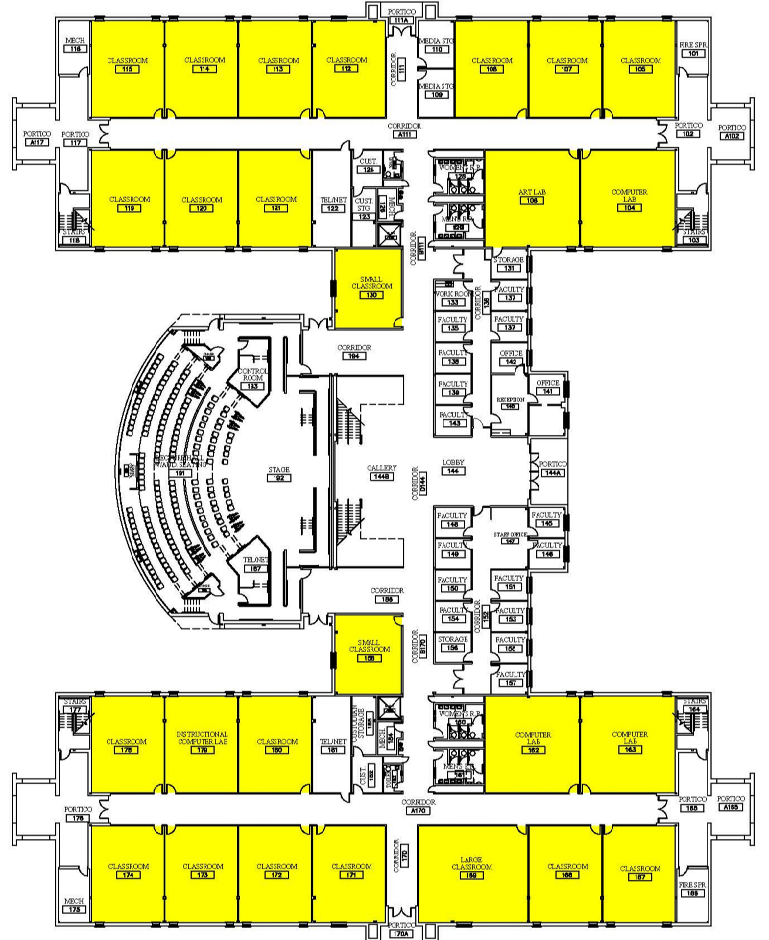
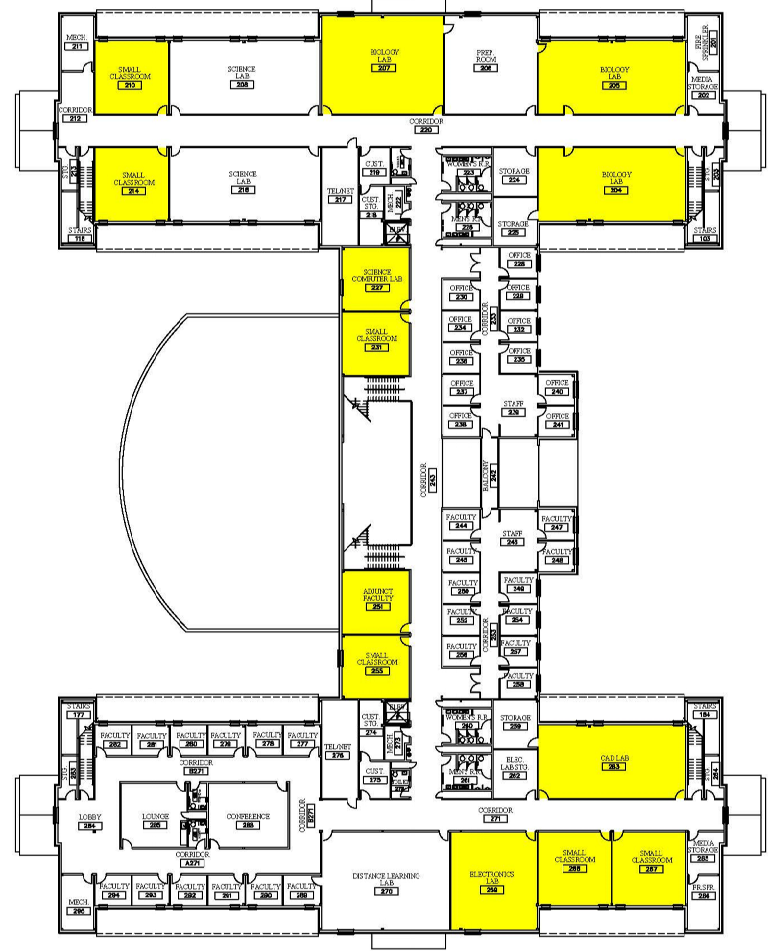


PROJECT LOCATION

MID-VALLEY CAMPUS STUDENT UNION BLDG. F



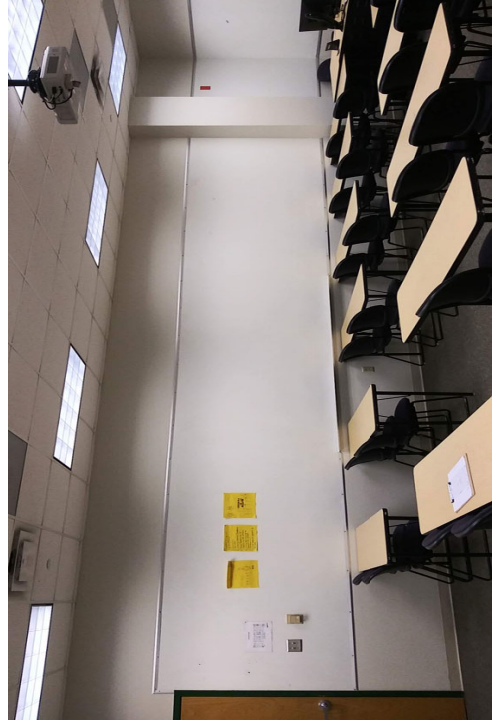
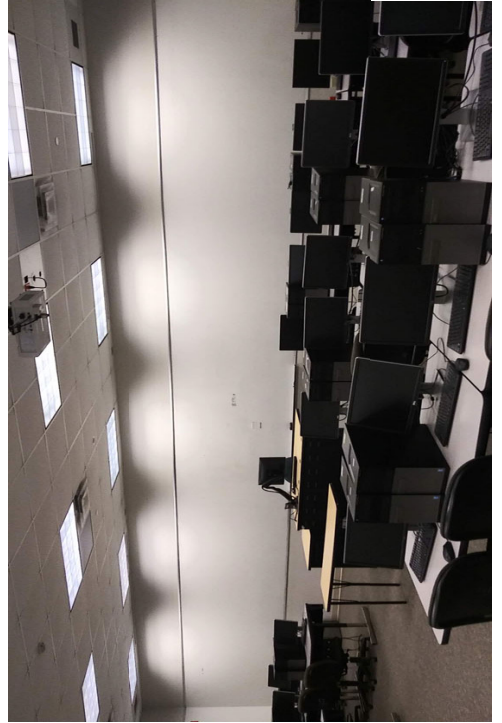
PROJECT LOCATION



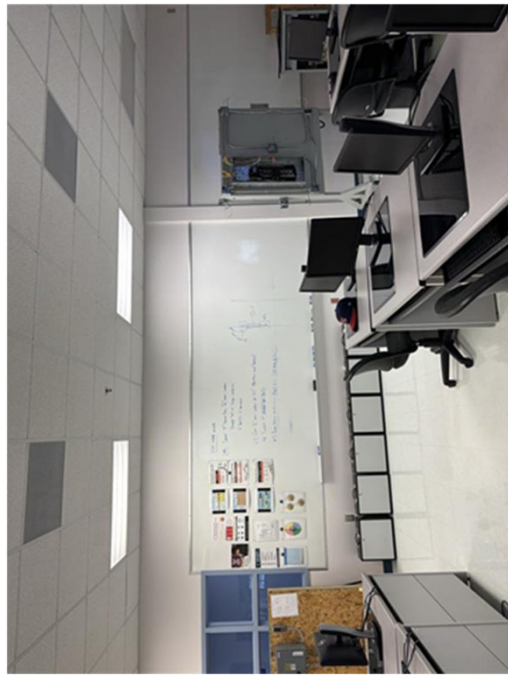
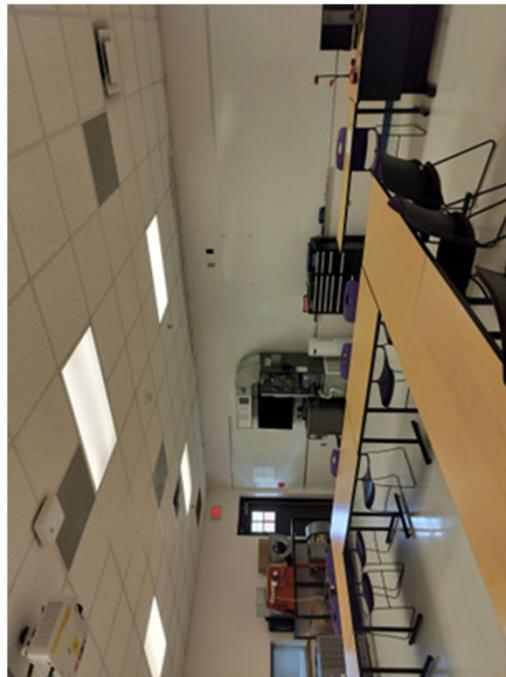
**MID-VALLEY CAMPUS
NORTH ACADEMIC
BLDG. G**

EXISTING PHOTOS

PECAN CAMPUS SOUTH ACADEMIC BLDG. J

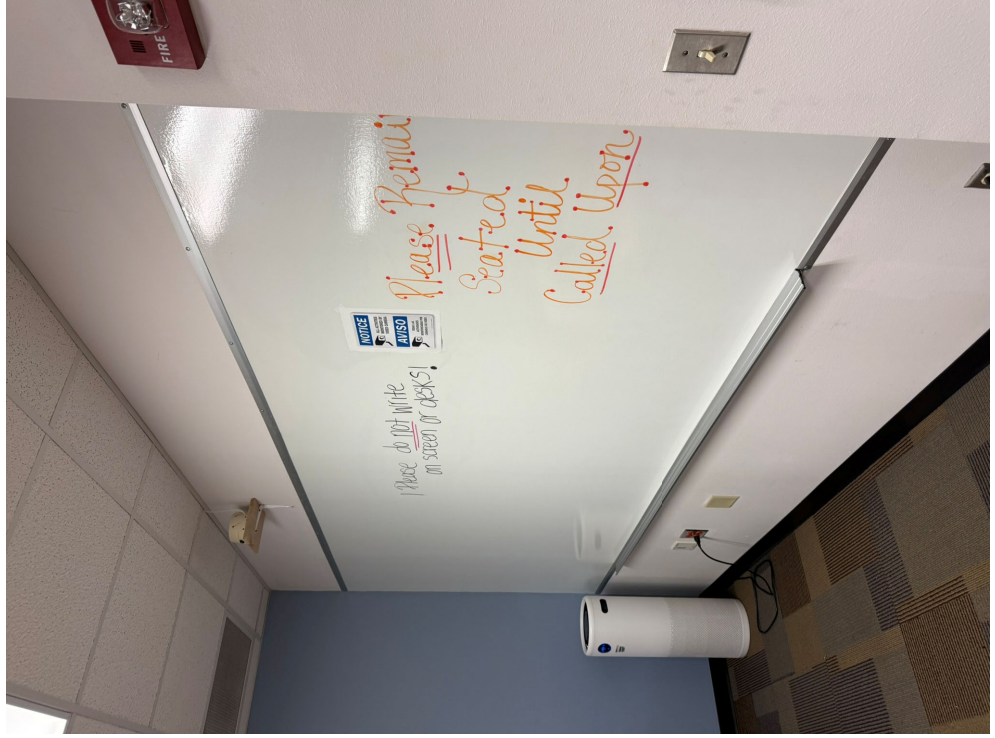
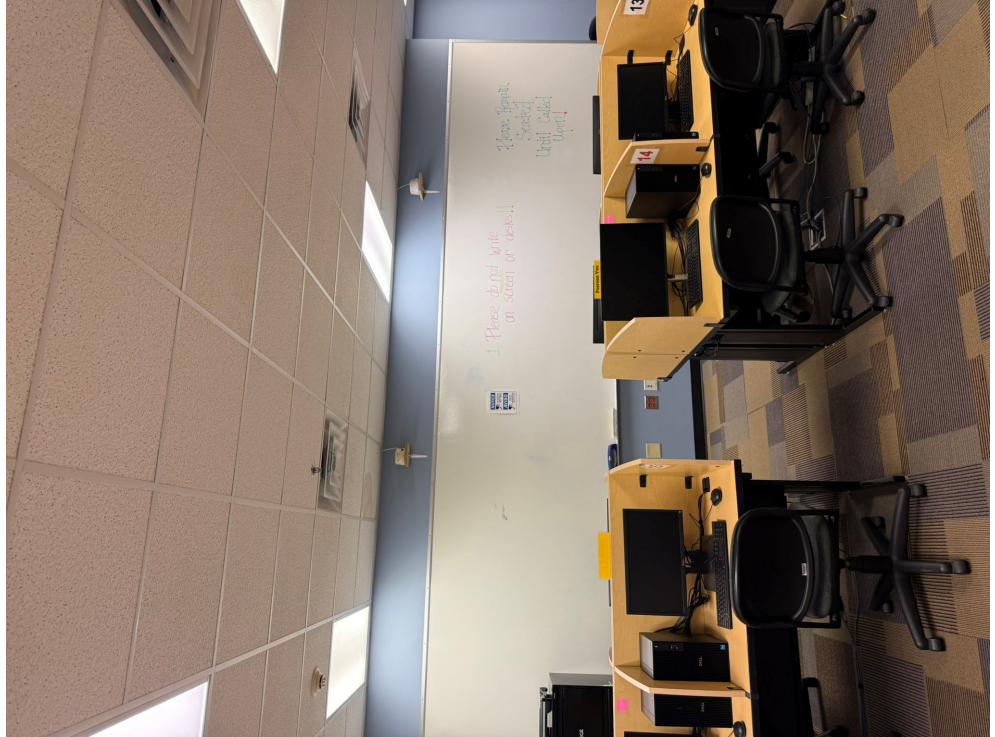


EXISTING PHOTOS
MID-VALLEY CAMPUS WORKFORCE CENTER BLDG. D



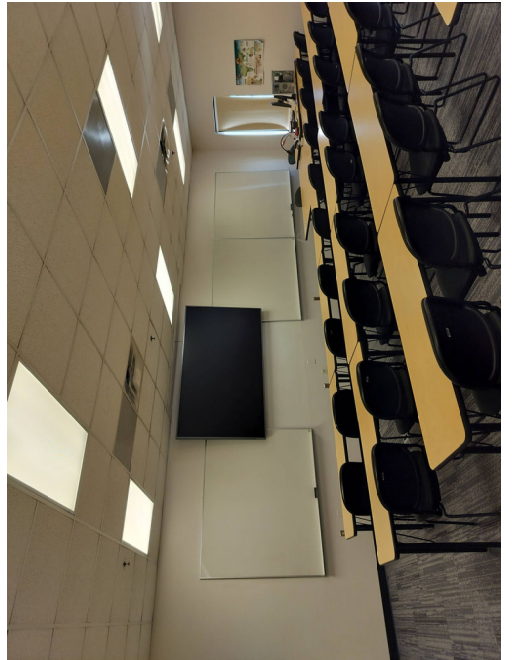
EXISTING PHOTOS

MID-VALLEY CAMPUS STUDENT UNION BLDG. F



EXISTING PHOTOS

MID-VALLEY CAMPUS NORTH ACADEMIC BLDG. G



DISTRICT WIDE-MARKER BOARD REPLACEMENT PHASE III – PECAN & MID-VALLEY CAMPUS PROJECT BUDGET



Scope of Work

- Removal of existing speakeasy boards at the Pecan and Mid-Valley Campus, repair wall sections after speakeasy removal and installation of new markerboard.

Estimated Total Project Budget

| | |
|----------------------|------------------|
| Construction | \$300,000 |
| <u>Misc.</u> | <u>\$1,500</u> |
| Total Project Budget | \$301,500 |

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE MARKER BOARDS REPLACEMENT PHASE III-PECAN CAMPUS &
MID VALLEY CAMPUS
PROJECT NO. 25-26-1049**

| | | | |
|--------------------------------|------------------------------|--|---|
| VENDOR NAME | | CRC Development & Construction Co., LLC. | Huntington Sky Production/ dba Fastsigns |
| ADDRESS | | 2016 S 45th St | 1009 S 77 Sunshine Strip |
| CITY/STATE/ZIP | | McAllen, TX 78503 | Harlingen, TX 78550 |
| CONTACT | | Carlo Cantu | Ernest Macias |
| # | Description | Proposed | Proposed |
| 1 | Pecan Campus - Base Bid | \$ 300,000.00 | \$ 491,607.00 |
| 2 | Begin Work Within | 10 Working Days | 15 Working Days |
| 3 | Completion of Work Within | 240 Calendar Days | 120 Calendar Days |
| | | | |
| 4 | Mid Valley Campus - Base Bid | \$ 132,650.00 | \$ 236,142.00 |
| 5 | Begin Work Within | 10 Working Days | 15 Working Days |
| 6 | Completion of Work Within | 240 Calendar Days | 120 Calendar Days |
| TOTAL AMOUNT | | \$ 432,650.00 | \$ 727,749.00 |
| TOTAL EVALUATION POINTS | | 90.58 | 76.95 |
| RANKING | | 1 | 2 |

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

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE MARKER BOARDS REPLACEMENT PHASE III - PECAN CAMPUS
& MID VALLEY CAMPUS
PROJECT NO. 25-26-1049
EVALUATION SUMMARY**

| VENDOR NAME | | CRC Development & Construction Co., LLC. | | Huntington Sky Production/dba Fastsigns | |
|----------------|--|--|-----|---|-------|
| ADDRESS | | 2016 S 45th St | | 1009 S 77 Sunshine Strip | |
| CITY/STATE/ZIP | | McAllen, TX 78503 | | Harlingen, TX 78550 | |
| CONTACT | | Carlo Cantu | | Ernest Macias | |
| 1 | The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 4, Pricing and Delivery Schedule. | 45 | 45 | 26.75 | 26.75 |
| | | 45 | | 26.75 | |
| | | 45 | | 26.75 | |
| | | 45 | | 26.75 | |
| | | 45 | | 26.75 | |
| 2 | The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation. | 8 | 8.4 | 9 | 9 |
| | | 9 | | 9 | |
| | | 8 | | 9 | |
| | | 9 | | 10 | |
| | | 8 | | 8 | |
| 3 | The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation. | 9 | 9 | 9 | 9 |
| | | 9 | | 9 | |
| | | 9 | | 9 | |
| | | 10 | | 10 | |
| | | 8 | | 8 | |
| 4 | The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details. | 4 | 4.4 | 4 | 4.6 |
| | | 4 | | 4 | |
| | | 4 | | 5 | |
| | | 5 | | 5 | |
| | | 5 | | 5 | |

**SOUTH TEXAS COLLEGE
DISTRICT-WIDE MARKER BOARDS REPLACEMENT PHASE III - PECAN CAMPUS
& MID VALLEY CAMPUS
PROJECT NO. 25-26-1049
EVALUATION SUMMARY**

| VENDOR NAME | | CRC Development & Construction Co., LLC. | | Huntington Sky Production/dba Fastsigns | |
|--------------------------------|---|--|------|---|-----|
| 5 | <p>The Respondent's proposed personnel. (up to 8 points)</p> <p>-a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence.</p> <p>-b. Describe the project assignment and the percent of time each team will be involved in the project.</p> <p>c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar.</p> <p>-d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.</p> | 7 | 7.2 | 7 | 7.2 |
| | | 7 | | 7 | |
| | | 7 | | 7 | |
| | | 8 | | 8 | |
| | | 7 | | 7 | |
| 6 | <p>The Respondent's financial capability in relation to the size and scope of the project. (up to 8 points)</p> <p>-a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation.</p> <p>-b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution.</p> <p>-c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates.</p> <p>-d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.</p> | 7 | 6.8 | 7 | 7.2 |
| | | 7 | | 7 | |
| | | 6 | | 7 | |
| | | 7 | | 8 | |
| | | 7 | | 7 | |
| 7 | <p>The Respondent's organization and approach to the project. (up to 6 points)</p> <p>-a. Provide a statement of the project approach.</p> <p>-b. Submit a work schedule with key dates and milestones.</p> <p>-c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?</p> | 5 | 5 | 5 | 5.2 |
| | | 5 | | 5 | |
| | | 4 | | 5 | |
| | | 6 | | 6 | |
| | | 5 | | 5 | |
| 8 | <p>The Respondent's time frame for completing the project. (up to 7 points)</p> <p>-a. Refer to RFP Section 4, Pricing and Delivery Schedule.</p> | 3.78 | 3.78 | 7 | 7 |
| | | 3.78 | | 7 | |
| | | 3.78 | | 7 | |
| | | 3.78 | | 7 | |
| | | 3.78 | | 7 | |
| 9 | <p>The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses. (up to 1 point)</p> | 1 | 1 | 1 | 1 |
| | | 1 | | 1 | |
| | | 1 | | 1 | |
| | | 1 | | 1 | |
| | | 1 | | 1 | |
| TOTAL EVALUATION POINTS | | 90.58 | | 76.95 | |
| RANKING | | 1 | | 2 | |

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



Project Fact Sheet
5/6/2026

| | | | | | | | | | |
|--|--------------------------------------|------------------------------------|------------------------------|--|---|---|------------------------------------|---|-----------------|
| Project Name: DW- Marker Board Replacemnet Phase III Pecan & Mid-Valley Campus | | Project No.: 2025-013R | | | | | | | |
| Funding Source: Renewal and Replacements Fund | | | | | | | | | |
| | | FY 25-26 | | FY 26-27 | | | | | |
| | <u>Original Project Budget</u> | <u>Revised Project Budget</u> | <u>Project Budget</u> | <u>FY25-26 Actual Expenditures</u> | <u>Variance of Project Budget vs. Actual Expenditures</u> | <u>Project Budget</u> | <u>FY26-27 Actual Expenditures</u> | <u>Variance of Project Budget vs. Actual Expenditures</u> | |
| Construction: | \$ 300,000.00 | \$ 432,650.00 | \$ 216,325.00 | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Design: | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Miscellaneous: | \$ 1,500.00 | \$ 1,500.00 | \$ 1,500.00 | \$ - | \$ - | \$ - | \$ - | \$ - | |
| FFE: | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Technology: | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Total: | \$ 301,500.00 | \$ 434,150.00 | \$ 217,825.00 | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Project Team | | | | Board Status | | | | | |
| Approval to Solicit Architect/Engineer: | N/A | | | | | Vendor | Contract Amount | Actual Expenditures | Variance |
| Architect/Engineer: | N/A | | | N/A | | TBD | \$ - | \$ - | \$ - |
| Contractor: | TBD | | | <u>Board Approval of Schematic Design</u> | | | | | |
| STC FPC Project Manager: | Javier Cuellar | | | <u>Substantial Completion</u> | TBD | <u>Board Acceptance</u> | TBD | | |
| | | | | <u>Final Completion</u> | TBD | <u>Board Acceptance</u> | TBD | | |
| Project Description | | | | Project Scope | | | | | |
| Removal and Replacement of Distric Wide Marker Boards for Pecan and Mid-Valley Campus | | | | Removal of existing speakeasy boards at the Pecan and Mid-Valley Campus, repair wall sections after speakeasy removal and installation of new markerboard. | | | | | |
| 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 | 5/26/2026 | TBD | TBD | TBD | N/A | | |
| Project Calendar of Expenditures by Fiscal Year | | | | | | | | | |
| Fiscal Year | Construction | Design | Misc. | FFE | Tech | Project Total | | | |
| 2025-2026 | \$ 216,325.00 | \$ - | \$ 1,500.00 | \$ - | \$ - | \$ 217,825.00 | | | |
| 2026-2027 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Project Total | \$ 216,325.00 | \$ - | \$ 1,500.00 | \$ - | \$ - | \$ 217,825.00 | | | |
| Current Agenda Item | | | | | | | | | |
| 05/13/26-Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the District Wide Marker Board Replacement Phase III | | | | | | | | | |
| | | | | | | | | | |

FPC Project Manager

FPC Director

FPC Executive Director

ACTION ITEM V, Review and Recommend Action on Change Order for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System

- Purpose** To approve a proposed change order for the project.
- Justification** A change order to the construction contract is needed for the installation of two (2) 20-inch butterfly valves to allow shutting off the cooling tower system without shutting down the entire chilled water system for the campus.
- Construction Contract Amount\$886,178.00
Net Effect of Change Order No. 1 to Contract Amount.....38,211.69
Revised Construction Contract Amount\$924,389.69
- An additional ninety-five (95) days would be added to the substantial completion schedule.
- Enclosed Documents** Appendix A – Change Order #1
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 Johnson Controls, Inc. in the amount of \$38,211.69 and an additional ninety-five (95) days for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System project as presented.

Appendix A

Change Order #1 follows in the packet.

Appendix B

Fact Sheet follows in the packet.



Change Order

PROJECT: *(Name and address)*
South Texas College - Pecan Campus-
Physical Plant Building E Cooling Tower
3200 West Pecan Boulevard
McAllen, TX 78501

CONTRACT INFORMATION:
Contract For: General Construction

Date: 04-28-2026

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: 04-20-2026

OWNER: *(Name and address)*
South Texas College
3200 W. Pecan Boulevard, Building N-172
McAllen, TX 78501

ARCHITECT: *(Name and address)*
DBR Engineering Consultants, Inc.
200 S 10th Street, Suite 901
McAllen, TX 78501

CONTRACTOR: *(Name and address)*
Johnson Controls, Inc
1240 Vo Tech Drive, Suite - C
Weslaco, TX 78991

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This Change Order is issued to adjust the Contract Sum for the installation of two (2) 20-inch butterfly valves, including associated labor, materials, and coordination required to complete the work.

Adjustment to Contract Time:

The Contractor requests adjustments to the Contract Time for the following three (3) separate delays, each independent and outside the Contractor’s control:

1. **Geotechnical Testing Delay**
A twelve (12) calendar day extension is requested due to additional soil testing required by the Geotechnical Engineer after water was left on overnight and seeped through the ground, preventing scheduled work activities.
2. **Concrete Placement Delay Due to Existing Utilities**
A seven (7) calendar day extension is requested due to delays in concrete work caused by the discovery of existing piping located within footing excavations, which required investigation and modification of planned work.
3. **Material Procurement Delay – ISO Valve Upgrade**
A two (2) week extension is requested due to the unforeseen requirement to upgrade to ISO valves, resulting in increased material lead times and impacting delivery and installation schedules.

The above conditions impacted the project’s critical path and necessitate an equitable adjustment to the Contract Time and Contract Sum.

| | |
|--|---------------|
| The original Contract Sum was | \$ 886,178.00 |
| The net change by previously authorized Change Orders | \$ 0.00 |
| The Contract Sum prior to this Change Order was | \$ 886,178.00 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 38,211.69 |
| The new Contract Sum including this Change Order will be | \$ 924,389.69 |

The Contract Time will be increased by ninety-five (95) days.
The new date of Substantial Completion will be June 8, 2026

NOTE:

This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT *(Signature)*

BY: Robert Tijerina, P.E., Project
Manager

*(Printed name, title, and license
number if required)*

Date

CONTRACTOR *(Signature)*

BY:

(Printed name and title)

Date

OWNER *(Signature)*

BY: Ricardo J. Solis, President

(Printed name and title)

Date

**Project Fact Sheet
4/24/2026**

| | | | | | | | |
|--|-----------------------|------------------------------|---------------------|-----------------------|----------------------|---------------------|---------------------|
| Project Name: Pecan Campus - Physical Plant Building E Cooling Towers | | Project No. 2025-026R | | | | | |
| Funding Source(s): Renewals & Replacements Fund | | | | | | | |
| | | FY 24-25 | | FY 25-26 | | | |
| | | | FY 24-25 | Variance of | | FY 25-26 | |
| | | | Actual | Project Budget | vs. Actual | Actual | |
| | Original | Project Budget | Expenditures | Expenditures | Expenditures | Expenditures | Total Actual |
| | Project Budget | Project Budget | Expenditures | Expenditures | Expenditures | Expenditures | To Date |
| Construction: | \$ 650,000.00 | \$ 650,000.00 | \$ - | \$ 650,000.00 | \$ 720,000.00 | \$ - | \$ - |
| Design: | 65,000.00 | 65,000.00 | 41,437.50 | 23,562.50 | 13,000.00 | - | 41,437.50 |
| Miscellaneous: | 16,250.00 | 16,250.00 | 1,946.32 | 14,303.68 | 16,020.00 | - | 1,946.32 |
| FFE: | - | - | - | - | - | - | - |
| Technology: | - | - | - | - | - | - | - |
| Total: | \$ 731,250.00 | \$ 731,250.00 | \$ 43,383.82 | \$ 687,866.18 | \$ 749,020.00 | \$ - | \$ 43,383.82 |

| | | | | | | |
|--|----------------------|---|-------------------------|------------------------|----------------------------|-----------------|
| Project Team | | Board Status | | | | |
| Approval to Solicit Architect/Engineer: | 9/24/2024 | Board Approval of Schematic Design 3/25/2026 Substantial Completion TBD Final Completion TBD | Vendor | Contract Amount | Actual Expenditures | Variance |
| Architect/Engineer: | DBR Engineering | | DBR | \$ 48,750.00 | \$ 41,437.50 | \$ 7,312.50 |
| Contractor: | Johns Controls, Inc. | | Johns Controls, Inc. | \$ 886,178.00 | \$ - | \$ 886,178.00 |
| STC FPC Project Manager: | Martin Villarreal | | Board Acceptance | TBD | | |

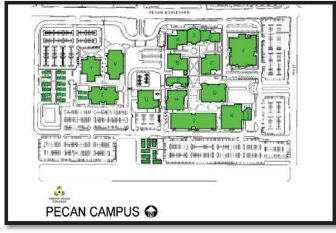
| | |
|--|---|
| Project Description | Project Scope |
| Design and construction of above ground piping system. | Design and construction of an above ground piping system to replace the existing underground piping system installed in 2016 as part of the expansion of the Physical Plant due to several leaks occurring underground. |

| | | | | | | | |
|--|--------------------------------------|-----------------------------|------------------------------|-------------------------|---|---|---------------------------|
| Projected Timeline | | | | | | | |
| Board Approval to Solicit Architect/Engineer | Board Approval of Architect/Engineer | Board Approval of Schematic | Board Approval of Contractor | Construction Start Date | Board Approval of Substantial Completion Date | Board Approval of Final Completion Date | FFE Completion of Move In |
| 9/24/2024 | 11/26/2024 | 3/25/2025 | 9/23/2025 | 11/30/2025 | 5/26/2026 | 06/23/2026 | N/A |

| | | | | | | |
|--|---------------------|---------------------|----------------------|-------------|-------------|----------------------|
| Project Calendar of Expenditures by Fiscal Year | | | | | | |
| Fiscal Year | Construction | Design | Miscellaneous | FFE | Tech | Project Total |
| 2024-25 | | 41,437.50 | 1,946.32 | | | \$ 43,383.82 |
| 2025-26 | - | - | - | | | \$ - |
| Project Total | \$ - | \$ 41,437.50 | \$ 1,946.32 | \$ - | \$ - | \$ 43,383.82 |

Current Agenda Item

Review and Recommend Action on Change Order for the Pecan Campus Physical Plant Building E Cooling Tower Above Ground Piping System



FPC Project Manager Martin Villarreal

FPC Director Roberto Gomez

FPC Executive Director Rdell

ACTION ITEM VI, Review and Recommend Action on Substantial Completion of the District Wide HVAC Replacements Phase I at Mid Valley Campus

- Purpose** To approve substantial completion of the project.
- Justification** College staff visited the site and developed a construction punch list on May 5, 2025.
- Contractor: Johnson Controls, Inc.
- A Certificate of Substantial Completion has been issued. The units were replaced at Buildings E, F, and G. Substantial Completion was accomplished for this project by Johnson Controls, Inc. The original cost approved for this project was \$1,893,356.56.
- Enclosed Documents** Appendix A – Current Budget Status
 Appendix B – Photos
 Appendix C – Substantial Completion Form
 Appendix D – Fact Sheet
- Funding** The funds for District Wide HVAC Replacements Phase I at Mid Valley Campus Project 2023-013R 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 HVAC Replacements Phase I at Mid Valley Campus project as presented.

Appendix A
 Current Budget Status

| District Wide HVAC Replacements Phase I at Mid Valley Campus | | | | | |
|--|--------------------------|-------------------------|----------------------|----------------------|-------------------|
| Construction Budget | Approved Proposal Amount | Net Total Change Orders | Current Project Cost | Previous Amount Paid | Remaining Balance |
| \$2,300,000.00 | \$1,893,356.56 | \$0 | \$1,893,356.56 | \$1,494,250.11 | \$399,106.45 |

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 HVAC Replacements Phase I – Mid Valley Campus



District Wide HVAC Replacements Phase I – Mid Valley Campus





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
South Texas College HVAC Replacement
Phase I Mid Valley Campus
400 N. Border Ave. Weslaco, Texas 78596

CONTRACT INFORMATION:
Contract For: HVAC Replacements
Date: February 25, 2025

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: May 06, 2026

OWNER: *(name and address)*
South Texas College
3200 W. Pecan Blvd.
McAllen, TX 78501

ARCHITECT: *(name and address)*
Ethos Engineering
1126 South Commerce Street
Harlingen, TX 78550

CONTRACTOR: *(name and address)*
Johnson Controls
2209 N. Padre Island Dr. Ste F
Corpus Christi, TX 78408

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

(Identify the Work, or portion thereof, that is substantially complete.)

South Texas College Mid Valley Campus Buildings E-F-G
400 N. Border Ave.,
Weslaco, Texas 78596

ARCHITECT *(Signature)*

BY: Cesar Gonzalez P.E./Principal

(Printed name, title, and license number if required)

May 05, 2026
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

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

See attached Substantial Completion Field Report.

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

Cost estimate of Work to be completed or corrected: \$94,667.83

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

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

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

CONTRACTOR *(Signature)*

(Printed name and title)

Date

OWNER *(Signature)*

(Printed name and title)

Date

Project Name: DW - HVAC Replacements Phase I - Mid Valley Campus Building E, F, and G **Project No.** 2023-013R

Funding Source(s): Renewal and Replacement Fund

| | <u>Original Total Project Budget</u> | <u>FY23-24</u> | | | | <u>FY24-25</u> | | | |
|----------------|--------------------------------------|------------------------|---|------------------------|------------------------|---|------------------------|--|--|
| | | <u>Project Budget</u> | <u>Variance of Project Budget vs. Actual Expenditures</u> | | <u>Project Budget</u> | <u>Variance of Project Budget vs. Actual Expenditures</u> | | | |
| | | | <u>FY 23-24 Actual Expenditures</u> | <u>Expenditures</u> | | <u>FY 24-25 Actual Expenditures</u> | <u>Expenditures</u> | | |
| Construction: | \$ 2,300,000.00 | \$ 2,300,000.00 | \$ - | \$ 2,300,000.00 | \$ 2,300,000.00 | \$ - | \$ 2,300,000.00 | | |
| Design: | 230,000.00 | 230,000.00 | 97,922.49 | 132,077.51 | 149,500.00 | 14,202.52 | 135,297.48 | | |
| Miscellaneous: | 5,000.00 | 5,000.00 | 576.76 | 4,423.24 | 4,433.00 | 718.68 | 3,714.32 | | |
| FFE: | - | - | - | - | - | - | - | | |
| Technology: | - | - | - | - | - | - | - | | |
| Total: | \$ 2,535,000.00 | \$ 2,535,000.00 | \$ 98,499.25 | \$ 2,436,500.75 | \$ 2,453,933.00 | \$ 14,921.20 | \$ 2,439,011.80 | | |

| | <u>Project Budget</u> | <u>FY25-26</u> | | <u>Total Actual Expenditures To Date</u> |
|----------------|------------------------|---|----------------------|--|
| | | <u>Variance of Project Budget vs. Actual Expenditures</u> | | |
| | | <u>FY 25-26 Actual Expenditures</u> | <u>Expenditures</u> | |
| Construction: | \$ 2,300,000.00 | \$ 1,494,250.11 | \$ 805,749.89 | \$ 1,494,250.11 |
| Design: | 37,375.00 | - | 37,375.00 | 112,125.01 |
| Miscellaneous: | 4,280.00 | - | 4,280.00 | 1,295.44 |
| FFE: | - | - | - | - |
| Technology: | - | - | - | - |
| Total: | \$ 2,341,655.00 | \$ 1,494,250.11 | \$ 847,404.89 | \$ 1,607,670.56 |

| <u>Project Team</u> | | <u>Board Status</u> | | | | | |
|--|-----------------------|---|-----|-------------------------|------------------------|----------------------------|-----------------|
| Approval to Solicit Architect/Engineer: | 10/31/2023 | <u>Board Approval of Schematic Design</u> | N/A | <u>Vendor</u> | <u>Contract Amount</u> | <u>Actual Expenditures</u> | <u>Variance</u> |
| Architect/Engineer: | Ethos | | | Ethos | \$ 149,500.00 | \$ 112,125.01 | \$ 37,374.99 |
| Contractor: | Johnson Controls Inc. | | | Johnson Controls Inc. | \$ 1,893,356.56 | \$ 1,494,250.11 | \$ 399,106.45 |
| STC FPC Project Manager: | Martin Villarreal | <u>Substantial Completion</u> | TBD | <u>Board Acceptance</u> | TBD | | |
| | | <u>Final Completion</u> | TBD | <u>Board Acceptance</u> | TBD | | |

Project Description
Replace existing aging air conditioning roof top units to reduce repairs.

Project Scope
Removal and replacement of multiple existing air conditioning units and UV lights in buildings E, F, & G at the Mid Valley Campus.

| <u>Projected Timeline</u> | | | | | | | |
|---|---|---|-------------------------------------|--------------------------------|--|--|----------------------------------|
| <u>Board Approval to Solicit Architect/Engineer</u> | <u>Board Approval of Architect/Engineer</u> | <u>Board Approval of Schematic Design</u> | <u>Board Approval of Contractor</u> | <u>Construction Start Date</u> | <u>Board Approval of Substantial Completion Date</u> | <u>Board Approval of Final Completion Date</u> | <u>FFE Completion of Move In</u> |
| 10/31/2023 | 2/27/2024 | N/A | 1/28/2025 | 4/28/2025 | 5/26/2026 | 6/23/2026 | N/A |

| <u>Project Calendar of Expenditures by Fiscal Year</u> | | | | | | | | | |
|--|------------------------|----------------------|----------------------|-------------|-------------|------------------------|--|--|--|
| <u>Fiscal Year</u> | <u>Construction</u> | <u>Design</u> | <u>Miscellaneous</u> | <u>FFE</u> | <u>Tech</u> | <u>Project Total</u> | | | |
| 2023-24 | \$ - | \$ 97,922.49 | \$ 576.76 | \$ - | \$ - | \$ 98,499.25 | | | |
| 2024-25 | | 14,202.52 | 718.68 | | | 14,921.20 | | | |
| 2025-26 | 1,494,250.11 | - | - | - | - | 1,494,250.11 | | | |
| Project Total | \$ 1,494,250.11 | \$ 112,125.01 | \$ 1,295.44 | \$ - | \$ - | \$ 1,607,670.56 | | | |

Current Agenda Item

Review and Recommend Action on Substantial Completion of the District Wide HVAC Replacements Phase I at Mid Valley Campus



FPC Project Manager *Martin Villarreal*

FPC Director *Roberto Gomez*

FPC Executive Director *R. D. [Signature]*

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

| | |
|---------------------------|---|
| Purpose | To approve final completion and release of final payment for the project. |
| Justification | <p>College staff visited the site and developed a construction punch list on May 4, 2026.</p> <ul style="list-style-type: none">• Architect: Milnet Architectural Services, PLLC.• Contractor: Rio United Builders, LLC. <p>Final Completion, including punch list items, was accomplished as required 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 – Final Completion Appendix D – Fact Sheet</p> |
| Funding | The funds for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II Project 2022-038R are available in the Renewals and Replacements Fund for use in FY 2025 – 2026. |
| Staff Resource | <p>Ricardo de la Garza, Executive Director for Facilities Planning & Construction Mary Del Paz, Vice President for Finance and Administrative Services</p> |
| Recommendation | Administration requests the Committee recommend Board approval of final completion and release of final payment in the amount of \$390,582.86 with Rio United Builders, LLC. for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II project as presented. |

Appendix A
 Current Budget Status

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

Appendix B
 Photos follow in the packet.

Appendix C
 Final Completion follows in the packet.

Appendix D
 Fact Sheet follows in the packet.

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



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



May 04, 2026

Mr. Ricardo de la Garza
Director of Facilities Planning and Construction
3201 W. Pecan
McAllen, TX 78501

Re: STC – Mid-Valley Campus South Academic Building H- Repair of Damaged Interior Areas
(Phase II)

Mr. Ricardo de la Garza,

This letter is to serve as written notice that Rio United Builders has completed construction of the above-referenced project in general conformance with the contract documents. It is our understanding that all punch list items have been addressed. Therefore, we recommend the release of the final payment upon submission of all close-out documents. If you have any questions, please feel free to contact our office.

Sincerely,



Rodolfo R. Molina, Jr., AIA
President
Milnet Architectural Services, PLLC

cc: Dagoberto Perez, Rio United Builders

Project Fact Sheet
5/4/2026

| | | | | | | | | |
|---|--|-------------------------------------|---|--|---|---|---------------------------------------|---|
| Project Name: MVC - South Academic Building H Repair and Renovations | | | | Project No.: 2022-038R | | | | |
| Funding Source(s): Renewals and Replacement Fund | | | | | | | | |
| | | | FY21-22 | | | FY22-23 | | |
| | Original Project Budget | Revised Project Budget | FY 21-22 Actual Project Budget | FY 21-22 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | FY 22-23 Actual Project Budget | FY 22-23 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures |
| Construction:* | \$ 600,000.00 | \$ 1,061,314.00 | \$ - | \$ - | \$ - | \$ 630,000.00 | \$ 34,504.00 | \$ 595,496.00 |
| Design:* | 60,000.00 | 106,131.00 | - | - | - | 40,163.00 | 39,796.06 | 366.94 |
| Miscellaneous: | 12,000.00 | 31,889.00 | - | 456.12 | (456.12) | 25,000.00 | 27,071.35 | (2,071.35) |
| FFE: | 158,700.00 | 158,700.00 | - | - | - | - | - | - |
| Technology: | 125,000.00 | 90,212.00 | - | - | - | - | - | - |
| Total: | \$ 955,700.00 | \$ 1,448,246.00 | \$ - | \$ 456.12 | \$ (456.12) | \$ 695,163.00 | \$ 101,371.41 | \$ 593,791.59 |
| Funds will be used from the insurance claim and savings from other projects. | | | | | *Amount for Phase I Roof Replacement only Construction Cost is \$666,000. | | | |
| | | | FY23-24 | | | FY24-25 | | |
| | FY 23-24 Actual Project Budget | FY 23-24 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | FY 23-24 Actual Project Budget | FY 23-24 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | FY 24-25 Actual Project Budget | FY 24-25 Actual Expenditures |
| Construction:* | \$ 1,305,000.00 | \$ 642,140.50 | \$ 662,859.50 | \$ 1,061,314.00 | \$ 228,624.33 | \$ 832,689.67 | \$ 1,061,314.00 | \$ 81,268.87 |
| Design:* | 130,000.00 | 23,287.21 | 106,712.79 | 106,131.00 | 24,862.13 | 81,268.87 | 31,889.00 | 30,987.43 |
| Miscellaneous: | 10,000.00 | 11.10 | 9,988.90 | 160,000.00 | 14,130.00 | 144,570.00 | 158,700.00 | 14,130.00 |
| FFE: | 160,000.00 | - | 160,000.00 | 158,700.00 | - | - | 158,700.00 | - |
| Technology: | 125,000.00 | - | 125,000.00 | 90,212.00 | - | - | 90,212.00 | - |
| Total: | \$ 1,730,000.00 | \$ 665,438.81 | \$ 1,064,561.19 | \$ 1,448,246.00 | \$ 268,518.03 | \$ 1,179,727.97 | | |
| | | | FY25-26 | | | | | Total Actual Expenditures To Date |
| | FY 25-26 Actual Project Budget | FY 25-26 Actual Expenditures | Variance of Project Budget vs. Actual Expenditures | | | | | |
| Construction:* | \$ 425,000.00 | \$ - | \$ 425,000.00 | | | | | \$ 870,764.83 |
| Design:* | 9,500.00 | 5,287.73 | 4,212.27 | | | | | 87,941.07 |
| Miscellaneous: | 5,000.00 | - | 5,000.00 | | | | | 912.67 |
| FFE: | 158,700.00 | - | 158,700.00 | | | | | 14,130.00 |
| Technology: | 90,212.00 | - | 90,212.00 | | | | | - |
| Total: | \$ 688,412.00 | \$ - | \$ 683,124.27 | | | | | \$ 973,748.57 |
| Approval to Solicit | | | | Board Status | | | | |
| Architect/Engineer: | 10/26/2021 | | | Board Approval of Schematic Design N/A | Vendor | Contract Amount | Actual Expenditures | Variance |
| Architect/Engineer: | Milnet Architectural Services | | | | Milnet Architectural Services | \$ 593,233 | \$ 87,941.07 | \$ 55,292.06 |
| Contractor: | Phase I - Holchemont, Ltd. Phase II - Rio United Builders | | | | Holchemont, Ltd. (Phase I - Roof Replacement) | \$ 676,644.50 | \$ 676,644.50 | \$ - |
| | | | | | Rio United Builders (Phase II - Repair of Interior Areas) | \$ 619,207.19 | \$ 228,624.33 | \$ 390,582.86 |
| | | | | Substantial Completion Phase I - 1/18/2024 Phase II - TBD | | | | |
| STC FPC Project Manager: | David Valdez | | | | | | | |
| | | | | Final Completion Phase I - 2/28/2024 Phase II - TBD | | | | |
| Project Description | | | | Project Scope | | | | |
| Repair the existing roof and renovate the interior due to a recent heavy rain storm damage. Renovate approximately 6,720 square feet of interior space. | | | | Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing. | | | | |
| Projected Timeline | | | | | | | | |
| Board Approval to Solicit Architect/Engineer | Board Approval of Architect/Engineer | Board Approval of Schematic Design | Board Approval of Contractor | Construction Start Date | Board Approval of Substantial Completion Date | Board Approval of Final Completion Date | FFE Completion of Move In | |
| Phase I - 10/26/2021 | 3/29/2022 | N/A | 6/27/2023 | 7/15/2023 | 02/27/2024 | 5/28/2024 | N/A | |
| Phase II - 10/26/2021 | 3/29/2022 | N/A | 4/22/2025 | 6/18/2025 | 12/25/2025 | 01/23/2026 | 02/23/2026 | |
| Project Calendar of Expenditures by Fiscal Year | | | | | | | | |
| Fiscal Year | Construction | Design | Miscellaneous | FFE | Tech | Project Total | | |
| 2021-22 | \$ - | \$ - | \$ 456.12 | \$ - | \$ - | \$ 456.12 | | |
| 2022-23 | 34,504.00 | 39,796.06 | 27,071.35 | - | - | \$ 101,371.41 | | |
| 2023-24 | 642,140.50 | 23,287.21 | 11.10 | - | - | \$ 665,438.81 | | |
| 2024-25 | 228,624.33 | 24,862.13 | 901.57 | 14,130.00 | - | \$ 268,518.03 | | |
| 2025-26 | 24,862.13 | 901.57 | 14,130.00 | - | - | \$ 39,893.70 | | |
| Project Total | \$ 905,268.83 | \$ 87,945.40 | \$ 28,440.14 | \$ 14,130.00 | \$ - | \$ 1,035,784.37 | | |
| Current Agenda Item | | | | | | | | |
| 05/12/2026 Facilities Committee Meeting: Review and Recommend Action on Final Completion for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase II | | | | | | | | |
| | PROJECT LOCATION | | | | DAMAGED AREA TO BE RENOVATED | | | |
| | | | North | | | | | |

FPC Project Manager *David A. Valdez*

FPC Director *Roberto Gomez*

FPC Executive Director *[Signature]*