Stephen F. Austin State University
Board of Regents - Building and Grounds Committee
Construction Update
October 28, 2018
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<tr>
<td>20</td>
<td>Steen Library Architectural Assessment</td>
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<tr>
<td>21</td>
<td>Replace College of Education Annex Air Handling Units</td>
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</table>

| Totals                                      | $62,863,756 | $44,828,319 | $8,875,853 | $53,704,172 | $9,159,584 |
Project # 1

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 84th 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: 4th floor – February, 2019
Project budget of $46,400,000 approved by board on July 28, 2015

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

Project Status:
• Base building substantial completion date was August 9, 2018
• Furniture for base building complete
• Machine/wood shop equipment connections complete
• Clark Blvd and HPE parking lot extension completed
• Base building punch list in progress
• 15 Planetarium shows installed; one additional show to be purchased
• 4th floor framing complete; gypsum board, HVAC, insulation, and fire sprinklers being installed
• 4th floor substantial completion date is January 15, 2019

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>Expenditure</th>
<th>Encumbered</th>
<th>Total to Date</th>
<th>Variance</th>
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<td>1,021,085</td>
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</table>
Project # 2

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: October 2018
Project budget of $800,000 approved by board on July 26, 2016

Project Status:
- All work completed
- Roof warranty received
- Awaiting project documents before paying retainage

<table>
<thead>
<tr>
<th>Project Budget</th>
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</table>
Project # 3

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: February 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:
• Hardware installation on exterior doors in process (13 buildings completed)
• Pulling wire to interior doors
• Continuing to install interior door readers and locks
• Reprioritization of project currently being discussed

<table>
<thead>
<tr>
<th>Project Budget</th>
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<td>221,577</td>
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Project # 4

Clark Boulevard Entrance Sign

Project Manager – Physical Plant  
Architect – Sutton Beebe Babin Architect, LLC  
Contractor – KDW, LTD

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: October 2018
Project budget of $200,000 approved by board on July 26, 2016

Project Status:
• All work completed by KDW, LTD on August 24, 2018
• Physical Plant Department completed lighting and landscaping
• Contractor preparing final project documents for architect review

<table>
<thead>
<tr>
<th>Project Budget</th>
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Project # 5

Pineywoods Native Plant Center Greenhouse

Project Manager – Physical Plant
Architect / Engineer – Goodwin Lasiter Strong
Contractor – Cox Contractors

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: December, 2018
Project budget of $182,960 approved by board on January 31, 2016;
Additional funds of $20,000 were approved by the board on July 23, 2018 for fiscal year 2018.

Project Status:
• Shop drawings received and under review
• Expect material delivery in November, 2018

<table>
<thead>
<tr>
<th>Project Budget</th>
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<th>Total to Date</th>
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<tr>
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Project # 6

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: November 2018
Project budget of $275,000 approved by board on July 25, 2017
Additional funds of $200,000 were approved by the board on July 23, 2018 for fiscal year 2018.

Project Status:
• All work of the stated scope completed except programming and activation of new substation breaker. Substation work expected completion 10/5/18.
• Another failed underground electric transmission line has been detected and needs to replaced (estimated at $60,000, but not part of insurance claim); getting estimates.
• A previous $47k project was added to scope as part of the insurance claim (not originally included in estimated cost) in consultation with SFA EHSRM for insurance purposes
• Request to increase project budgeted amount to $475,000 submitted as Board Action Item in July, 2018
• The insurance reimbursement portion of the repairs will be reduced by our $10,000 deductible

<table>
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<td>284,223</td>
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</table>
Project # 7

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: November, 2018
Project budget of $1,400,000 approved by board on July 23, 2017

Project Status:
- Duct work, electrical and HVAC piping complete
- Outside air units installed
- HVAC to rooms operational; scheduling control start-up with equipment manufacturer
- Contractor currently addressing engineer punch list items
- Project completion extended to November 5, 2018 due to manufacturing delays

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</table>
**Project # 8**

**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: October 2018  
Project budget of $178,846 approved by board on July 23, 2017

**Project Status:**  
- Work is 99% complete  
- Work was done in conjunction with the HVAC project; minor issues remain due to HVAC punch list items

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**Project # 9**

**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: October 2018  
Project budget of $300,000 approved by board on July 23, 2017

**Project Status:**
- Classroom renovations complete
- Technology and furniture installation complete
- Punch list and calibration issues in progress
- CTL invoices outstanding

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Project # 10

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:
• Decorative wall panels hung and being finished
• Sound system wiring being installed
• Electrical wiring in progress; fixtures being shipped
• Ceramic tile being installed in restrooms
• Substantial completion date is November 21, 2018

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<td>1,938</td>
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Project # 11

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 2019
Project budget of $1,210,000 approved by board on July 23, 2017

Project Status:
• Work began on all buildings in June 2018
• Ferguson/Dugas 98% complete; Math 85% complete
• Math building window replacement to occur summer 2019

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Project # 12

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

Project Status:  
• Contract extended from August 17, 2018 to October 8, 2018 due to carpet manufacturing issues  
• Project work completed on September 17, 2018  
• Contactor preparing project documents for architect review  
• Contactor retainage to fund at project close-out

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</table>
Project # 13

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:
Began: TBD
Expected Completion: TBD
Project budget of $750,000 approved by board on April 23, 2018

Project Status:
• Paused

<table>
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Project # 14

Campus Space Realignment and Renovation

Project Manager – Physical Plant
Architect – Various, as needed
Contractor – TBD

Scope of Work:
At the April 12, 2016 meeting the Board of Regents approved Facility Programming and Consulting (FP&C) to assess campus building space and utilization, and develop a comprehensive space utilization plan. FP&C has concluded the space assessment recommendations on education and general (E&G) buildings. Using the FP&C space assessment as a guide, the university wishes to implement a space realignment, utilization, and renovation process. The process will involve departmental and functional moves and any necessary E&G space reconfiguration and/or renovation. The space implementation plan will begin in fiscal year 2018 and will be prioritized based on institutional need and available resources. Specific initiatives that require Board of Regents’ approval will be submitted as needs are prioritized and costs are fully developed.

Funding source: HEF

Key Milestones:
Begun: September 2018
Expected Completion: TBD
Project budget of $4,500,000 approved by board on July 23, 2018

Project Status:
- Prioritizing needs and collaborating with stakeholders

<table>
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Project # 15

Beach Volleyball Courts

Project Manager – Physical Plant
Engineer – Two Fifteen Consulting
Contractor – TBD

Scope of Work:
The university wishes to increase the number of sports available to female students with the addition of a beach volleyball program. This sport is very popular with other Division I athletic programs. To offer the sport and compete with other Division I programs, a minimum of three courts must be created. To facilitate practices and scheduling, construction of a fourth court is also planned.

Funding source: Designated Fund Balance

Key Milestones:
Begun: July 2018
Expected Completion: May 2019
Project budget of $750,000 approved by board on April 23, 2018

Project Status:
- Design and engineering 100% complete
- Anticipated bid date November 2018

<table>
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<td>13,000</td>
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<td>736,543</td>
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Project # 16

Early Childhood Research Center Chiller

Project Manager – Physical Plant
Engineer – Arklatex Mechanical
Contractor – Arklatex Mechanical

Scope of Work:
The Early Childhood Research Center currently has one chiller. An additional chiller would provide redundancy in the event the primary unit failed or required maintenance. This project includes all necessary electrical, control work, piping, insulation, etc. to relocate (from Central Utility Plant #1), install, and integrate the chiller in the ECRC mechanical building.

Funding source: HEF

Key Milestones:
Begun: September 2018
Expected Completion: January, 2019
Project budget of $200,000 approved by board on April 23, 2018

Project Status:
- Purchase order issued.
- Work scheduled for Christmas break.

<table>
<thead>
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<td>151,177</td>
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Project # 17

McKibben Education Building 1st Floor Lobby Renovations

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

Scope of Work:
The McKibben Education building was built in 1974. Both entry lobbies are old and need to be refurbished. Note that the SFA Admissions tour with prospective students and parents goes directly through the building; entering the east lobby and exiting the west.

Funding source: HEF

Key Milestones:
Begun: September 2018
Expected Completion: August 2019
Project budget of $150,000 approved by board on July 23, 2018

Project Status:
• Initial stakeholder meeting completed
• Design team in research and development stage

<table>
<thead>
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<th>Expenditure</th>
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<th>Variance</th>
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Project # 18

Architectural Assessment for House at 1401 N. Mound Street

Project Manager – Physical Plant
Architect/Engineer – Goodwin-Lasiter-Strong & Two Fifteen Consulting
Contractor – NA

Scope of Work:
On July 25, 2017, the regents approved the purchase of a house located at 1401 N. Mound Street from Senator Kay Bailey Hutchison. A historical residence, the house is located adjacent to university property. The architectural firm Facilities Programming and Consulting (FP&C) has assessed the space and made recommendations for its use. The university would like to engage a comprehensive architectural design plan for the house and property.

Funding source: HEF

Key Milestones:
Begun: September 2018
Expected Completion: April 2019
Project budget of $150,000 approved by board on July 23, 2018

Project Status:
- Initial stakeholder site visit and meetings completed
- Design team in research and programming phase
- Awaiting final purchase orders for consultants

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Project # 19

Boynton Building Restroom Remodel

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

Scope of Work:
The Boynton Building was originally built in 1957 and an addition was constructed in 1975. The restrooms are all old and dated and have experienced plumbing failures which have caused consequential damage. All restrooms are in need of refurbishment.

Funding source: HEF

Key Milestones:
Begun: September 2018
Expected Completion: August, 2019
Project budget of $275,000 approved by board on July 23, 2018

Project Status:
• Site investigation underway

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Project # 20

Steen Library Architectural Assessment

Project Manager – Physical Plant
Architect – Goodwin-Lasiter-Strong (negotiation in progress)
Contractor – NA

Scope of Work:
Nationally, university libraries are evolving from vast collections of books and journals into academic commons that house student support services, academic advising, collaborative study space, faculty support areas, and administrative functions as well as traditional library functions. The Steen library has significantly reduced its physical collection eliminating outdated, underutilized, and redundant volumes that can be easily accessed electronically. Development of an academic commons is a critical step towards achieving the vision of student success described in the strategic plan - reaching students where they are, using cutting-edge teaching techniques and advanced research methods both inside and outside the classroom in an open, collaborative, and engaged environment.

Funding source: HEF

Key Milestones:
Began: September 2018
Expected Completion: August 2019
Project budget of $150,000 approved by board on July 23, 2017

Project Status:
- Prioritizing needs and collaborating with stakeholders

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Project # 21

College of Education Annex Air Handling Unit Replacement

Project Manager – Physical Plant
Architect – NA
Contractor – Arklatex Mechanical

Scope of Work:
The College of Education Annex building was built in 1975 and the original air handling equipment is now 43 years old and in need of replacement.

Funding source: HEF

Key Milestones:
Begun: July 2018
Expected Completion: December, 2018
Project budget of $251,950 approved by board on July 18, 2011

Project Status:
• Purchase order issued; air handling units have been ordered.
• All work scheduled for Thanksgiving break.

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