

**Stephen F. Austin State University  
Board of Regents - Building and Grounds Committee  
Construction Update  
July 23, 2018**



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**Stephen F. Austin State University**  
**Construction Project Summary**  
**Presented to the Building and Grounds Committee of the Board of Regents**  
**July 23, 2018**

**Construction Projects In Progress - May 31, 2018 (Projects greater than or equal to \$100,000)**

No.	Project Title	Start Date	Fund Source	Project Budget	Expenditures To Date	Encumbered	Total To Date	Budget Variance	Estimated Percent Complete	Completion Date
1	Residence Life Operations & University Printing Services Facility	Aug-15	Auxiliary	\$ 3,500,000	\$ 3,380,556	\$ 71,909	\$ 3,452,465	\$ 47,535	99%	May-18
2	STEM Facility	Aug-15	Tuition Rev. Bond	\$ 46,400,000	\$ 28,985,857	\$ 15,260,774	\$ 44,246,631	\$ 2,153,369	95%	Aug-18
3	Steen Library Roof Replacement	May-17	HEF	\$ 800,000	\$ 15,454	\$ 730,344	\$ 745,798	\$ 54,202	75%	Aug-18
4	Classroom & Building Safety & Security Upgrades	May-17	HEF	\$ 870,000	\$ 416,732	\$ 253,672	\$ 670,404	\$ 199,596	60%	Jan-19
5	Clark Blvd. Entrance Sign	Sep-17	HEF	\$ 200,000	\$ 18,627	\$ 141,921	\$ 160,548	\$ 39,452	95%	Aug-18
6	Pineywoods Native Plant Center Greenhouse	Jul-17	Donations	\$ 182,960	\$ 29,861	\$ 2,380	\$ 32,241	\$ 150,719	15%	Oct-18
7	Electrical Infrastructure Repairs	Oct-17	Aux/Designated	\$ 275,000	\$ 263,674	\$ 49,143	\$ 312,817	\$ (37,817)	80%	May-18
8	Hall 20 HVAC Upgrades	Oct-17	Auxiliary	\$ 1,400,000	\$ 65,600	\$ 1,332,987	\$ 1,398,587	\$ 1,413	65%	Aug-18
9	Hall 20 Roof Replacement	May-18	Auxiliary	\$ 178,846	\$ -	\$ 155,518	\$ 155,518	\$ 23,328	85%	Aug-18
10	Classroom Updates & Instructional Delivery Support - 2018	Jan-18	HEF	\$ 300,000	\$ 7,972	\$ 149,350	\$ 157,322	\$ 142,678	80%	Aug-18
11	BPSC Grand Ballroom Renovation - Phase 2	Jan-18	Auxiliary	\$ 2,400,000	\$ 22,814	\$ 115,861	\$ 138,675	\$ 2,261,325	5%	Dec-18
12	Ferguson, Dugas, Math Exterior Renovations	Jun-18	HEF	\$ 1,210,000	\$ -	\$ 473,735	\$ 473,735	\$ 736,265	20%	Aug-18
13	Business Building Renovation - Floors 3 & 4	May-18	Donations	\$ 1,250,000	\$ 41,922	\$ 924,844	\$ 966,766	\$ 283,234	55%	Aug-18
14	Basketball Strength & Conditioning Rm	May-18	Designated Fund Balance	\$ 750,000	\$ -	\$ 47,500	\$ 47,500	\$ 702,500	5%	TBD
Totals				\$ 59,716,806	\$ 33,249,069	\$ 19,709,938	\$ 52,959,007	\$ 6,757,799		

**Project # 1****Residence Life Operations & University Printing Services Facility**

Project Manager – Physical Plant  
Architect – Goodwin Lasiter Strong  
Contractor – J.E. Kingham Construction Co., Inc.

**Scope of Work:**

Residence Life Operations provides facility support to sixteen student housing facilities. In 1989, while a new facility could be planned, Residence Life Operations was located in unused Gibbs Hall. This facility is called for within, and consistent with the goals of, our institutional Master Plan.

University Printing Services occupied space in the Rusk Building that can now be repurposed. The inclusion of Printing Services in this project allowed for the relocation and modernization of its print production facility.

Funding source: Auxiliary Fund Balance

**Key Milestones:**

Begun: August 2015

Expected completion: Aug 2018

Project budget of \$3,500,000 approved by board on July 28, 2015

**Project Status:**

- Complete and operational
- Construction manager punch list items complete
- Entrance sign and tree landscaping completed
- Furniture installed; chairs back ordered

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
3,500,000	3,392,669	59,796	3,452,465	47,535

## ***Project # 2***

### ***STEM Facility***

Project Manager – Physical Plant

Architect – Kirksey Architecture

Construction Manager – J.E. Kingham Construction Co., Inc.

#### **Scope of Work:**

The university was authorized by the 84<sup>th</sup> Texas Legislature to construct and equip a Science, Technology, Engineering, and Mathematics (STEM) Building to be funded through the issuance of tuition revenue bonds. The building will house the new engineering physics program, department of computer science, and a STEM Center liaison. It will also meet the needs of other STEM disciplines by adding space for faculty members and for instructional facilities, including laboratories.

Funding source: Tuition Revenue Bonds

#### **Key Milestones:**

Begun: August 2015

Expected completion: August 2018

Project budget of \$46,400,000 approved by board on July 28, 2015

**Construction Manager Guaranteed Maximum Price:** \$39,792,315

#### **Project Status:**

- Exterior walls and roof complete
- Windows and interior glazing complete
- Building HVAC system online
- Finish painting in process
- Site work on pedestrian plaza and Clark Blvd in process; planet art work on site
- Planetarium screen and exterior panels being installed
- Furniture begins arriving July 2<sup>nd</sup>.
- New base building substantial completion date is August 9, 2018

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
46,400,000	28,985,857	15,260,773	44,246,631	2,153,369

**Project # 3****Steen Library Roof Replacement**

Project Manager – Physical Plant  
Contractor – RMS International

**Scope of Work:**

Steen Library was last re-roofed in 1991. The current roof is in poor condition with granule loss, blistering and is in need of replacement.

Funding source: Higher Education Fund

**Key Milestones:**

Begun: May 2017

Expected Completion: August 2018

Project budget of \$800,000 approved by board on July 26, 2016

**Project Status:**

- Demolition and membrane installation completed
- Top coat application to begin in July

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
800,000	15,454	730,344	745,798	54,202

## ***Project # 4***

### ***Classroom and Building Safety and Security Upgrades***

Project Manager – Public Safety  
Contractor – Various

#### **Scope of Work:**

The university is continuing to upgrade classrooms with additional technology and instructional delivery support. Therefore, it is necessary to upgrade life safety components in both campus classrooms and buildings. Selected exterior and interior doors will have security devices installed. The project was expanded to include selected non-academic buildings in fiscal year 2018.

Funding source: Higher Education Fund

#### **Key Milestones:**

Begun: May 2017

Expected Completion: January 2019

Project budget of \$600,000 approved by board on July 26, 2016

Additional funds of \$270,000 were approved by the board on July 25, 2017 for fiscal year 2018.

#### **Project Status:**

- Wire pulled in all affected buildings (33 total)
- Hardware installation on exterior doors in process (10 buildings completed)
- Hardware installed at 271 doors in 18 buildings
- Hardware received for next 100 doors
- New ID system with enhanced security for door swipes is on site; over 400 new IDs printed issued

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
870,000	416,732	253,672	670,404	199,596

## ***Project # 5***

### ***Clark Boulevard Entrance Sign***

Project Manager – Physical Plant  
Architect – Sutton Beebe Babin Architect, LLC  
Contractor – To be determined

#### **Scope of Work:**

The university will construct an entrance sign at the south end of Clark Boulevard at East Starr Avenue similar in appearance to other signs on campus but adapted specifically for the location. The project potentially includes new sidewalks, accessible curb ramps, and other necessary modifications to the immediate area.

Funding source: Higher Education Fund

#### **Key Milestones:**

Begun: September 2017

Expected Completion: August 2018

Project budget of \$200,000 approved by board on July 26, 2016

#### **Project Status:**

- Foundation and stone work complete
- Signage letters to be painted in July
- Remaining work to be completed with Clark Blvd improvements

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
200,000	18,627	141,921	160,548	39,452



## ***Project # 6***

### ***Pineywoods Native Plant Center Greenhouse***

Project Manager – Physical Plant  
Architect / Engineer – Goodwin Lasiter Strong  
Contractor – To be determined

**Scope of Work:**

The university will construct a greenhouse to meet the needs of agricultural programs near the existing horticulture facility. The project includes site preparation, greenhouse kit, controllers, greenhouse and propagation accessories, fencing, and necessary utilities.

Funding source: Donations

**Key Milestones:**

Begun: July 2017

Expected Completion: October 2018

Project budget of \$182,960 approved by board on January 31, 2016

**Project Status:**

- Bid closed March 2018 – contract not awarded
- Project being re-bid due to scope revisions

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
182,960	29,861	2,380	32,241	150,791

**Project # 7****Electrical Infrastructure Repairs**

Project Manager – Physical Plant  
Contractor – Thedford Construction

**Scope of Work:**

Repair failed electrical distribution system components, including one of three main substation circuit breakers, and installation of a new duct bank and underground cabling.

Funding source: Auxiliary and Designated Funds

**Key Milestones:**

Begun: October 2017

Expected Completion: September 2018

Project budget of \$275,000 approved by board on July 25, 2017

**Project Status:**

- All work of the stated scope completed except programming and activation of new substation breaker
- Another failed underground electric transmission line has been detected and needs to be replaced (estimated at \$60,000, but not part of insurance claim)
- A \$47k project was added to project (not originally included in estimated cost) at the request of SFA EHSM for insurance purposes
- Request to increase project budgeted amount to \$450,000 submitted as Board Action Item in July, 2018
- The insurance settlement for all related work is estimated at \$260k

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
275,000	263,674	49,143	312,817	(37,817)

## ***Project # 8***

### ***Hall 20 HVAC Upgrades***

Project Manager – Physical Plant  
Architect – Goodwin Lasiter Strong  
Contractor – VRF Mechanical Solutions

#### **Scope of Work:**

Hall 20, opened in 1985, has 358 assignable beds. Each room has an individual Packaged Terminal Air Conditioner (PTAC) unit that is controlled by the occupant. These individual units are difficult to maintain and do not adequately handle moisture in these rooms during certain times of the year, leading to numerous complaints. The Residence Life and Physical Plant staff identified a system that would provide a more energy-efficient solution to heating and cooling the 91,000 square feet in Hall 20 while easing maintenance issues and addressing moisture problems. A Variable Refrigerant Flow (VRF) system has been selected to replace the current PTACs with a central system. This type system has been successfully deployed in other similar settings across the South to address similar issues. Once the PTACs are removed, the holes that remain will be bricked up and painted.

Funding source: Auxiliary Funds

#### **Key Milestones:**

Begun: October 2017

Expected Completion: August 2018

Project budget of \$1,400,000 approved by board on July 23, 2017

#### **Project Status:**

- Old AC units removed
- Duct work, Electrical and HVAC piping in progress
- New natural gas line installed to site

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
1,400,000	65,600	1,332,987	1,398,587	1,413

**Project # 9****Hall 20 Roof Installation**

Project Manager – Physical Plant  
Contractor – Parsons Roofing

**Scope of Work:**

Hall 20 roof was installed in 1985 and is now 32 years old. This project will include replacing the entire roof in conjunction with the HVAC improvement project that is also scheduled for FY2018.

Funding source: Auxiliary Fund Balance

**Key Milestones:**

Begun: May 2018

Expected Completion: August 2018

Project budget of \$178,846 approved by board on July 23, 2017

**Project Status:**

- Work approximately 85% complete
- Work being completed in conjunction with HVAC project

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
178,846	0	155,518	155,518	23,328

**Project # 10****Classroom Updates & Instructional Delivery Support - 2018**

Project Manager – Center for Teaching and Learning & Physical Plant  
Contractor – Various

**Scope of Work:**

The university is continuing to modernize classrooms to enhance instructional delivery. This includes instructional equipment replacement and classroom updates. This initiative provides funds to upgrade classrooms and obtain and/or replace technology related instructional delivery equipment.

Funding source: Higher Education Fund

**Key Milestones:**

Begun: January 2018

Expected Completion: August 2018

Project budget of \$300,000 approved by board on July 23, 2017

**Project Status:**

- Classroom scope finalized
- Physical room modifications completed; finish out in progress
- Furniture and technology procurement in process

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
300,000	7,792	149,350	157,322	142,678

**Project # 11****Baker Pattillo Student Center Grand Ballroom Renovation – Phase 2**

Project Manager – Physical Plant  
 Architect – Goodwin Lasiter Strong  
 Contractor – KDW Ltd.

**Scope of Work:**

The Grand Ballroom is part of an addition made in 1979 to the building that is now the Baker Pattillo Student Center. This proposed renovation is to be completed in two phases. Phase 1 began at the conclusion of the FY17 year and included the pre-function areas in the hallways leading to the ballroom and serving the Twilight Ballroom will be included in the project to update the look of this area and to create additional space for circulation and pre-function activities. Phase 2 includes a complete renovation of the room including the installation of updated video projection equipment, upgraded sound systems and new furniture. The first phase was proposed at a cost not to exceed \$1,100,000 but was later amended by the board to \$1,400,000. Phase 2 was approved at \$2,400,000, bringing the total project cost to \$3,800,000.

Funding source: Auxiliary Fund Balance

**Key Milestones:**

Begun: January 2018

Expected Completion: December 2018

Project budget of \$2,400,000 approved by board on July 23, 2017

**Project Status:**

- Final design completed, project bid, contract awarded
- Pre-construction meeting scheduled for July 5; work to commence on July 9<sup>th</sup>

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
2,400,000	22,814	115,861	138,675	2,261,325

**Project # 12*****Ferguson, Dugas, and Math Buildings Exterior Renovations***

Project Manager – Physical Plant

Contractor – Paco (Ferguson, Dugas); Mid-Continental Restoration Co (Math)

**Scope of Work:**

This project includes the Ferguson, Vera Dugas, and Math buildings and consists of cleaning, repairing and water proofing the exterior brick veneer, parapet stone work, expansion joints, windows, and adjoining concrete.

Funding source: HEF

**Key Milestones:**

Begun: June 2018

Expected Completion: August 2018

Project budget of \$1,210,000 approved by board on July 23, 2017

**Project Status:**

- Work began on all buildings in June 2018

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
1,210,000	0	473,735	473,735	736,265

**Project # 13****Business Building Renovation - Floors 3 & 4**

Project Manager – Physical Plant  
 Contractor – Timberline Construction

**Scope of Work:**

This project includes renovating common areas of floors three and four similar to the project completed on floors one and two of the building. Work includes new wall finishes, ceiling system and lighting, flooring, and space re-configuration.

Funding source: Donations

**Key Milestones:**

Begun: May, 2018

Expected Completion: August 2018

Project budget of \$1,250,000 approved by board on January 29, 2018

**Project Status:**

- Demolition complete
- Framing complete on both floors
- Wall panels nearing completion on 4<sup>th</sup> floor
- Electrical and some lighting in progress

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
1,250,000	41,922	924,844	966,766	283,234



**Project # 14****Basketball Strength & Conditioning Room**

Project Manager – Physical Plant  
Architect – Goodwin-Lasiter-Strong  
Contractor – TBD

**Scope of Work:**

The university men's and women's basketball programs need a strength and conditioning room that supports physical training and conditioning. In addition to training preparation, an enhanced physical training program will support rehabilitation for both programs. With limited space within Johnson Coliseum, the only viable space option is the old rifle range on the southwest corner of the lower level, which is currently being used to store items for graduation ceremonies and other events.

Funding source: Designated Fund Balance

**Key Milestones:**

Begun: TBD

Expected Completion: TBD

Project budget of \$750,000 approved by board on April 23, 2018

**Project Status:**

- Currently in design/review phase; anticipated approval by June 30

<b>Project Budget</b>	<b>Expenditure</b>	<b>Encumbered</b>	<b>Total To Date</b>	<b>Variance</b>
750,000	0	47,500	47,500	702,500