

The Board reserves the right to take agenda items out of the order in which they are posted in the agenda. Anyone wishing to address the Board during "Public Comment" must sign in before the meeting begins.

Lee College
Lee College District
Office of the President
Baytown, Texas
Building Committee Meeting
John B. Tucker Lecture Hall

Items for Business

6:00 PM

Thursday, May 21, 2020

- I. **Call Meeting to Order**
- II. **Public Comments**
- III. **Critical Infrastructure Projects Update**
- IV. **Citizens Bond Advisory Committee Update**
- V. **Daycare Center**
- VI. **College Roofing Needs**
- VII. **Executive Session**
 - VII.A. Chairman announces: The meeting of the Lee College Board of Regents on above listed date, after proper posting and in accordance with Chapter 551 of the Texas Government Code for the specific purposes provided, will recess from Open Meeting to Closed Meeting. No action will be taken while the Board is recessed in Executive Session.
 - VII.A.1. Discussion with Board counsel regarding legal advice on any item on agenda. [TX Gov't Code § 551.071]
 - VII.B. Chairman announces: The Closed Meeting will adjourn and the Board will reconvene into Open Meeting.
- VIII. **Adjournment**

If, during the course of the meeting, any discussion of any item on the agenda should be held in closed meeting, the Board shall convene in such closed meeting in accordance with the Open Meetings Act, Chapter 551, Texas Government Code to discuss items pursuant to Sections 551.071 through 551.084. Before any such meeting is convened, the presiding officer shall publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions shall be taken in open meeting.

Monday, May 18, 2020 by 5:00 p.m.

For the Board of Regents

Lee College Building Committee

Project Update May 14, 2020

Prepared: 05/14/20
For Meeting: TBD



Item III

Critical Infrastructure Projects Update (2018 Revenue Bond)

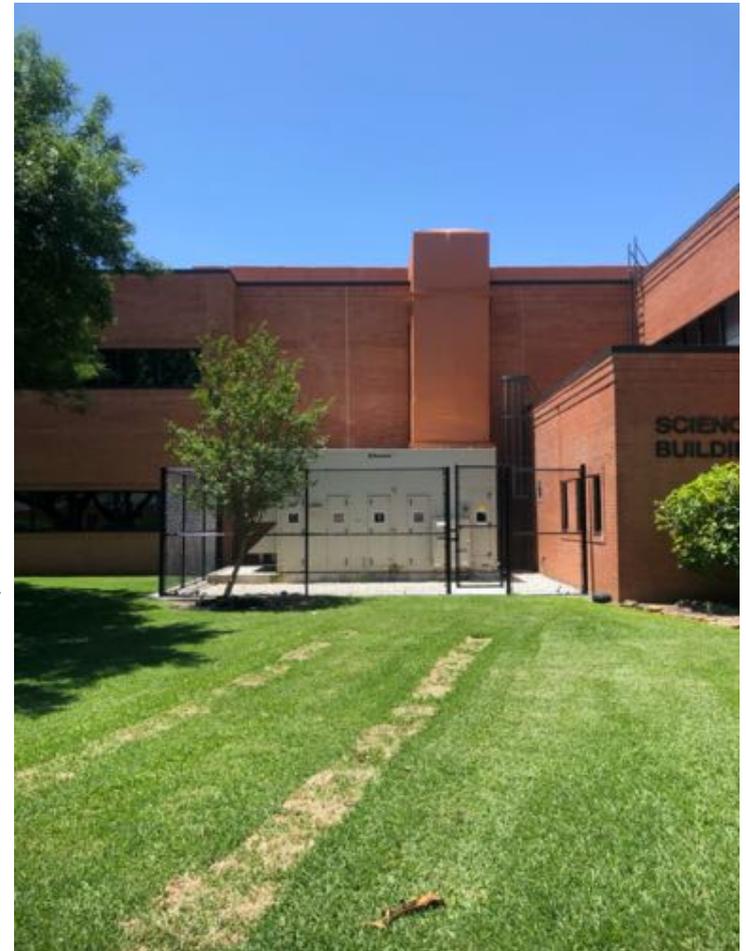
Project – Gray Science

2018 Revenue Bond

HVAC Design Build

With Manhattan Construction

- Warranty Phase
- Warranty Ends 07/12/20
- Warranty Items Tracking:
 1. EF7-Flip switch On/Off in reverse position
 2. Steam Control Valve-verify controls working in auto



Project 1 – Sitework

2018 Revenue Bond

BC Commercial

- Warranty Phase
- Warranty Ends 10/24/20



05/14/20

Project 2 Fiber & 3 Transformer Pfeiffer & Son

- Pfeiffer & Son completing both Fiber and Transformers
- Worked on Parking Lot Lights Lots 1 - 11



Item	Description	Pfeiffer&Son	Price
B) Project 2 - Fiber Replacement			\$298,036.00
Allow	Allowance 1 In Base Bid - Owner Contingency		\$50,000.00
U.1	Unit Price No. 1 Buried Fiber \$/LF		\$2.60
U.2	Unit Price No. 2 Overhead Fiber \$/LF		\$2.60
	Substantial Completion Date		August 15, 2019

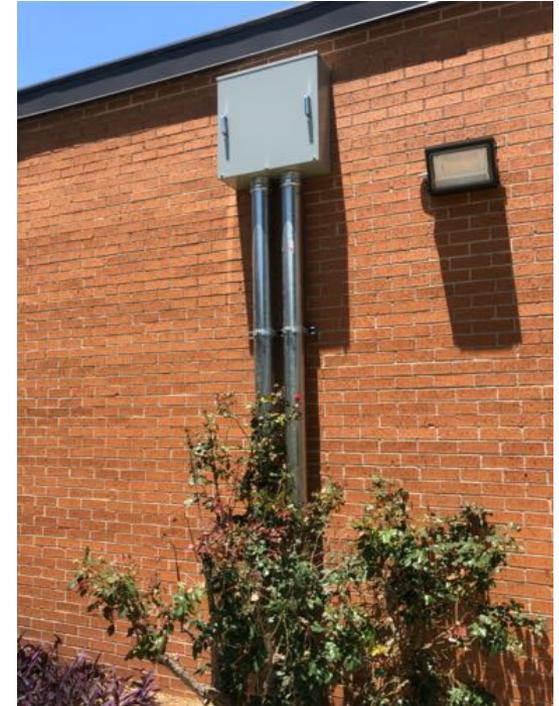
Item	Description	Pfeiffer&Son	Price
C) Project 3 - High Voltage Infrastructure Replacement			\$1,102,500.00
Allow	Allowance 1 In Base Bid - Owner Contingency		\$50,000.00
Allow	Allowance 2 in Base Bid - 30% Ductbank		
Add.1	Add - Replace of Transformer T6 - Shipping & Receiving		\$41,225.00
Add.2	Add - Replace of Transformer T7 - Student Center		\$40,260.00
	<i>Voluntary Add / Bid Clarification: Use Remanufactured transformer</i>		
U.1	Unit Price No. 1 Duct Bank Replacement (Size A) \$/LF		\$256.00
U.2	Unit Price No. 2 Duct Bank Replacement (Size B) \$/LF		\$183.00
U.3	Unit Price No. 3 Duct Bank Replacement (Size C) \$/LF		\$167.00
U.4	Unit Price No. 4 Temporary Power (300 kva) \$/Day		\$100.00
U.5	Unit Price No. 5 Temporary Power (500 kva) \$/Day		\$200.00
U.6	Unit Price No. 6 Temporary Power (1000 kva) \$/Day	Original	\$250.00
U.7	Unit Price No. 7 Temporary Power (2000 kva) \$/Day	Total Contract	\$400.00
Total Base Bid + Add Alternates		\$1,482,021.00	\$1,183,985.00
	Substantial Completion Date		January 15, 2020

Project 2 - Fiber - Status

2018 Revenue Bond

- Project 2 – Fiber
 - 100% complete!
 - Substantial Completion Date of 05/07/20
 - General Warranty Ends 05/07/21
 - Some equipment has 20 year warranty!
 - Closeout Documents submitted by PBK to Lee College on 05/14/20

05/14/20



Project 3 - Transformer Status

2018 Revenue Bond

- 4 Transformers completed over Spring Break (T1, 2, 5, 7)
- T6 (S&R, Transportation) completed 4/24



05/14/20



Project 2 Fiber & 3 Transformer Pfeiffer & Son

2018 Revenue Bond



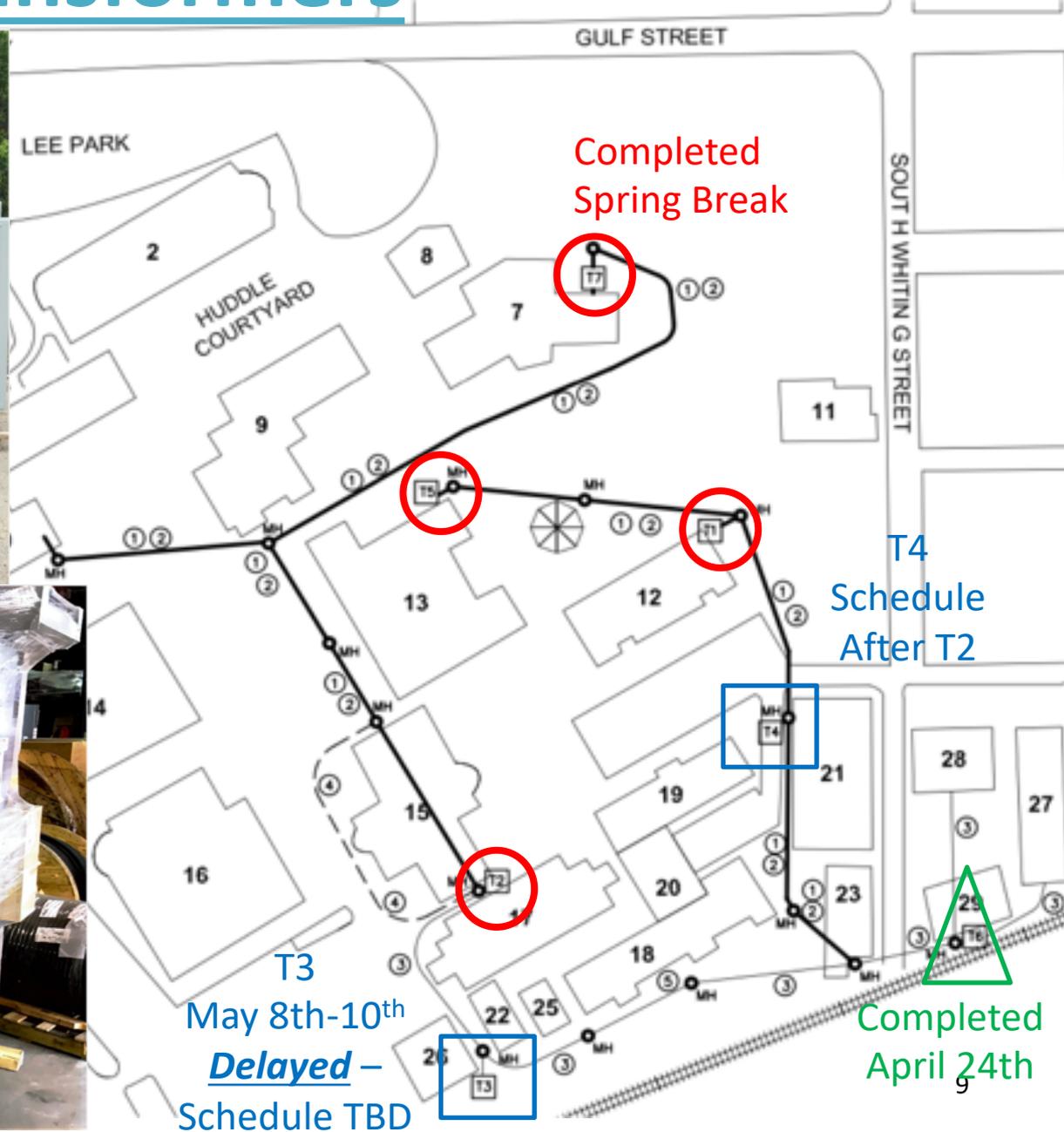
T5 (Moler)



T1 (Bonner)

Project 3 – Transformers

2018 Revenue Bond



Project 2&3–Parking Lights

2018 Revenue Bond

Parking Lot Lights:

- 95% Complete!
- Need 3 poles installed when Temporary Overhead Power Lines are Removed

* Scope: Replace 61 Existing Poles (No New Locations)



Project 2&3–Parking Lights

2018 Revenue Bond



05/14/20

Project 2&3–Allowance/CO Use 2018 Revenue Bond

Pfeiffer& Son (Project 2 Fiber and 3 Transformers)

Item	Description	Cost	Allowance Balance	
Subtotal Cost=		\$ 595,993.75	\$100,000.00	
1	Fiber - Change to RediRail (AEA1)	\$ 40,000.00	\$ 60,000.00	
2	Fiber - Reduce Splice Option - REJECTED Add of \$17,000	\$ -	\$ 60,000.00	
3	Add switches to replace existing for the two sub-station type transformers (AEA2)	\$ 40,005.76	\$ 19,994.24	
4	Add above ground splice boxes and splices for improved functionality (AEA3)	\$ 19,177.89	\$ 816.35	
5	Change Order 1 for change of South Plant from standard to sub-station transformer	\$ 57,241.45		4% \$ 1,539,262.45
6	Return of Unused Ductbank Allowance (30%) - Pay App Items 17 and 17A = \$194,690 (AEA4)	\$ (194,690.00)	\$ 195,506.35	Net AEA 4 = \$ (156,280.00)
7	Ductbank Replacement Near Student Center and return balance to allowance \$156,280 (AEA 4)	\$ 38,410.00	\$ 157,096.35	
8.1	Change Order 2 Parking Lot Lights Lots 1-11 (61 poles, 98 Heads, LED)-CO Increase Allowance	\$ 223,703.65	\$ 380,800.00	15% \$ 1,762,966.10
8.2	Change Order 2 Parking Lot Lights Lots 1-11 (61 poles, 98 Heads, LED)	\$ 338,270.00	\$ 42,530.00	Net AEA 5 = \$ 114,566.35

Total Change Orders
\$ 280,945.10

Revised Contract Amount

Revised Contract Amount

- Change Order 1 Approved 8/22/19 for South Plant Transformer as Sub-Station Type (Gray Highlight Cells)
- Change Order 2 for Approved 11/21/19 for Parking Lot 1-11 Lights (Green Highlight Cells)
- NEW ITEM(s) (Orange Highlight Cells; Yellow Cells-PENDING)

Project 2&3- Allowance/CO Use

2018 Revenue Bond

(Continued)

- Change Order 1
Approved 8/22/19 for South Plant Transformer as Sub-Station Type (Gray Highlight Cells)

- Change Order 2 for Approved 11/21/19 for Parking Lot 1-11 Lights (Green Highlight Cells)

- NEW ITEM (Orange Highlight Cells; Yellow Cells-PENDING)

9	AEA6-Add power circuits to various buildings to support UPS for new network switches	\$ 15,000.00	\$ 27,530.00		Presented to LC BC 2/26; Approved 2/27
10	AEA7 Pull Box and Conduit from Bonner to Security	\$ 9,500.00	\$ 18,030.00	New Item	Presented to LC BC 4/14 Update
11	AEA8 2 Additional Poles	\$ 7,532.46	\$ 10,497.54		Presented to LC BC 5/14 Update
12	Change Order 3 - Replace Light Poles Lots 13 and 14	\$ 45,667.72	\$ -	22.0%	\$ 1,808,633.82
13	Reserve for markup for Line Item 17 - ductbank final quantity adjustment and Reserve for Additional Unknowns / Final Change Order	\$ 10,497.54	\$ -		Presented to LC BC 2/26
14	Change Order 4 Testing and PM of 7 existing transformers - \$\$\$ Pending	\$ 12,000.00		22.8%	\$ 1,820,633.82
22.8%	Total ALL Change Orders (Approved + PENDING)	\$ 338,612.82	-	22.8%	\$1,820,633.82

New Item for 5/14/20:
Change Order 3 proposed to replace Parking Lot Lights in Lots 13 and 14; See Next Slide
 Change Order 4 for existing transformer testing and PM for 2020 discussed in Feb. 2020; final \$\$\$ pending

Project 3–Transformer

Proposed Change Order 3 for Parking Lots 13 & 14

Per our conversations and site visits, we are pleased to offer for your consideration the following quote for the **Lee College High Voltage (Parking Lot 13 & 14 Light Poles)**. We propose to provide all labor, material, and equipment needed to complete this work for the lump sum amount of **\$45,667.72** (Material: \$34,800.00; Labor: \$5,033.16; Direct Labor Hours: 90).

To avoid confusion, we offer the following clarifications:

1. Scope Includes:
 - a. Pfeiffer and son will provide and install the following:
 - i. (3) – Twin mounted light poles with (2) – LED fixtures on each
 - ii. (8) – Single mounted light poles with (1) – LED fixture on each
 - iii. 20% misc wiring required to make light poles work.
2. All Change Orders are based on all pre-agreed Contract Documents and revisions by Pfeiffer and Son, LTD and Lee College.

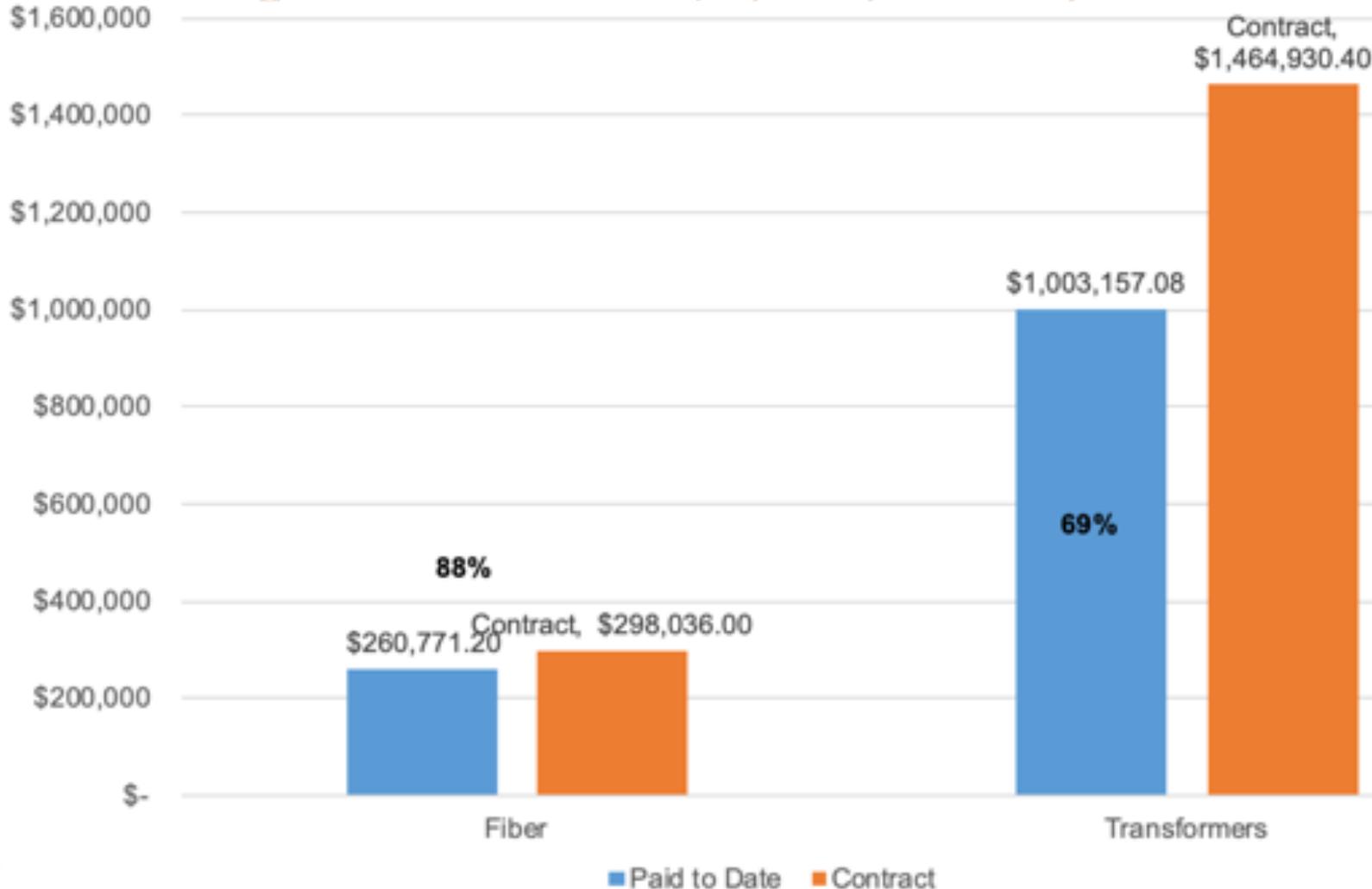


Project 2&3–Financial

2018 Revenue Bond

Project 2 + 3 Value = \$1,762,966.40

(with Change Order 3 & 4 = \$1,820,634.12)



Project 2&3–Schedule

Project 2 – Fiber:

- 100% Complete
- Process FINAL Pay App

Project 3 – Transformers:

06/03/19 – ~~03/30/20~~ (2nd extension to 05/30/20)

- TBD - Install Transformer T3 (South Plant)
- TBD – Install Transformer T4 (TV5/6/7)
(**coordinating 2 weekend shutdowns**)
- Finish Parking Lights Lots 1 – 11 (3 Poles) when Temporary Overhead Power Removed
- Finish AEA6-Power to Network Switches UPS
- Complete CO 3 (Lights in Lots 13&14) and CO 4 (Ex Transformer Testing) Scopes if approved.

Network Switches - Bids

- Board approved 12/19/19
- Total Contract with CST = \$616,361.90
- Some material delivered
- Completed coordination of dedicated power for UPS locations (*allowance funds allocated to Pfeiffer contract for \$15,000 - 02/26/20 BC Approved*)
- Detailed schedule pending receipt of all material

Project 4 HVAC & 5 Dectron Comex Corporation

Original Contract
Information – see Table

Start of Project Owner
Contingency:

- Project 4 - HVAC Allowance=\$50,000
- Project 5- Pool Dectron Allowance=\$50,000

Item	Description	Comex	Price
D) Project 4 - Mechanical and Electrical			\$1,265,600.00
Allow	Allowance 1 In Base Bid - Owner Contingency		\$50,000.00
Allow	Allowance 2 in Base Bid - Moler Hall Plumbing Scope		\$63,000.00
Allow	Allowance 3 In Base Bid - Student Center Plumbing Scope		\$12,000.00
Allow	Allowance 4 in Base Bid - Shipping & Receiving HVAC ALT 1 ONLY		\$15,000.00
Add.1	Add - Shipping & Receiving Upgrade		No Bid - See Note 3
Total Base Bid + Add Alternates			N/A
Substantial Completion Date			August 15, 2019
E) Project 5 - Pool Mechanical and Electrical			\$680,000.00
Allow	Allowance 1 In Base Bid - Owner Contingency	Total Contract	\$50,000.00
Substantial Completion Date			\$1,945,600.00 August 15, 2019



Project 4 and 5 Status

2018 Revenue Bond

- All original scope items **complete**:
 - Moler Hall & Student Center Plumbing Repair
 - TV1 – Data Center HVAC and Window Infill
 - Student Center HVAC
 - Shipping and Receiving
 - ATC – Roof Top Unit
 - N Plant – Original Scope
 - Pool Dectron
 - S Plant



“Change Order” scope items status:

- N Plant Cooling Tower Upgrades: **Complete!**
- Roof Ladders: **Complete!**
- Moler Hall Snack Bar: **Complete!**
- Moler Hall Computer Lab: **Complete! (Only Need TV brackets installed once received by Lee College – recall had to return damaged brackets so waiting on replacements)**

Project 4 – Moler Hall Lab and Snack Bar

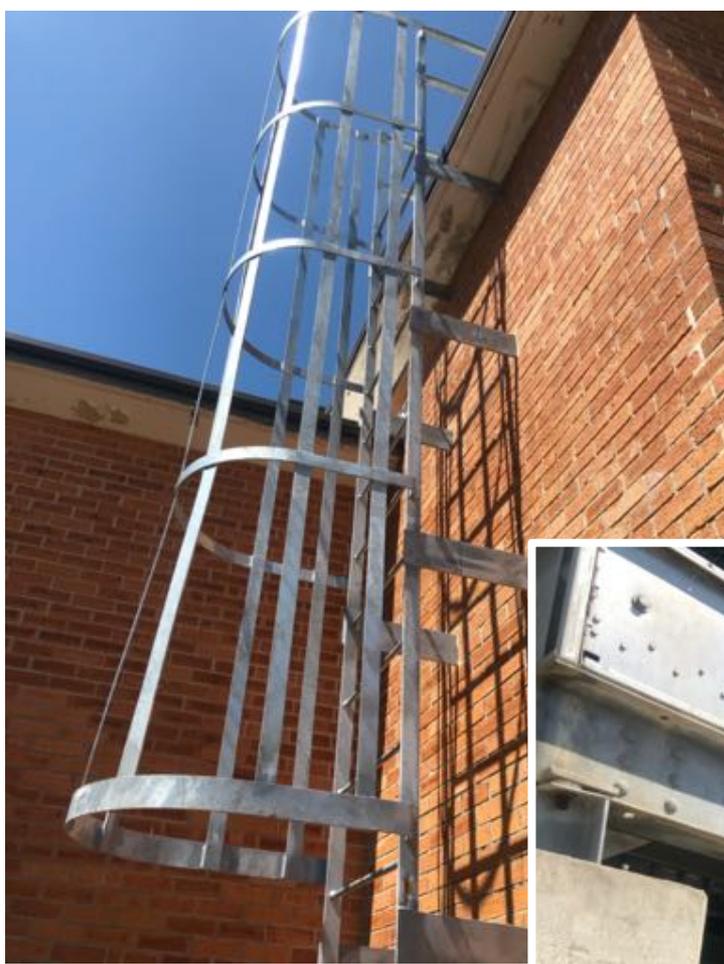
2018 Revenue Bond



05/14/20

Project 4 – Ladders and N Plant

2018 Revenue Bond



05/14/20

Project 4&5–Allowance/CO Use

2018 Revenue Bond

Item	Description	Cost	Allowance Balance
Subtotal Cost=			\$190,000.00
1	AEA1-Moler Hall Plumbing	\$ 52,888.00	\$ 137,112.00
2	AEA2-Student Center Plumbing	\$ 5,194.00	\$ 131,918.00
3	AEA3-Moler Hall Plumbing Additional Work	\$ 6,766.00	\$ 125,152.00
4	AEA4-S&R HVAC Alt 1 Bid (Credit)	\$ (15,000.00)	\$ 140,152.00
5	AEA5-N Plant - Replace Chilled Water Piping Valves	\$ 24,540.00	\$ 115,612.00
6	AEA6-TV1 Window Infill	\$ 22,263.00	\$ 93,349.00
7	AEA7-S&R Disconnect Switch	\$ 395.00	\$ 92,954.00
8	AEA8-S&R Extended Ductwork to Workstation	\$ 3,172.62	\$ 89,781.38
9	AEA9-TV1/Data Center Extended Pad Location for Future TV1 Expansion	\$ 29,009.80	\$ 60,771.58
10	AEA10-TV1/Data Center Replace Backup HVAC System - Not approved	\$ -	\$ 60,771.58
11	Change Order 1 - Increase Allowance for N. Plant Scope - Item Below	\$ 102,720.00	\$ 163,491.58
11.5	Change Order 1 - N Plant - Chillers Replace Gearbox, Shaft, and Fan	\$ 102,720.00	\$ 60,771.58
12	AEA10-Moler Hall Electric Metering	\$ 2,125.00	\$ 58,646.58
13	AEA11-S&R Unit Heaters	\$ 23,377.00	\$ 35,269.58

Revised Contract Amount
5.3% \$ 2,048,320.00

- AEA/CO approved (Green Highlight Cells)
- Change Orders – Items Funded Outside of Rev Bond Noted (Orange Highlight Cells)
- **NO CHANGES FROM 12/19/19 APPROVAL**

Project 4&5–Allowance/CO Use

2018 Revenue Bond

14	AEA12-S&R Duct Detectors and Fire Panel	\$ 4,416.16	\$ 30,853.42		Revised Contract Amount
15	"Change Order 2"- 12/19/19 Board - Increase Allowance to Cover Change Order Work Items Below	\$ 383,680.00	\$ 383,680.00	19.7%	\$ 2,432,000.00
16	AEA13 for Roof Ladders (2)	\$ 30,853.42	\$ 383,680.00		2018 Rev Bond
17	CO5-Roof Ladders for HVAC (4 locations)	\$ 54,276.84	\$ 329,403.16		2018 Rev Bond
18	CO6-N Plant-Replace fill on 3 cooling tower cells (including pressure wash, caulk bolted seams), replace 6 existing HC flow control valves on hot water basin inlets, install new access door latches and handles on all tower access doors	\$ 83,769.40	\$ 245,633.76		2018 Rev Bond(Not Maintenance Budget)
19	CO3-Moler Hall Snack Bar Equipment	\$ 29,878.76	\$ 215,755.00		Food Service Budget \$35k
20	CO4-Moler Hall Snack Bar Installation	\$ 38,097.00	\$ 177,658.00		Food Service Budget \$5,121.24+ Maintenance Budget \$32,975.76
21	CO2-Moler Hall Computer Lab Electrical and Tech	\$ 177,658.00	\$ -		Grant Funds STEM
22	Unused part of \$383,680 12/19/19 approved funds NOT USED	\$ -	\$ -		FINAL Contract Amount
25.0%	TOTAL "Change Orders" for Work Items and Additional Allowance	\$ 486,400.00			\$ 2,432,000.00

- AEA/CO approved (Green Highlight Cells)
- Change Orders – Items Funded Outside of Rev Bond Noted (Orange Highlight Cells)
- **NO CHANGES FROM 12/19/19 APPROVAL**

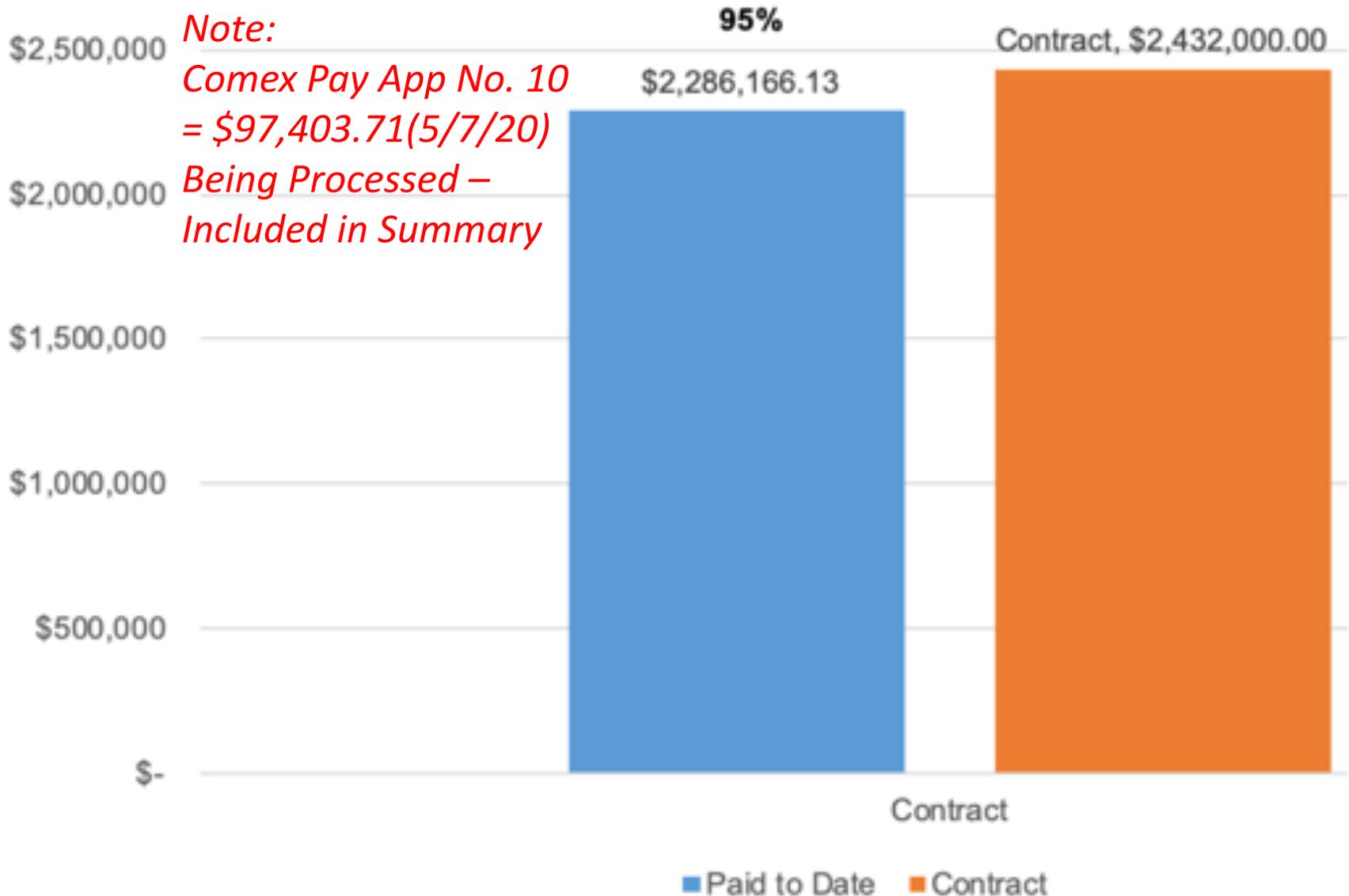
Project 4&5–Source of Funds For 12/19/19 Change Order

2018 Revenue Bond

CO#	Work Description	Comment	Total Cost	2018 Rev Bond	Food Service Budget	Grant STEM	Maintenance Budget	Source of "Other Funds"
2	Moler Hall - Computer Lab Electrical and Technology Installation	Item tracked via Building Committee updates since 6/12/19 as change order - NOT funded by Bond	\$177,658.00	\$0.00	\$0.00	\$177,658.00	\$0.00	Grant from LC STEM Project Dept # 5275150021 - Not to Exceed \$180,000
3	Moler Hall Snack Bar Equipment	Item tracked via Building Committee updates since 6/12/19 as change order - NOT funded by Bond	\$29,878.76	\$0.00	\$29,878.76		\$0.00	Part of \$35,000 Food Service Budget (balance to CO 4)
4	Moler Hall Snack Bar Installation (+ 2 Pieces of Equipment)	Item tracked via Building Committee updates since 6/12/19 as change order - NOT funded by Bond	\$38,097.00	\$0.00	\$5,121.24		\$32,975.76	Balance of \$35,000 Food Service Budget + Up to \$50,000 Maintenance Budget
5	Roof Ladders - 4 Locations Approved By Board June 2019	4 Ladders Part of "Additional Bond Projects" Approved by Board 6/20/19	\$54,276.84	\$54,276.84	\$0.00		\$0.00	Need Separate PO to finish Last 2 Ladders for <u>\$21,511.74</u> from Maintenance Budget
6	N Plant Phase 2 Cooling Tower Upgrades	Maintenance identified items to complete work at N Plant	\$83,769.40	\$83,769.40	\$0.00		\$0.00	N/A
E	Owner Contingency (any unused amount to be returned to Owner)	Use for owner allowance to cover any final contract scope item with Project 4/5	\$0.00	\$0.00	\$0.00		\$0.00	N/A
Total =			\$383,680.00	\$138,046.24	\$35,000.00	\$177,658.00	\$32,975.76	

Project 4&5–Financial

2018 Revenue Bond



Project 4&5–Schedule

Original Scope Items Construction:

- Project 4 MEP – Warranty Ends 12/19/20
- Project 5 Pool Dectron–Warranty Ends 1/9/21
- ***Close out phase (note certain equipment has multi-year warranties)***

12/19/19 Approved Change Order Scope:

- N Plant Chillers Phase 2 Repairs – ***Complete!***
- Roof Ladders – ***Complete!***
- Moler Hall Snack Bar – ***Complete!***
- Moler Hall Computer Lab – ***Complete! (need brackets for TV's)***
- ***Close out phase***

Project 6 Pool Progressive Aquatics

2018 Revenue Bond

- Warranty Phase
- Warranty Ends 8/22/20 for Pool Equipment and Pool Upgrades



Summary

1. Total Contract with AAA Asphalt Paving = \$475,748.74
2. Pay Apps 100% - Final Retainage release being processed
3. Closeout documents to be delivered by PBK to Lee College 5/14/20
4. Construction Schedule
 - a) Gulf Street – **COMPLETE!**
 - b) Nursing Parking Lot 15 **COMPLETE!**
 - c) South Parking Lot 5 **COMPLETE!**

Project 7-Parking Lot 5 (TV3/8)

2018 Revenue Bond



05/14/20

30

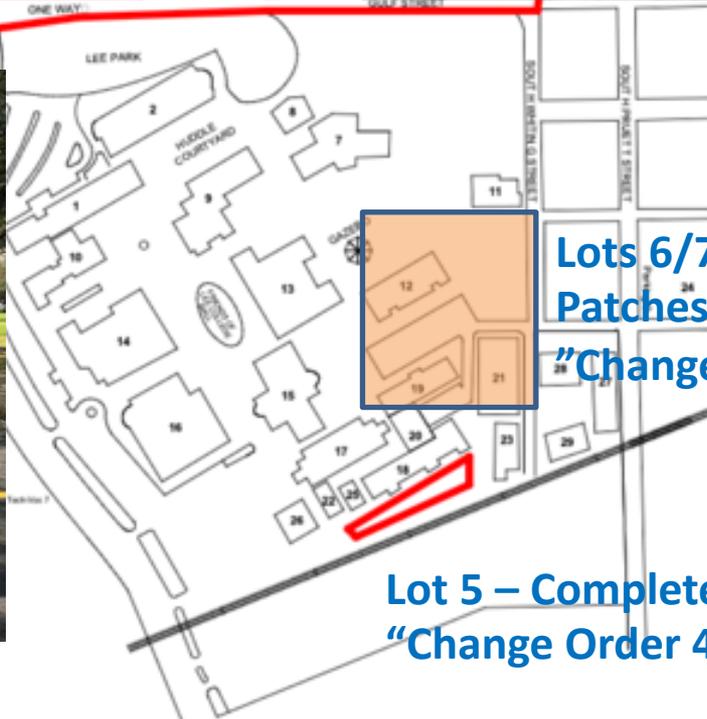
Project 7-Gulf St/Lot 5/Lot 15

2018 Revenue Bond

Schedule



Gulf Street – Complete!



Lot 5 – Completed 3/26
"Change Order 4"

05/14/20

Project 7-Allowance/Change Orders

AAA Asphalt Paving (Project 7 - Asphalt Overlays)

Item	Description	Cost	Allowance Balance		Original Contract	
	Subtotal Cost=	\$ 110,049.98	\$10,000.00		\$ 425,723.75	
1	AEA1-Gulf Street Additional Curb Ramps and Landings and 700 SF base repair above 2,000 SF in Base Bid	\$ 5,914.30	\$ 4,085.70			Presented to LC BC 2/26
2	AEA2-Gulf Street additional crosswalks, striping, fire lane, and no parking	\$ 4,085.70	\$ -		Revised Contract Amount	Presented to LC BC 2/26
4	Change Order 1 Gulf Street for additional No Parking striping and Signage	\$ 2,974.30	\$ -	0.7%	\$ 428,698.05	Presented to LC BC 2/26
5	Change Order 2 for Patch and Base Repair Needed at Parking Lots 6, 7, 8 and S&R	\$ 40,748.03	\$ -	9.6%	\$ 469,446.08	Presented to LC BC 2/26
6	Change Order 3 for Striping of Parking Lots 6, 7, and 8	\$ 4,327.66	\$ -	1.0%	\$ 473,773.74	Included in LC BC 3/17 Update
7	Change Order 4 for Additional Striping and Signage at Parking Lot 5	\$ 1,975.00	\$ -	0.5%	FINAL Contract Amount	Included in LC BC 4/14 Update
11.8%	TOTAL "Change Orders" for Work Items and Additional Allowance	\$ 50,024.99		11.8%	\$ 475,748.74	

Items included in May/April Updates

Project 7-Gulf St/Lot 5/Lot 15 Change Order 3 Scope

March 13, 2020

Lee Collage
P.O. Box 818
Baytown, Texas 77522

Phone: 281-425-6862

ATTN: Terry Roye
troye@lee.edu

BID ESTIMATOR: Daniel Dinger

We at AAA Asphalt Paving, Inc. are pleased to submit our Proposal to furnish all labor and materials to complete the services as requested for the project as described below.

LOCATION: Baytown, TX – Lee College Parking Lots 6, 7 and 8

SCOPE OF WORK:	Restripe Parking Lots 6, 7 & 8, 1 LS.....	\$983.13
	Furnish and Install 3 Handicap Signs and Post, 3 EA @ \$245.00.....	\$735.00
	Reset Wheel Stops, 1 LS.....	\$341.25
	Asphalt Patches Remove and Replace, 28 SY.....	\$2,268.28

Total Bid Price - \$4,327.66

Project 7-Gulf St/Lot 5/Lot 15

Change Order 4 Scope

1. Lot 5 Additional Signs for Safety
 - a) “Do Not Enter” and “One Way” Signs
 - b) 5 Signs at \$245/sign
 - c) \$1,225
2. Lot 5 Additional Striping for Safety
 - a) \$750
3. Total Change Order 4 = \$1,975.00

Project 7-Gulf St/Lot 5/Lot 15

Proposal: 3rd Party Material Testing

1. Review: QC Labs Construction Material Testing Budget for original Project 1 Scope was \$9,200 (dated 06/18/19)
2. *Need Building Committee Approval for use of Revenue Bond funds* for Phase 2 Construction Material Testing Budget for Project 7 Scope (in particular Lot 5 Reconstruction) \$5,505

Project 8-Tucker Hall HVAC

1. 02/27/20 – Board approved voluntary bid alternate for \$46,050.55 from Ainsworth
2. Project Complete!
3. Final Inspection and date of Substantial Completion is 05/14/20
4. 1-Year General Warranty Ends 5/14/21
(certain equipment has longer warranty)

Project 8-Tucker Hall HVAC

2018 Revenue Bond



05/14/20

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Proposal: 3rd Party Test & Balance

1. Review: National Precisionaire Budget for original Project 4 (HVAC) & 5 (Dectron) T&B Scope was \$10,850 (dated 10/21/19)
2. **Need Building Committee Approval for use of Revenue Bond funds** for Phase 2 HVAC Testing & Balance for Project 8 Tucker Hall Scope \$3,400 (estimated fee)
** Option to Not Complete or delay for later date*



Project 9 - IDF/MDF Isolation

- Final plans and specs with BID ALTERNATES from PBK/Leaf Engineers - ***95% set issued 03/06/20***
- **Anticipated** Bid Schedule:
 - Ads ~~04/01/20 & 04/08/20~~
 - Pre-Bid Conference ~~04/09/20~~
 - Bid Opening ~~04/23/20~~
 - ***Bid Process put on HOLD with COVID-19 Protocols***
- Will present bids to Building Committee and then award at Board Meeting (***dates TBD***)

Bond Budget

Original Approved 06/21/18

Updated 05/14/20

2018 Revenue Bond

Overall Notes:

- Budgets for each project based on awards + non construction costs
- Owner Contingency Item 15.1 – current \$ based on bid ESTIMATE for Project 9 IDF/MDF Isolations
- See “Board Approved” Other Projects from 06/20/19 = \$1,397,222
- Moler Hall Computer Lab & Snack Bar Equipment Funded Separately from Revenue Bond (***non-Bond funds listed in separate column***)

Bond Budget with Outstanding Balances

2018 Revenue Bond

Additional Notes:

- Updated 05/14/20
- Orange Cells = PENDING Building Committee Approval (Change Orders, Bids, Quotes, etc.)
- Project 3 includes PROPOSED Change Order 3 & 4 with Pfeiffer (Lots 13/14 and Transformer Test)
- Project 7 Line Items Include PROPOSED Asphalt Repair Change Order 3 & 4 in this update.
- \$22k Owner Contingency - Reserve until IDF/MDF bids are received

05/14/20

Total Budget (Page 1 of 2)

2018 Revenue Bond

Lee College - 2018 Revenue Bond - Summary of Fund Sources, Contracts, and Paid to Date					\$11,269,975.76 =Grand total
Project # / Notes	Vendor Name:	Paid to Date	Contract Non-Bond Portion	Contract Bond Portion	Balance
	Sum each Column:	\$9,543,472.98	\$269,975.76	\$11,000,000.00	\$1,726,502.77
Project 2/3/4	PBK- MEPT Projects	\$242,965.19		\$250,446.60	\$7,481.41
Project 1	PBK - Site Civil/Structure Projects	\$33,309.78		\$33,309.79	\$0.01
Project 5/6	PBK- Pool Projects	\$72,615.98		\$72,615.98	\$0.00
Project 7	PBK - Gulf Street and Lot Paving	\$35,280.00		\$42,817.39	\$7,537.39
Project 8	PBK - Tucker Hall HVAC (based on highest amount bid)	\$13,752.36		\$16,978.23	\$3,225.87
Project 9	PBK - MDF/IDF Isolation	\$18,562.50		\$24,750.00	\$6,187.50
Total PBK Fee	Total Paid to PBK for all projects:				\$0.00
\$440,917.99	\$416,485.81				\$0.00
	Newspaper Advertising (other budget item)	\$0.00	\$0.00	\$0.00	\$0.00
Complete 2018	Sledge - Pre-Bond Planning	\$24,750.00		\$24,750.00	\$0.00
Complete 2019	Sledge - SFP	\$150,000.00		\$150,000.00	\$0.00
Partial Bond	Sledge - Design Build PM (\$18,960 paid from non-bond funds for work prior to the Bond)	\$69,000.00	\$18,960.00	\$50,040.00	\$0.00
Projects 1-6	Sledge - Revenue Bond PM	\$111,780.00		\$111,780.00	\$0.00
Projects 7-9	Sledge - Revenue Bond PM Amendment (Pending approval)	\$0.00		\$0.00	\$0.00
Project 1	Survey for Site Civil - Windrose	\$8,750.00		\$8,750.00	\$0.00
Project 7	Survey for Site Civil - Windrose Phase 2	\$6,850.00		\$6,850.00	\$0.00
Project 1	Geotech for Site Civil - QC Labs	\$2,500.00		\$2,500.00	\$0.00
Project 7	Geotech for Site Civil - QC Labs Phase 2	\$5,600.00		\$5,600.00	\$0.00
G5B-DB	Asbestos Testing - QC Labs	\$1,507.00		\$1,507.00	\$0.00
Project 4	Asbestos Testing - QC Labs	\$1,120.90		\$1,120.90	\$0.00
Project 1	Material Testing for Site Civil - QC Labs Project 1	\$8,208.50		\$9,200.00	\$991.50
Project 7	Material Testing - QC Labs-Phase 2 Project 7 Overlay	\$0.00		\$5,505.00	\$5,505.00

Bids Pending

Bond Funds or Maintenance

Grand Total Projects = \$11,269,975.76

2018 Revenue Bond = \$11,000,000.00

Total Budget (Page 2 of 2)

2018 Revenue Bond

Project 3	McDonald Elec Investigate Transformers	\$4,294.00		\$4,294.00	\$0.00
GSB-DB	Design Build - Manhattan Construction	\$4,003,291.62		\$4,003,291.62	\$0.00
Project 1	Project 1 - BC Commercial	\$343,317.50		\$343,317.50	\$0.00
Project 2/3	Project 2 - Fiber - Pfeiffer	\$260,771.20		\$260,771.20	\$37,264.80
\$1,820,634.12	Project 3 - Transformers - Pfeiffer (includes Proposed Change Order 3 - Lights Lot 13&14 and Change Order 4 - Ex Transformer Testing)	\$1,003,157.08		\$1,522,598.12	\$519,441.04
Project 4/5	Project 4 - HVAC and Project 5 - Pool Dectron - Comex (Non-Bond Funds Include \$177,658 from STEM Grant + \$35,000 Food Services + \$32,975.76 Maintenance Budget)	\$2,286,166.13	\$245,633.76	\$2,186,366.24	\$145,833.87
\$2,432,000.00	Project 5 for \$680,000 included in Project 4 Contract with Comex (above)				
Project 6	Project 6 - Pool - Progressive Aquatics	\$348,195.30		\$348,195.30	\$0.00
Project 7	Project 7 - Gulf Street and Lot Paving (through CO 4)	\$475,748.74		\$475,748.74	(\$0.00)
Project 8	Project 8 - Tucker Hall HVAC (based on Voluntary Bid Option)	\$0.00		\$46,050.55	\$46,050.55
Project 9	Project 9 - IDF/MDF Isolation Enclosures (bid amount PENDING)	\$0.00		\$300,000.00	\$300,000.00
Maint Budget	Pool Equipment Room -City Required additional grounding of existing MCC (separate PO from Maintenance Budget)	\$0.00	\$1,982.00	\$0.00	\$1,982.00
Maint Budget	Abestos Abatement TV1 Sitek Omni (Paid from Maintenance Budget)	\$0.00	\$3,400.00	\$0.00	\$3,400.00
GSB-DB	Mold Testing at GSB - QC Labs	\$1,129.20		\$1,129.20	\$0.00
Project 2.5	Network Switches - IT Purchase	\$0.00		\$616,362.00	\$616,362.00
Project 4	National Precisionaire T&B HVAC	\$9,350.00		\$9,350.00	\$0.00
Project 5	National Precisionaire T&B Dectron	\$1,500.00		\$1,500.00	\$0.00
Project 8	National Precisionaire T&B Tucker HVAC / ALC Programming	\$0.00		\$3,400.00	\$3,400.00
Balance	OWNER CONTINGENCY	\$0.00		\$21,839.84	\$21,839.84

Includes Pending CO3&4

Includes CO3&4 to be funded by Bond or Maintenance

Proposed Bond Funds

Grand Total Projects = \$11,269,975.76

2018 Revenue Bond = \$11,000,000.00

Bond Budget - Summary of

2018 Revenue Bond

Changes in 04/14 & 5/14 Updates

05/14 Update Page #	Bond Project #	Vendor	\$	Description
13, 14	3	Pfeiffer	\$45,667.72	CO3-Replace Lights Lots13&14
13	3	Pfeiffer	12,000.00	CO4-Ex. Transformer Testing
32, 33	7	AAA Asp.	\$4,327.66	CO3-Repair and Stripe Parking Lots 6/7/8 *
32, 34	7	AAA Asp.	\$1,975.00	CO4-More Signs & Stripe Lot 5 *
35	7	QC Labs	\$5,505.00	Material Testing for Lot 5 *
38	8	National Precision	\$3,400	Estimated fee for Testing & Balance of Tucker Hall HVAC (If required)

* Note: Request to use 2018 Rev Bond Funds to complete intent of project; If not funded from Bond, will need to fund from Maintenance Budget



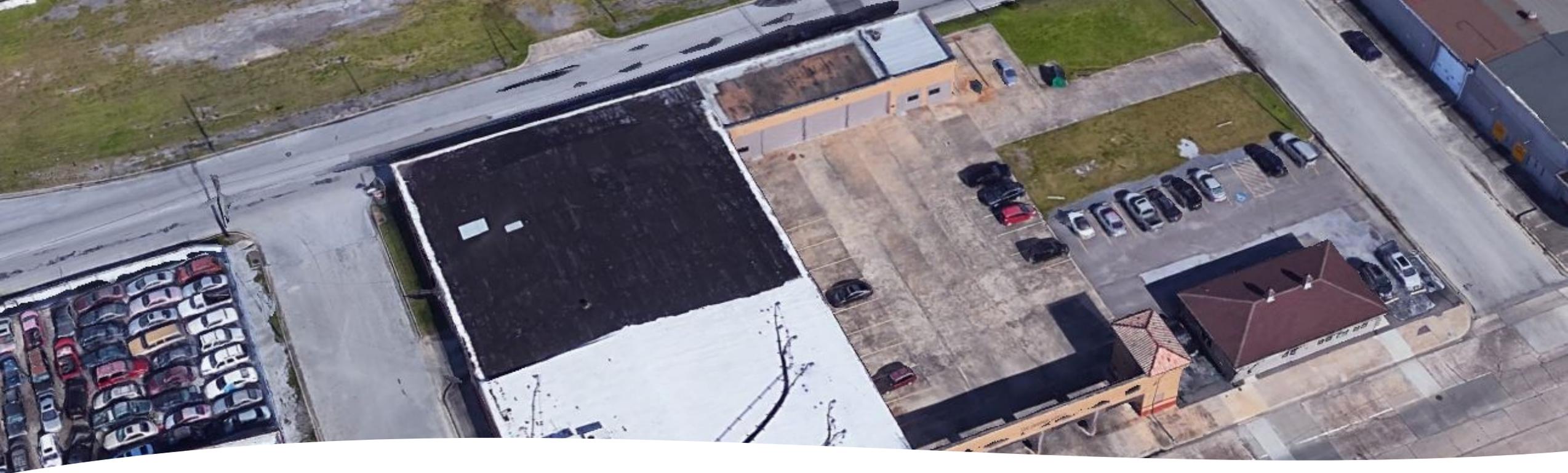
Lee College Roofing Projects

Why Not Durolast PVC?

- Durolast sheet is more expensive in the long run due to maintenance requirements, but installation cost is cheaper. The reason for this is Durolast allows contractors to skimp on the sheet metal details. For example, exposed termination bars without counter-flashings are allowed with Durolast to save money and compete against other PVCs or even TPOs. When the sealant at these termination bars fail it's not warrantable, because "there is nothing wrong with the roof." Therefore the repairs are at the expense of the Owner.
- It is not a KEE PVC sheet so the plasticizers will overtime start to chalk and reduce mil thickness.
- Durolast membranes does not meet the minimum's standards that PBK requires to provide our clients with the best bang for their buck.



700 W. Texas Ave.



700 W. Texas AVE.

- Roof replacement of remaining Built-up roof with 60-mil TPO membrane. Roof Warranty will be 20 Years.
- **Estimated Budget.....\$265,000.00**
- **Architect's Services at 80% of 9% Fee.....\$19,080.00**

Photos of 700 West Texas Roof



Photos of West Texas Ave. Roof



Photos of 700 West Texas Ave. Roof



A photograph of a flat roof under construction. The roof is covered in dark gravel. In the foreground, there are several concrete blocks and a metal structure. In the background, there is a large brick building and a clear blue sky. A large white diamond-shaped graphic is overlaid on the center of the image, containing the text 'McNulty-Haddick'.

McNulty-Haddick



McNulty-Haddick Roofing Project

- Roof replacement of remaining Built-up roof with 60-mil TPO membrane. Roof Warranty will be 20 Years.
- **Estimated Budget.....\$720,000.00**
- **Architect's Services at 80% of 8% Fee.....\$46,080.00**
- Bid Alternate #1 Roof replacement of remaining Built-up roof with two ply modified bitumen. Roof Warranty will be 20 Years.
- **Estimated Budget.....\$926,000.00**
- **Architect's Services at 80% of 8% Fee.....\$59,264.00**

A photograph of a building's roof and side wall. The left side shows a brick wall and a window. The right side shows a flat roof covered in gravel with several concrete blocks. A white diamond-shaped graphic is overlaid in the center, containing the text "Grey Science Bldg.".

Grey Science Bldg.



Gray Science

- Roof replacement of remaining Built-up roof with 60-mil TPO membrane. Roof Warranty will be 20 Years.
- **Estimated Budget.....\$250,000.00**
- **Architect's Services at 80% of 9% Fee.....\$18,000.00**
- Alternate #1 Roof replacement of remaining Built-up roof with two ply modified bitumen. Roof Warranty will be 20 Years.
- **Estimated Budget.....\$333,000.00**
- **Architect's Services at 80% of 9% Fee.....\$23,976.00**

Photos of Gray Science Roof

