

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, June 9, 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.”

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

Purpose The Minutes for the Facilities Committee Meeting of May 13, 2026, are presented for Committee approval.

Enclosed Documents Appendix A – May 13, 2026 Facilities Committee Meeting Minutes

Appendix A

May 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
Wednesday, May 13, 2026 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on May 13, 2026, in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:12 p.m. with Chair, Dr. Alejo Salinas presiding.

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

Other Trustees present: Ms. Victoria Cantu, Ms. Dallinda Gonzalez-Alcantar, and Ms. Rina Castillo.

Members absent: Ms. Rose Benavidez.

Also present: Dr. Ricardo J. Solis, Ms. Mary Del Paz, Dr. Anahid Petrosian, Dr. Brett Millan, Mr. Andres Vela, Ms. Victoria Rodriguez, Mr. Javier Cuellar, Mr. Robert Gomez, Mr. Rick De La Garza, Dr. Jesus Campos, Dr. Matt Hebbard, Mr. Martin Villarreal, Mr. Javier Villalobos, Dr. Rodney Rodriguez, Chief Ruben Suarez, Mr. David Valdez, Mr. Luis Silva, Ms. Gardenia Perez, Mr. Andrew Fish, Ms. Myriam Lopez, Ms. Erin Kolecki via Zoom, Mr. Mario Reyna, Ms. Monica Benitez, Ms. Carla Rodriguez, Ms. Deyadira Leal, and Ms. Venisa Earhart.

Approval of April 14, 2026 Facilities Committee Meeting Minutes

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

1. April 14, 2026 Facilities Committee Meeting

Hearing no corrections Chair, Dr. Alejo Salinas accepted the minutes as presented.

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.

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 Campus Institutional Support Services Building N 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 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.

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 **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.

The motion carried.

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 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 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.

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 **\$432,650** for the District Wide Marker Board Replacement Phase III project as presented.

The motion carried.

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 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 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.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended 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.

The motion carried.

Appendix A

Change Order #1 followed in the packet.

Appendix B

Fact Sheet followed in the packet.

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.

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 HVAC Replacements Phase I at Mid Valley Campus project as presented.

The motion carried.

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 followed in the packet.

Appendix C
Substantial Completion followed in the packet.

Appendix D
Fact Sheet followed in the packet.

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** College staff visited the site and developed a construction punch list on May 4, 2026.
- Architect: Milnet Architectural Services, PLLC.
 - Contractor: Rio United Builders, LLC.
- 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.
- Enclosed Documents** Appendix A – Current Budget Status
Appendix B – Photos
Appendix C – Final Completion
Appendix D – Fact Sheet
- 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** 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 \$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.

Upon a motion by Mr. Paul Rodriguez and a second by Dr. Alejo Salinas the Committee recommended 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 followed in the packet.

Appendix C
 Final Completion followed in the packet.

Appendix D
 Fact Sheet 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 4:56 p.m.

I certify that the foregoing are the true and correct Minutes of the May 13, 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 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.

On April 28, 2026, the Board of Trustees approved the assignment of three (3) projects to three (3) architectural firms in the on-call pool. There are an additional two (2) projects on the FY26 and FY27 construction schedule that will require architectural services. The following assignment of projects is proposed:

Assignment of Projects to On-Call Architecture Pool Firms		
FY	Project	Architectural Firm
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.

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.

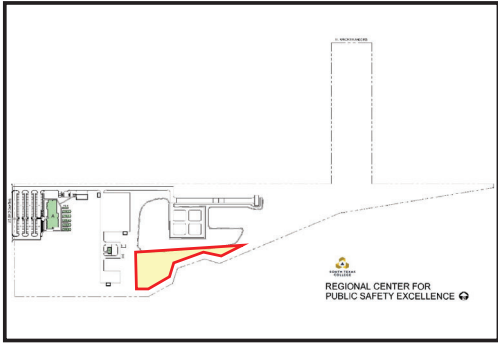
Capital Improvement Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Regional Center for Public Safety Excellence						
Obstacle Course and Fitness Trail Design and construction of a obstacle course and exercise equipment for Cadet physical training activities	Architect	219,500				219,500
Total Regional Center for Public Safety Excellence		\$ 219,500 \$	\$	\$	\$	\$ 219,500
Renewal & Replacements Project Description	Professional Services	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2026 to FY 2029 Total Project Cost
Dr. Ramiro R. Casso Health Science Professions Campus						
East Building A West Side Window Waterproofing Repairs Provide proper waterproofing for windows on west side of HSP East Building A to prevent water infiltration.	Architect		\$ 90,000 \$			\$ 90,000
Total Dr. Ramiro R. Casso Health Science Professions Campus		\$	\$ 90,000 \$	\$	\$	\$ 90,000

Projects Assignment for On-Call Architectural Services

Ranking	Firm	Project	Est. Budget
1	Gignac & Associates, LLP.	RCPSE Obstacle Course and Fitness Trail	\$ 219,500.00
2	ERO Architects	Health Science Professions Campus East Building A West Side Window Waterproofing Repairs	\$ 90,000.00

Selection Criteria	
1	Project Team
2	Related Projects
3	Past Experience with STC

Project Fact Sheet
6/2/2026

Project Name: Regional Center for Public Safety Excellence - Obstacle Course and Fitness Trail				Project No.: 2026-010C			
Funding Source(s): Unexpended Plant Fund							
		FY 25-26					
		<u>Total</u>			<u>Variance of Project</u>		
		<u>Project Budget</u>	<u>Project Budget</u>	<u>FY 25-26</u>	<u>Budget vs. Actual</u>		
				<u>Actual Expenditures</u>	<u>Expenditures</u>		
Construction:		\$ 150,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	
Design		15,000.00	15,000.00	-	15,000.00	-	
Miscellaneous:		4,500.00	4,500.00	-	4,500.00	-	
FFE:		50,000.00	50,000.00	-	50,000.00	-	
Technology:		-	-	-	-	-	
Total:		\$ 219,500.00	\$ 219,500.00	\$ -	\$ 219,500.00	\$ -	
Project Team				Board Status			
Approval to Solicit							
Architect/Engineer:	On Call					Contract	Actual
				Vendor	Amount	Expenditures	Variance
Architect/Engineer:	TBD			TBD	\$ -	\$ -	\$ -
Contractor:	TBD			TBD	\$ -	\$ -	\$ -
				Substantial Completion	TBD	Board Acceptance	TBD
STC FPC Project Manager: TBD				Final Completion	TBD	Board Acceptance	TBD
Project Description				Project Scope			
Provide an obstacle course and fitness trail for physical training activities.				Design and construction of a obstacle course and exercise equipment for Cadet physical training activities			
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
On Call	On Call	N/A	10/27/2026	11/30/2026	5/25/2027	7/27/2027	N/A
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2026-27	-	-	-	-	-	\$ -	
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Current Agenda Item							
06/09/2026 Facilities Committee Meeting: Review and Recommend Action on Assignment of Projects for On-Call Architectural Services							
							

FPC Project Manager TBD

FPC Director Roberto Gomez

FPC Executive Director [Signature]

Project Name: Health Science Professions Campus East Building A West Side Window Waterproofing Repairs **Project No.** 2026-025R

Funding Source(s): Renewal and Replacement

	Total Project Budget	FY 26-27			Total Actual Expenditures To Date
		Project Budget	Variance of		
			FY 26-27 Actual Expenditures	Project Budget vs. Actual Expenditures	
Construction:	\$ 65,000.00	\$ 65,000.00	\$ -	\$ 65,000.00	\$ -
Design:	15,000.00	15,000.00	-	15,000.00	\$ -
Miscellaneous:	10,000.00	10,000.00	-	10,000.00	\$ -
FFE:	-	-	-	-	-
Technology:	-	-	-	-	-
Total:	\$ 90,000.00	\$ 90,000.00	\$ -	\$ 90,000.00	\$ -

Construction:					
Design:					
Miscellaneous:					
FFE:	-				
Technology:	-				
Total:		\$ -	\$ -	\$ -	\$ -

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

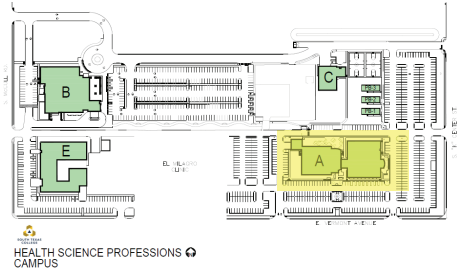
Project Description	Project Scope
East Building A West Side Window Waterproofing Repairs	Provide proper waterproofing for windows on west side of HSPC East Building A to prevent water infiltration

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
On Call	On Call	N/A	10/27/2026	11/30/2026	5/25/2027	7/27/2027	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total	
2026-27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item

06/9/2026 Facilities Committee Meeting: Review and Recommend Action on Assignment of Projects for On-Call Architectural Services



FPC Project Manager TBD

FPC Director Roberto Gomez

FPC Executive Director [Signature]

ACTION ITEM III, Review and Recommend Action on Substantial Completion of the Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab

Purpose To approve substantial completion of the projects.

Justification College staff visited the site and developed a construction punch list on May 21, 2026.

- Architect: Boultinghouse Simpson Gates Architects
- Contractor: CRC Development & Construction Co., 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 CRC Development & Construction Co., LLC. The original cost approved for these projects was \$265,320.

Enclosed Documents Appendix A – Current Budget Status
Appendix B – Photos
Appendix C – Substantial Completion Form
Appendix D – Fact Sheet

Funding The total Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab Project 2023-003C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$161,640.

- Construction \$125,000
- Design 12,500
- Miscellaneous 3,500
- FFE 10,320
- Technology 10,320
- Total \$161,640**

The total Health Science Professions Campus East Building A Community Pharmacy Lab Renovations Project 2025-005C estimated cost, including construction, design, miscellaneous, FFE, and technology, is \$355,607.

- Construction \$274,600
- Design 27,460
- Miscellaneous 6,865
- FFE 23,341
- Technology 23,341
- Total \$355,607**

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 substantial completion of the Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab projects as presented.

Appendix A
 Current Budget Status

Health Science Professions Campus East Building A Renovation of Radiology Lab to Multipurpose Skills Lab and Community Pharmacy Lab					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$399,600.00	\$265,320.00	\$0	\$265,320.00	\$223,915.00	\$41,405.00

Appendix B
 Photos follow in the packet.

Appendix C
 Substantial Completion follows in the packet.

Appendix D
 Fact Sheet follows in the packet.

Health Science Professions Campus East Building A
Renovation of Radiology Lab to Multipurpose Skills Lab



Health Science Professions Campus East Building A
Community Pharmacy Lab Renovation



Health Science Professions Campus East Building A Community Pharmacy Lab Renovation





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Nursing Allied Health Building A
Radiology Pharmacy Renovation
RFP#24-25-1071

CONTRACT INFORMATION:
Contract For: General Construction
Date: Oct. 16, 2025

CERTIFICATE INFORMATION:
Certificate Number: 01
Date: June 2, 2026

OWNER: *(name and address)*
South Texas College
3201 West Pecan Blvd.
McAllen, Texas

ARCHITECT: *(name and address)*
Boultinghouse Simpson
Gates Architects
McAllen, Texas 78501

CONTRACTOR: *(name and address)*
CRC Development Construction LLC
2016 S. 45th Street
McAllen, Texas 78503

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.)

Boultinghouse Simpson
Gates Architects

John Gates, AIA NCARB,
Project Architect

May 21, 2026

ARCHITECT *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

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 punch list for remaining items to be repaired or remedied

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 fourteen (14) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$3,000.00

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:

CRC Development
Construction LLC

CONTRACTOR *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

South Texas College

OWNER *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

ACTION ITEM IV, Review and Recommend Action on New Lease Agreement with El Milagro Clinic and the City of McAllen for Use of the El Milagro Clinic Parking Lot

Purpose To approve a new lease agreement with El Milagro Clinic and the City of McAllen for a new lease period.

Justification On November 29, 2022, the Board approved the lease agreement with the El Milagro Clinic and the City of McAllen for the use of the 80-space vehicle parking lot located on the El Milagro Clinic property, adjacent to the Health Science Professions Campus. On October 29, 2024, the Board approved a renewal of the lease agreement.

The period of the approved renewal was from October 21, 2024 to October 20, 2026. Due to delays in executing the renewal, the City of McAllen has approved a new lease agreement for a period from October 21, 2024 to October 21, 2028.

The new lease agreement allows for one 48-month renewal at a cost of \$1,250 annually. The South Texas College Health Science Professions staff would like to continue to use this parking facility.

Staff recommends approval of the new lease agreement as noted below.

Facility	Initial Term	Optional Renewal	Lease Cost
El Milagro Clinic 80-space Parking Lot	10/21/2024 – 10/21/2028	10/21/2028 – 10/21/ 2032	\$1,250 per year

Enclosed Documents None.

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 new lease agreement with El Milagro Clinic and the City of McAllen for use of the El Milagro Clinic Parking Lot by South Texas College for the period of October 21, 2024 to October 21, 2028, with the option of one 48-month renewal, as presented.

ACTION ITEM V, Review and Recommend Action on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2026 – 2027

Purpose	To approve the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2026 – 2027.
Justification	<p>The College utilizes the Unexpended Plant Fund to budget and fund new construction and renovation projects termed Capital Improvements Projects (CIPs). The College’s construction fund projects are identified on an annual basis through a broad-based involvement of Administration, President’s Administrative Staff, and the Coordinated Operations Council to determine facilities needs and priorities.</p> <p>The proposed preliminary project budgets include the following budget categories: Construction; Design; Furniture, Fixtures, & Equipment (FFE); Miscellaneous Items; and Technology Equipment. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities.</p>
Enclosed Documents	Appendix A – Unexpended Construction Plant Fund Proposed Projects Report
Funding	Upon Board approval, the proposed projects will be included in the Unexpended Plant Fund - Construction Fund budget for use in FY 2026 – 2027.
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 Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2026 – 2027 as presented.

Appendix A

Unexpended Construction Plant Fund Proposed Projects Report follows in the packet.

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY26-27 Proposed Projects and Budget

No.	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	FY26 Continued Projects	FY27 New Projects	FY27 Total Project Budget	20% Cost Escalation	FY27 Grand Total Project Budget
A. Pecan Campus												
1	Library Bldg. F Space Renovation Space Modifications of the existing Library Building F.	DV	\$ 150,000	\$ -	\$ -	\$ 85,000	\$ 40,000	\$ 275,000	\$ -	\$ 275,000	\$ 55,000.00	\$ 330,000
2	Kinesiology and Wellness Center Building Q Construct a new Kinesiology Building (Phase I) at the North side of the Pecan Campus.	MV	660,000	7,000	7,000	102,000	102,000	878,000	-	878,000	175,600	1,053,600
3	Cooper Ctr. for Performing Arts Bldg. L Music, Dance Expansion and Percussion Renovation Renovation and expansion of the existing Cooper Center for Performing Arts Building L.	MV	850,000	70,000	5,000	339,500	339,500	1,604,000	-	1,604,000	320,800	1,924,800
4	Student Services Building K Cashier's Renovation Renovation of advising, financial aid, and cashier areas.	DV	600,000	20,000	5,000	158,817	158,817	942,634	-	942,634	188,527	1,131,161
5	Business and Science Building G Engineering Lab Renovation Renovation existing classrooms and labs into two engineering labs.	DV	25,000	3,000	-	30,000	-	58,000	-	58,000	11,600	69,600
6	Institutional Support Services Building N Expansion Expand existing building for Business Office by 10,625 s.f.	MV	3,000,000	300,000	115,182	326,349	326,349	4,067,880	-	4,067,880	813,576	4,881,456
7	Athletic Support Building R Design and construction of a new 1,560 s.f. Athletic Field Facility	KN	700,000	45,000	25,000	25,000	15,000	810,000	-	810,000	162,000	972,000
8	North Academic Humanities Building P Faculty and Staff Office Renovation Relocate faculty and staff offices to two classrooms within Building P third floor.	O&M	50,000	-	5,000	-	-	-	55,000	55,000	11,000	66,000
9	North Academic Humanities Building P VPFAS Expansion Design and Construction for a 1,800 sq.f.t expansion for the Vice President of Finance and Administrative Services.	DV	-	20,520	1,000	-	-	-	21,520	21,520	4,304	25,824
10	Bldg. K Office of Student Reengage Office Relation Relocate the Office of Student Reengagement from K 2.200 to K2.402 in the space currently occupied by the Call Center. Expand K 2.402 to include K 2.116 (employee office) and K 2.401 (break room). Nine (9) offices and a lobby are required.	NEW CIP	62,000	24,103	2,170	-	-	-	88,273	88,273	17,655	105,928
Pecan Campus Subtotal			\$ 6,097,000	\$ 489,623	\$ 165,352	\$ 1,066,666	\$ 981,666	\$ 8,635,514	\$ 164,793	\$ 8,800,307	\$ 1,760,061	\$ 10,560,368
B. Mid Valley Campus												
11	MVC Culinary Arts Kitchen Renovation of A109 into an additional Culinary Arts kitchen to include ovens, sinks, proper drainage, exhaust, ventilation systems, a grease trap, washer/dryer units, prep tables, storage, and AV equipment. Carpet removal and installation of an additional door connecting to classroom A108 will also be required.	NEW CIP	\$ 382,500	\$ 38,250	\$ 13,389	\$ 32,513	\$ 32,513	\$ -	\$ 499,165	\$ 499,165	\$ 99,833.00	\$ 598,998
Mid Valley Campus Subtotal			\$ 382,500	\$ 38,250	\$ 13,389	\$ 32,513	\$ 32,513	\$ -	\$ 499,165	\$ 598,998	\$ 698,831	\$ 1,098,998
C. Pecan West												
12	Continuing Education and Testing Center Building A Construct a new Continuing Education Building including the Testing Center at the Pecan Campus west property.	DV	\$ 500,000	\$ 10,000	\$ 3,000	\$ 50,000	\$ 50,000	\$ 613,000	\$ -	\$ 613,000	\$ 122,600.00	\$ 735,600
13	Continuing Education and Testing Center Parking and Site Improvements Construct a new site improvements at the Pecan Campus west property.	DV	270,000	8,000	5,000	-	-	283,000	-	283,000	56,600	339,600
Pecan West Subtotal			\$ 770,000	\$ 18,000	\$ 8,000	\$ 50,000	\$ 50,000	\$ 896,000	\$ -	\$ 896,000	\$ 179,200	\$ 1,075,200

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY26-27 Proposed Projects and Budget

No.	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	FY26 Continued Projects	FY27 New Projects	FY27 Total Project Budget	20% Cost Escalation	FY27 Grand Total Project Budget
D. Pecan Plaza												
14	Human Resources Building A Renovation Modify interior spaces to create an open concept for visitors	KN	\$ 1,400,000	\$ 190,000	\$ 60,000	\$ 160,000	\$ 160,000	\$ 1,970,000	\$ -	\$ 1,970,000	\$ 394,000.00	\$ 2,364,000
15	East Building B Renovation for Cosmetology and Police Department Renovation for a new Cosmetology program and Department of public Safety Expansion	KN	5,146,050	446,991	128,652	437,414	437,414	6,596,521	-	6,596,521	1,319,304	7,915,825
16	West Building C Folklorico Renovation Renovation of 2,500 sq.ft. in the existing West Building C for Folklorico program.	KN	811,300	76,000	40,000	98,515	98,515	1,124,330	-	1,124,330	224,866	1,349,196
Pecan Plaza Subtotal			\$ 7,357,350	\$ 712,991	\$ 228,652	\$ 695,929	\$ 695,929	\$ 9,690,851	\$ -	\$ 9,690,851	\$ 1,938,170	\$ 11,629,021
E. Technology Campus												
17	Truck Driving Range Canopy Design and construction of a new canopy for students.	MV	\$ 200,000	\$ 20,000	\$ 7,000	\$ -	\$ -	\$ -	\$ 227,000	\$ 227,000	\$ 45,400.00	\$ 272,400
18	Advanced Technical Careers Building B Automotive Lab Exhaust System Provide exhaust system to remove fumes from vehicles for automotive labs inside of Advanced Technical Careers Building B.	MV	180,000	18,000	6,500	-	-	204,500	-	204,500	40,900	245,400
Technology Campus Subtotal			\$ 380,000	\$ 38,000	\$ 13,500	\$ -	\$ -	\$ 204,500	\$ 227,000	\$ 431,500	\$ 86,300	\$ 517,800
F. Dr. Ramiro R Casso Health Science Professions Campus												
19	HSP East Building A Renovation of Radiology Lab to Multipurpose Skills Lab Renovate existing Radiology lab inside HSP East Building A to a Multipurpose Skills Lab for instruction.	MV	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ 2,400	\$ 14,400
20	HSP East Building A Community Pharmacy Lab Design and renovation the Community Pharmacy Lab on 3rd floor to meet ASHP/ACPE standards for accreditation.	MV	-	-	-	5,000	-	5,000	-	5,000	1,000	6,000
21	Health Science Professions and Conference Center Building E Design, renovation, and expansion of the existing facility to accommodate various departments	DV	\$ 850,000	\$ 50,000	\$ 25,000	\$ 650,000	\$ 277,000	1,852,000	-	1,852,000	\$ 370,400.00	\$ 2,222,400
Dr. Ramiro R. Casso Health Science Professions Campus Subtotal			\$ 850,000	\$ 50,000	\$ 25,000	\$ 667,000	\$ 277,000	\$ 1,869,000	\$ -	\$ 1,869,000	\$ 373,800	\$ 2,242,800
G. Starr County Campus												
22	Physical Plant Building P Additional Pole Lights Design and construction of additional lighting surrounding Physical Plant.	MV	\$ 45,000	\$ 8,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 73,000	\$ 73,000	\$ 14,600	\$ 87,600
23	Exterior Solar Panels Structures Construction of two free-standing structures to be used for instructional purposes on the west side of the Workforce Development Building D.	MV	256,250	20,000	15,000	25,000	25,000	341,250	-	341,250	68,250	409,500
Starr County Campus Subtotal			\$ 301,250	\$ 28,000	\$ 35,000	\$ 25,000	\$ 25,000	\$ 341,250	\$ 73,000	\$ 414,250	\$ 82,850	\$ 497,100

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY26-27 Proposed Projects and Budget

No.	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	FY26 Continued Projects	FY27 New Projects	FY27 Total Project Budget	20% Cost Escalation	FY27 Grand Total Project Budget
H. Regional Center for Public Safety Excellence												
24	F.L.A.G. Training Area Gas Supply Line Extension of the existing propane tank gas line to the F.L.A.G. Training Area.	DV	\$ 14,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 24,000	\$ -	\$ 24,000	\$ 4,800	\$ 28,800
25	Emergency Response Support Facility Design and construction of a new 400 s.f. facility.	DV	160,000	16,000	5,600	-	-	-	181,600	181,600	36,320	217,920
26	Obstacle Course and Fitness Trail Design and construction of a obstacle course and exercise equipment for Cadet physical training activities	DV	150,000	15,000	4,500	50,000	-	-	219,500	219,500	43,900	263,400
27	RCPSE Classroom and Learning Support Services Building B Phase I Expansion of the existing Regional Center for Public Safety Excellence Building A to include an additional classroom and learning support services with offices and building support spaces.	NEW CIP	1,750,000	175,000	61,250	148,750	148,750	-	2,283,750	2,283,750	456,750	2,740,500
28	Concrete Pad for Flashover Simulator Construct a reinforced concrete pad to support the installation and operation of either a dedicated or mobile flashover simulator.	NEW CIP	150,000	15,000	15,000	-	-	-	180,000	180,000	36,000	216,000
29	Concrete Pad for SCBA Confined Space and Flashover Training Systems Construct a reinforced concrete pad to support the installation and operation of a 40-foot SCBA Confined Space Training System, while also accommodating future deployment of either a dedicated or mobile flashover simulator. This project will also allow for the removal of the existing SCBA maze.	NEW CIP	150,000	15,000	15,000	-	-	-	180,000	180,000	36,000	216,000
Regional Center for Public Safety Excellence Subtotal			\$ 2,374,000	\$ 241,000	\$ 106,350	\$ 198,750	\$ 148,750	\$ 24,000	\$ 3,044,850	\$ 3,068,850	\$ 613,770	\$ 3,682,620
I. Higher Education Center La Joya												
30	Welding Lab Relocation Relocate existing Welding Lab Structure	MV	\$ 250,000	\$ 25,000	\$ 25,000	\$ -	\$ -	-	\$ 300,000	\$ 300,000	\$ 60,000	\$ 360,000
Higher Education Center La Joya Subtotal			\$ 250,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 60,000	\$ 360,000
J. District Wide												
31	Outdoor Furniture Provide new outdoor furniture for all campuses.	TO	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
32	Land and Facility Purchases Purchasing of potential land and facility acquisitions.	NA	3,000,000	-	-	-	-	3,000,000	-	3,000,000	600,000	3,600,000
33	Renovations and Contingencies Projects which may arise unexpectedly for all campuses and project contingencies.	NA	750,000	75,000	18,750	41,250	63,750	948,750	-	948,750	-	948,750
34	Campus Master Plan Provide a college wide campus master plan to determine current and future needs.	NA	-	375,000	-	-	-	375,000	-	375,000	-	375,000
35	Facility Signage Provide various facility signage types for all campuses.	DV	500,000	-	-	-	-	500,000	-	500,000	-	500,000
36	Removal of Existing Trees Removal of any existing trees for all campuses.	NA	25,000	-	900	-	-	25,900	-	25,900	-	25,900
37	Entry Monument Signs Provide various entrance monument signs for all campuses.	KN	650,000	-	15,000	-	-	665,000	-	665,000	133,000	798,000
38	Interior Facility Signage Provide various interior wayfinding signage for all campuses.	DV	250,000	-	-	-	-	250,000	-	250,000	50,000	300,000
District Wide Subtotal			\$ 5,175,000	\$ 450,000	\$ 34,650	\$ 91,250	\$ 63,750	\$ 5,814,650	\$ -	\$ 5,814,650	\$ 783,000	\$ 6,597,650
FY25 Proposed Project Budget Totals			\$ 23,937,100	\$ 2,090,864	\$ 654,893	\$ 2,827,108	\$ 2,274,608	\$ 27,475,765	\$ 4,308,808	\$ 31,884,406	\$ 6,575,983	\$ 38,261,558

ACTION ITEM VI, Review and Recommend Action on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2026 – 2027

- Purpose** To approve the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2026 – 2027.
- Justification** Personnel from the College’s Facilities Operations and Maintenance Department and the Facilities Planning & Construction Department work together to identify deferred maintenance projects. These efforts result in a five-year plan which is updated on an annual basis and includes capital renewal and replacement construction projects needed at each campus. Using this five-year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year.
- Enclosed Documents** Appendix A – Renewals and Replacements Plant Fund Proposed Projects Report
- Funding** Upon Board approval, the proposed projects will be included in the Renewals and Replacements Plant Fund budget for use in FY 2026 – 2027.
- 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 Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2026 – 2027 as presented.

Appendix A

Renewals & Replacements Plant Fund Proposed Projects Report follows in the packet.

**South Texas College
Unexpended Plant Fund - Renewals and Replacements Projects
FY26-27 Proposed Projects and Budget**

No.	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	FY26 Continued Projects	FY27 New Projects	FY27 Total Project Budget	20% Cost Escalation	FY27 Grand Total Project Budget
A. Pecan Campus												
1	Library Building F Exterior Building Envelope Repairs Remediation of existing building envelope.	DV	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 2,000	\$ 12,000
2	Business & Science Bldg. G HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	900,000	25,000	450	-	-	925,450	-	925,450	185,090	1,110,540
3	Student Activities Center Bldg. H HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	700,000	20,000	450	-	-	720,450	-	720,450	144,090	864,540
4	Ann Richards Administration Bldg. X HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	200,000	20,000	450	-	-	220,450	-	220,450	44,090	264,540
5	Pecan Campus Student Services Bldg. K HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	200,000	20,000	2,000	-	-	222,000	-	222,000	44,400	266,400
6	Pecan Campus Sylvia Esterline Center for Learning Excellence Bldg. C HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	600,000	60,000	2,000	-	-	662,000	-	662,000	132,400	794,400
7	Library Bldg. F HVAC Replacements Replace/Upgrade of existing HVAC equipment at PCN Campus.	MV	400,000	40,000	2,000	-	-	442,000	-	442,000	88,400	530,400
8	Social Science Building T Second Classroom and Conference Room Upgrades Replace all existing audio visual equipment with new upgraded cabling and equipment inside classrooms and conference rooms to meet current standards	DV	-	-	-	52,941	507,059	-	560,000	560,000	112,000	672,000
9	Stucco Repainting Phase III Repainting of existing exterior stucco walls Physical Plant Building E, Library Building F, Business & Science Building G, South Academic Building J, Student Services Building K, Student Activities Building H, and Ann Richards Administration Building X	KN	700,000	-	1,000	-	-	-	701,000	701,000	140,200	841,200
10	Bldg. M Data Center UPS Upgrade Replace existing UPS with Room Size UPS to protect existing data center	NEW IT PROJECT	-	35,000	10,000	-	350,000	-	395,000	395,000	79,000	474,000
Pecan Campus Subtotal			\$ 3,710,000	\$ 220,000	\$ 18,350	\$ 52,941	\$ 857,059	\$ 3,202,350	\$ 1,656,000	\$ 4,858,350	\$ 971,670	\$ 5,830,020

**South Texas College
Unexpended Plant Fund - Renewals and Replacements Projects
FY26-27 Proposed Projects and Budget**

No.	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	FY26 Continued Projects	FY27 New Projects	FY27 Total Project Budget	20% Cost Escalation	FY27 Grand Total Project Budget
B. Mid Valley Campus												
11	Resurfacing of Parking Lot 2 Resurfacing of Lot #2, South side of South Academic Building H.	JC	\$ 75,000	\$ 15,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 115,000	\$ 115,000	\$ 23,000	\$ 138,000
12	Repainting of Perimeter Fence Repainting of existing perimeter fence on East side of Buildings A and B	DV	40,000	-	-	-	-	-	40,000	40,000	8,000	48,000
13	Replacement of Perimeter Fence Replacement of existing perimeter fence on the East side of the Mid Valley Campus	DV	45,000	-	-	-	-	-	45,000	45,000	9,000	54,000
14	Resurfacing of Parking Lot 7 Resurfacing of Lot #7, East side of Library Building E	JC	250,000	25,000	25,000	-	-	-	300,000	300,000	60,000	360,000
Mid Valley Campus Subtotal			\$ 410,000	\$ 40,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 100,000	\$ 600,000
C. Dr. Ramiro R. Casso Health Science Professions Campus												
15	HSP East Building A West Side Window Waterproofing Repairs Provide proper waterproofing for windows on west side of NAH East Building A to prevent water infiltration.	O&M	\$ 65,000	\$ 15,000	\$ 10,000	\$ -	\$ -	\$ 90,000		\$ 90,000	\$ 18,000	\$ 108,000
16	HSP East Building A Westside Elevators Repairs Upgrade of existing elevator and cab inside NAH East Building A.	O&M	350,000	-	-	-	-	350,000		350,000	70,000	420,000
Dr. Ramiro R. Casso Health Science Professions Campus Subtotal			\$ 415,000	\$ 15,000	\$ 10,000	\$ -	\$ -	\$ 440,000	\$ -	\$ 440,000	\$ 88,000	\$ 528,000
D. Technology Campus												
17	Replacement of Existing Perimeter Fence & Regrading of Existing Swales Replacement of the existing perimeter fence and regrading of existing swale on the west side of campus	JC	\$ 50,000	\$ 20,000	\$ 5,000	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 15,000	\$ 90,000
18	Institute for Advanced Manufacturing Building E Ceiling Liner Replacement Replacement of existing interior ceiling liner inside the Institute for Advanced Manufacturing Building E.	KN	75,000	-	5,000	-	-	-	80,000	80,000	16,000	96,000
Technology Campus Subtotal			\$ 125,000	\$ 20,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 155,000	\$ 155,000	\$ 31,000	\$ 186,000

**South Texas College
Unexpended Plant Fund - Renewals and Replacements Projects
FY26-27 Proposed Projects and Budget**

No.	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	FY26 Continued Projects	FY27 New Projects	FY27 Total Project Budget	20% Cost Escalation	FY27 Grand Total Project Budget
E. Starr County Campus												
19	Booster Pumps Panel Replacement Replacement of the control panel at the existing booster pumps	O&M	30,000	-	-	-	-	\$ -	\$ 30,000	\$ 30,000	\$ 6,000	\$ 36,000
Starr County Campus Subtotal			\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 6,000	\$ 36,000
F. District Wide												
20	Renewals and Replacements Replace/Renew miscellaneous equipment, material, etc. for all campuses.	NA	\$ 150,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 151,000	\$ -	\$ 151,000	\$ -	\$ 151,000
21	Marker Boards Replacement Replace/Upgrade existing Speakeasy to Marker Boards.	JV	300,000	-	-	-	-	300,000	-	300,000	60,000	360,000
22	Fire Alarm Panel Replacements Replace/Upgrade existing fire alarm panels for all campuses.	O&M	100,000	-	2,500	-	-	102,500	-	102,500	20,500	123,000
23	Interior LED Lighting Replacements Upgrade of existing interior light fixtures to LED for all campuses.	O&M	110,000	-	-	-	-	110,000	-	110,000	22,000	132,000
24	Exterior Walkway LED Lighting Replacements Upgrade of existing exterior light fixtures to LED for all campuses.	O&M	50,000	-	-	-	-	50,000	-	50,000	10,000	60,000
25	Building Automation Systems Replacements Upgrade of existing building systems controls for all campuses.	O&M	800,000	-	1,500	-	-	801,500	-	801,500	160,300	961,800
26	Flooring Replacements Replacement of existing flooring for all campuses.	KN	500,000	-	10,000	-	-	510,000	-	510,000	-	510,000
27	HVAC Replacements Replace/Upgrade of existing HVAC equipment for all campuses.	O&M	500,000	25,000	2,000	-	-	527,000	-	527,000	105,400	632,400
28	Exterior Lighting Replacements Upgrade of existing exterior light fixtures for all campuses.	O&M	250,000	25,000	4,000	-	-	279,000	-	279,000	55,800	334,800
29	Signage Replacement Replace College Logo on existing directional signage and existing facilities	DV	250,000	-	-	-	-	250,000	-	250,000	50,000	300,000
30	Water Tower Logo Replacements Replace/Renew Logo on existing City of McAllen Water Towers.	DV	80,000	-	-	-	-	80,000	-	80,000	16,000	96,000
31	Outdoor Furniture Replacements Replace existing outdoor furniture district wide.	TO	-	-	-	70,000	-	70,000	-	70,000	14,000	84,000
32	AV Equipment Replacements Replace existing audio visual equipment district wide.	ET	-	-	-	-	130,000	130,000	-	130,000	26,000	156,000
33	Painting Replacements Repainting of existing building interiors district wide.	O&M	150,000	-	-	-	-	150,000	-	150,000	30,000	180,000
34	Resurfacing of Asphalt Drives Resurfacing of existing asphalt drives district wide.	O&M	50,000	-	10,000	-	-	-	60,000	60,000	12,000	72,000
District Wide Subtotal			\$ 3,290,000	\$ 50,000	\$ 31,000	\$ 70,000	\$ 130,000	\$ 3,511,000	\$ 60,000	\$ 3,571,000	\$ 582,000	\$ 4,153,000
FY25 Proposed Project Budget Totals			\$ 7,980,000	\$ 345,000	\$ 119,350	\$ 122,941	\$ 987,059	\$ 7,153,350	\$ 2,401,000	\$ 9,554,350	\$ 1,778,670	\$ 11,333,020